

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
JULY 16, 2026**

C.1 ZC26-0169 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAA REAL ESTATE INVESTING LLC FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AT 8459 SHADY GROVE ROAD, BEING 1.319 ACRES DESCRIBED AS LOT 1, BLOCK 1, MERRITT ADDITION.

APPROVED

Chair Carpenter introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Carpenter called for the applicant to present the request.

Santos Catalan, Studio Mas Architects, 3030 Canton Street, Dallas, presented the request.

Chair Carpenter called for Mr. Husband to present the staff report. Mr. Husband presented the staff report.

Chair Carpenter and Mr. Husband discussed the standards that require special use permits for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed lot sizes and the platting history of the property.

Commissioner Compton and Mr. Husband discussed lot sizes and accessory building standards for residential estate zoning districts.

Alternate Whittaker and Mr. Husband discussed unit size and standards for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed the history of special use permit requests for accessory dwelling units.

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Commissioner Lyman and Mr. Husband discussed building design and covered porches for the proposed building.

Chair Carpenter called for anyone wishing to speak for or against the request to come forward.

The following individuals spoke during the public hearing: Fabio Videira, 8517 Fresh Meadows Road (opposition); Kevin Leckie, 8625 Caddo Court; Lamar Slay, 8463 Shady Grove Road (support); and Vincent Moctezuma, 2333 Loreto Drive, Fort Worth (support).

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Carpenter closed the public hearing.

Vice Chair Pekurney and Mr. Husband discussed the ownership history of the property.

Commissioner Compton and Mr. Husband discussed the process for design and inspection of grading on the property.

Chair Carpenter and Mr. Husband discussed how citizens can contact the City regarding drainage concerns in neighborhoods.

Commissioner Lyman and Mr. Husband discussed the drainage plan for the property.

Commissioner Compton and Mr. Husband discussed the zoning and use standards for using accessory dwelling units regarding.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER KERBY, TO APPROVE ZC26-0169. MOTION TO APPROVE CARRIED 7-0.