

**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
MARCH 19, 2026**

WORK SESSION: 6:00 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 19th day of March 2026, at 6:00 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Aaron Carpenter	Vice Chair, Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Chair, Place 4
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate B

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Dena Pierson	Office Coordinator

Vice Chair Carpenter called the work session to order at 6:02 p.m.

A.1 PLANNING DIRECTOR REPORT

Director of Planning Cori Reaume presented the city announcements and summarized recent City Council actions.

A.2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Director of Planning Cori Reaume and Principal Planner Clayton Husband discussed items on the regular meeting agenda.

B. FUTURE AGENDA ITEMS

There were no requests from Planning and Zoning Commission for future agenda items.

Vice Chair Carpenter adjourned the work session at 6:33 p.m.

REGULAR MEETING: Immediately following worksession (but not earlier than 7:00 pm)

A. CALL TO ORDER

Vice Chair Carpenter called the meeting to order at 7:00 p.m.

Present:	Aaron Carpenter	Vice Chair, Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Chair, Place 4
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate B

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Dena Pierson	Office Coordinator

Vice Chair Carpenter stated that since Chair Greg Stamps, Commissioners Paul Epperley, Justin Welborn, and Kyle Pekurney, and Alternate Jacob Whittaker were absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

A.1 PLEDGE

Alternate Kerby led the Pledge of Allegiance to the United States and Texas flags.

A.2 PUBLIC COMMENTS

There were no requests to speak from the public

A.3 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER MCMAHON TO APPROVE THE CONSENT AGENDA. MOTION TO APPROVE CARRIED 4-0.

B.1 APPROVE MINUTES OF THE FEBRUARY 19, 2026, PLANNING AND ZONING COMMISSION MEETING.

B.2 APPROVE MINUTES OF THE MARCH 5, 2026, PLANNING AND ZONING COMMISSION MEETING.

C. PUBLIC HEARINGS

C.1 ZC25-0149 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ELECTRIFY AMERICA LLC FOR A SPECIAL USE PERMIT FOR AN ACCESSORY NON-REQUIRED OFF-STREET PARKING LOT FOR ELECTRIC VEHICLE CHARGING AT 6421 PRECINCT LINE ROAD, BEING 0.975 ACRES DESCRIBED AS LOT 17R, BLOCK 1, THOMPSON PARK ESTATES.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Principal Planning Clayton Husband to present the request. Mr. Husband presented the request.

Vice Chair Carpenter called for the applicant to present the request.

Nathan Nickerson, representing Common Ground, 612 Rocky Ledge Road, Westlake Hills, Texas, presented the request.

Breanne Mocaby, representing Black & Veatch, 11401 Lamar Avenue, Overland Park, Kansas, presented the request.

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Commissioner McMahon and applicants discussed landscaping and signage for the project.

Commissioner Narayana and applicant discussed the potential use of the adjacent parking lot at Home Depot.

Vice Chair Carpenter and applicant discussed customer demand and typical length of stay for charging vehicles.

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

Commissioner McMahon and Mr. Husband discussed outdoor lighting for the site.

Commissioner Narayana and Mr. Husband discussed the power supply to the site and whether generators would be used for the project.

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

Quy Bui, 9216 Martin Drive, North Richland Hills, Texas, spoke in opposition to the request and discussed concerns about noise.

Steve Taggart, 9212 Martin Drive, North Richland Hills, Texas, spoke in opposition to the request and discussed concerns about noise and traffic.

Vice 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 Stamps closed the public hearing.

Vice Chair Carpenter and Mr. Husband discussed other development proposals considered on the property.

Commissioner Narayana and Mr. Husband discussed the potential uses for the property allowed by the current zoning.

Commissioner McMahon and the applicants discussed electrical power supply to the site, the applicant's discussions with Oncor, and the height of the screening wall.

Vice Chair Carpenter and Mr. Husband discussed other locations for electric vehicle charging in North Richland Hills.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0149. MOTION TO APPROVE CARRIED 4-0.

C.2 ZC26-0157 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM HERNANDEZ AND SON'S LLC FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 7228 BURSEY ROAD, BEING 2.07 ACRES DESCRIBED AS LOT 1, BLOCK 1, GRIFFIN ADDITION.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Principal Planning Clayton Husband to present the request. Mr. Husband presented the request.

Vice Chair Carpenter called for the applicant to present the request.

Christian Hernandez, representing Hernandez and Sons LLC, 2700 McKinley Avenue, Fort Worth, Texas, presented the request.

Commissioner Narayana and the applicant discussed the other buildings on property.

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

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

Thomas Ridl, 6962 Crabtree Lane, North Richland Hills, Texas, spoke in favor of the request.

Vice 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 Stamps closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER NARAYANA TO APPROVE ZC26-0157. MOTION TO APPROVE CARRIED 4-0.

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C.3 TR26-01, PUBLIC HEARING AND CONSIDERATION REGARDING CITY-INITIATED TEXT AMENDMENTS TO SECTION 118-718 FOR THE PURPOSE OF REVISING ACCESSORY BUILDING AND STRUCTURE REGULATIONS.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to present the request. Ms. Reaume presented the request.

Commissioner Narayana and Ms. Reaume discussed the maximum number of accessory buildings that would be allowed on a property.

Alternate Kerby and Commissioner McMahon discussed limiting the number of permitted buildings to two buildings per lot.

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

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER, ALTERNATE A KERBY TO APPROVED. APPROVE TR26-01 MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Carpenter adjourned the meeting at 8:08 p.m.

Aaron Carpenter, Vice Chair

Attest:

Jay Narayana, Secretary