

**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 20, 2026**

WORK SESSION: 6:30 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 20th day of June 2026, at 6:30 p.m. in the City Council Work Room prior to the 7:00 p.m. regular Planning and Zoning Commission meeting.

Present:	Aaron Carpenter	Chair, Place 3
	Kyle Pekurney	Vice Chair, Place 7
	Eric Welborn	Place 1
	Mike Kerby	Place 2
	Cheryl Lyman	Place 4
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Aaron Harris	Alternate B

Absent:	Jacob Whittaker	Alternate A
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician
	Bradley Anderle	City Attorney

Chair Carpenter called the work session to order at 6:30 p.m.

A.1 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

Director of Planning Cori Reaume discussed items on the regular meeting agenda.

B. FUTURE AGENDA ITEM(S)

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

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items.

C. EXECUTIVE SESSION

Chair Carpenter announced at 6:59 p.m. that the Planning and Zoning Commission would adjourn into Executive Session as authorized by Chapter 551, Texas Local Government Code, Section 551.071, to seek advice from the city attorney as to the posted subject matter for item B.1 (TR26-04). Executive Session began at 6:59 p.m. and concluded at 7:20 p.m.

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

A. CALL TO ORDER

Chair Carpenter called the meeting to order at 7:26 p.m.

Present:	Aaron Carpenter	Chair, Place 3
	Kyle Pekurney	Vice Chair, Place 7
	Eric Welborn	Place 1
	Mike Kerby	Place 2
	Cheryl Lyman	Place 4
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Aaron Harris	Alternate B

Absent:	Jacob Whittaker	Alternate A
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician
	Bradley Anderle	City Attorney

A.1 PLEDGE

Commissioner Welborn 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.

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B. PUBLIC HEARINGS

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.

B.1 TR26-04 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-631 AND 118-633 REGARDING DATA CENTER FACILITIES AND ADDITIONAL REGULATIONS.

APPROVED

Chair Carpenter and Ms. Reaume discussed the special use permit process as it applies to data center facilities.

Alternate Harris and Ms. Reaume discussed the use of special use permits across other land use categories.

Commissioner Narayana and Ms. Reaume discussed the flexibility of special use permit standards.

Chair Carpenter and Ms. Reaume discuss the relationship between permitted uses and special use permits.

Alternate Harris and Ms. Reaume discussed the definitions of data centers.

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

The following individuals spoke during the public hearing: Luke Carnevale, 5610 Southern Hills Drive (support); Mark Vaughn, 5901 Pedernales Ridge (support); Amber Monaghan, 7544 Field Stone Drive (support); Lydia Mahserjian, 5610 Valhalla Drive (support); Kristina Carnevale, 5610 Southern Hills Drive (support); 6825 North Park Drive (support); Lindsey Eagan, 5601 Havana Drive (support); John Schleeter, 6553 Northern Dancer Drive (support); Karran Martin, 5614 Westchase Drive (support); Becky Hernandez, 7708 Westcliff Drive (support); and Aubrey Recchia, 8721 Copper Canyon Road (support).

Chair Carpenter and Ms. Reaume discussed the future flexibility of the text revision.

Commissioner Narayana and Ms. Reaume discussed implementing different

classifications and standards for the types of data centers.

A MOTION WAS MADE BY VICE CHAIR PEKURNEY, SECONDED BY COMMISSIONER LYMAN TO APPROVE TR26-04. MOTION TO APPROVE CARRIED 7-0.

D. ADJOURNMENT

Chair Carpenter adjourned the meeting at 8:51 p.m.

Aaron Carpenter, Chair

Attest:

Jay Narayana, Secretary