

**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**

JUNE 5, 2025

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 5th day of June 2025, 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:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B
Absent:	None	

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Jailan Hadnot	Planning Technician

Chair Welborn called the work session to order at 6:00 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.

Chair Welborn adjourned the work session at 7:01 p.m.

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

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:09 p.m.

Present:	Justin Welborn	Chair, Place 1
	Greg Stamps	Vice Chair, Place 4
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B

Absent: None

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Jailan Hadnot	Planning Technician

Chair Welborn stated that since Jared Ross has resigned from the Commission, Alternate Mike Kerby will be a voting member of the Commission at this meeting.

Present	Commissioner Justin Welborn, Commissioner Alternate A Paul Epperley, Commissioner Greg Stamps, Commissioner Jayashree Narayana, Commissioner Amy McMahon, Commissioner Brianne Goetz, Commissioner Thomas Kerby, and Commissioner Alternate B Aaron Carpenter
Absent	Commissioner Jared Ross

Non-Voting

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.

B. MINUTES

B.1 APPROVE MINUTES OF THE MAY 15, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY ALTERNATE KERBY TO APPROVE MINUTES OF THE MAY 15, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT25-0088 CONSIDERATION OF A REQUEST FROM ARCADIA GROUP LLC FOR A PRELIMINARY PLAT OF GREENWAY PARKS, BEING 13.815 ACRES LOCATED AT 8851 BUD JENSEN DRIVE.

APPROVED WITH CONDITIONS

Chair Welborn introduced the item and called Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Chair Welborn called for the applicant to present the request.

Bill Gietema, Arcadia Land Group LLC, 910 S Pearl Expressway, Suite 33, Dallas, Texas, presented the request.

Chair Welborn called Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT25-0088 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC25-0131 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM LISA AND JAMES JENNINGS FOR A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 6129 ABBOTT AVENUE, BEING 0.4026 ACRES DESCRIBED AS LOT B AND PORTIONS OF LOT A, BLOCK 28, COLLEGE HILL ADDITION.

APPROVED

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

Chair Welborn called for the applicant to present the request.

James and Lisa Jennings, 6129 Abbott Avenue, North Richland Hills, Texas, presented the request.

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

Commissioner Goetz and Mr. Husband discussed the location of the swimming pool on the property.

Chair Welborn and Mr. Husband discussed the number of similar cases that have gone through the special use permit process.

Commissioner Narayana discussed location and preservation of trees on the property.

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

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC25-0131. MOTION TO APPROVE CARRIED 7-0.

D.2 ZC25-0135 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS FOR A ZONING CHANGE FROM C-1 (COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 8251 BEDFORD EULESS ROAD, BEING 4.26 ACRES DESCRIBED AS LOT 1R, BLOCK A, RICHLAND OAKS ADDITION.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Osama Nashed, A.N.A. Consultants LLC, 5000 Thompson Terrace, Colleyville, Texas, presented the request.

Commissioner Goetz and the applicant discussed the day care location in the building.

Commissioner Narayana and the applicant discussed the size of the day care as well as possible additional uses for the building.

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

Commissioner Narayana and Mr. Husband discussed drop off locations for the day care.

Commissioner Goetz and Mr. Husband discussed the day care use and the need for the request relative to the freeway corridor overlay district.

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

A MOTION WAS MADE BY VICE CHAIR STAMPS, SECONDED BY COMMISSIONER EPPERLEY TO APPROVE ZC25-0135. MOTION TO APPROVE CARRIED 7-0.

D.3 ZC25-0136 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DAVIS BLVD JVA LLC FOR A SPECIAL USE PERMIT FOR A DETENTION POND AT 8320 DAVIS BOULEVARD, BEING 3.925 ACRES DESCRIBED AS TRACT 7A4, STEPHEN RICHARDSON SURVEY, ABSTRACT 1266.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Samuel Tulley, representing Davis Blvd JVA LLC, 321 Inverness Drive, Roanoke, Texas, presented the request.

Commissioner Narayana and the applicant discussed the property owner's association responsibility for maintenance of the pond.

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

Commissioner Narayana and Mr. Husband discussed the purpose of the detention pond.

Alternate Carpenter and Mr. Husband discussed the design and purpose of the pond.

Commissioner McMahon and Mr. Husband discussed landscape requirements for the pond and the adjacent residential property.

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

Brittany Roach, 8609 Timber Drive, North Richland Hills, Texas, stated concerns about long-term maintenance of the pond.

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

Chair Welborn and Mr. Husband discussed the contents of the standard pond maintenance agreement.

Chair Welborn and the applicant discussed the construction timeline for the project.

Alternate Kerby and Chair Welborn discussed the term of the maintenance agreement.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0136. MOTION TO APPROVE CARRIED 7-0.

D.4 TR25-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-1, 118-631, 118-633, AND 118-833 REGARDING DATA CENTER FACILITIES, PARKING REQUIREMENTS, AND ADDITIONAL REGULATIONS. (CONTINUED FROM THE MAY 15, 2025, PLANNING AND ZONING COMMISSION MEETING)

APPROVED

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

Commissioner McMahon and Ms. Reaume discussed screening requirements for the data centers.

Commissioner Narayana and Ms. Reaume discussed restrictions on building types for data centers and allowances for temporary buildings.

Chair Welborn, Commissioner McMahon, and Ms. Reaume discussed potential noise issues associated with data centers and measures for controlling excessive noise.

Commissioners and Ms. Reaume discussed specific areas where data centers could be located, whether a special use permit would be appropriate, noise studies, and potential negative consequences of the use.

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

hearing.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE KERBY TO APPROVE TR25-02, SUBJECT TO THE FOLLOWING: 1) SMALL SCALE DATA CENTERS REQUIRE A SPECIAL USE PERMIT IN THE C-2 DISTRICT; 2) A NOISE STUDY MUST BE PROVIDED WITH ALL APPLICATIONS; 3) GENERATOR TESTING IS ONLY ALLOWED FROM 10 AM TO 5 PM; AND 4) SITES WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY REQUIRE A SPECIAL USE PERMIT. MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:45 p.m.

Justin Welborn, Chair

Attest:

Greg Stamps, Vice Chair