

**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
AUGUST 21, 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 21st day of August 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
	Aaron Carpenter	Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Greg Stamps	Vice Chair, Place 4
	Paul Epperley	Place 2

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

Chair Welborn called the work session to order at 6:04 p.m.

1. PLANNING DIRECTOR REPORT

Principal Planner Clayton Husband presented the city announcements.

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

Principal Planner Clayton Husband discussed items on the regular meeting agenda.

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3. LEGISLATIVE UPDATE

Director of Planning Cori Reaume presented information regarding planning and development related bills approved during the 89th regular session of the Texas Legislature.

4. DISCUSS DRAFT SHORT-TERM RENTAL REGULATIONS AND PROPOSED TIMELINE FOR ADOPTION

Director of Planning Cori Reaume discussed the current draft of short-term rental regulations and provided an update on next steps and the estimate timeline for adoption. Discussion topics included town hall survey responses, options for managing short-term rentals, tracking software, enforcement, and zoning regulation updates.

5. DISCUSS FISCAL YEAR 2025-2026 WORK PLAN RELATED TO UPDATING DEVELOPMENT REGULATIONS

Director of Planning Cori Reaume discussed areas of possible updates to city development regulations including zoning, landscaping, signs, and subdivisions. She stated topics may be assigned to a general workplan for fiscal year 2025-2026 to allow scheduling and prioritization of items for future discussion with the Commission.

Chair Welborn adjourned the work session at 7:54 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 7:58 p.m.

Present:	Justin Welborn	Chair, Place 1
	Aaron Carpenter	Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Greg Stamps	Vice Chair, Place 4
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Paul Epperley Place 2

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

Chair Welborn stated that since Greg Stamps and Paul Epperley were absent, Alternates Mike Kerby and Jacob Whittaker will be voting members of the Commission at this meeting.

Present Commissioner Justin Welborn, Commissioner Aaron Carpenter, Commissioner Jayashree Narayana, Commissioner Amy McMahon, Commissioner Kyle Pekurney, Commissioner Alternate A Thomas Kerby, and Commissioner Alternate B Jacob Whittaker

Absent Commissioner Paul Epperley, and Commissioner Greg Stamps

Non-Voting

A.1 PLEDGE

Alternate Whittaker 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 AUGUST 7, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER CARPENTER, SECONDED BY COMMISSIONER PEKURNEY TO APPROVE MINUTES OF THE AUGUST 7, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC25-0141 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN & ASSOCIATES FOR A REVISED SPECIAL USE PERMIT FOR A HELIPORT/LANDING FIELD AT 6401 NE LOOP 820, BEING 25.09 ACRES DESCRIBED AS LOT 1R, BLOCK 6, TAPP ADDITION.

APPROVED

Chair Welborn introduced the item, opened the public hearings, and called for Principal Planner Clayton Husband to introduce the requests. Mr. Husband introduced the requests.

Chair Welborn called for the applicant to present the request.

Ryan Trimble, Allyn Media, 8912 Lockhaven Drive, Dallas, Texas, and Josh Bucci, Wing Aviation, 299 Olympus Boulevard, Irving, Texas, presented the request.

Commissioner Carpenter and the applicants discussed the hours of operation for the drones.

Commissioner Narayana and the applicants discussed the operation of the autoloader equipment.

Chair Welborn and the applicant discussed outcomes from the pilot program at the two Walmart locations.

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

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

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER CARPENTER TO APPROVE ZC25-0141. MOTION TO APPROVE CARRIED 7-0.

Absent: 1

C.2 ZC25-0142 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM KIMLEY-HORN & ASSOCIATES FOR A REVISION TO PLANNED DEVELOPMENT 36 AT 9101 NORTH TARRANT PARKWAY TO AUTHORIZE A HELIPORT/LANDING FIELD AS A PERMITTED ACCESSORY USE, BEING 24.65 ACRES DESCRIBED AS LOT 1A1, BLOCK 1, WAL-MART ADDITION.

APPROVED

Item C.2 was presented in conjunction with item C.1.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0142. MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:15 p.m.

Justin Welborn, Chair

Attest:

Aaron Carpenter, Place 3