



CITY OF NORTH RICHLAND HILLS  
PLANNING AND ZONING COMMISSION AGENDA  
4301 CITY POINT DRIVE  
NORTH RICHLAND HILLS, TX 76180  
THURSDAY, FEBRUARY 5, 2026

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**WORK SESSION: 6:30 PM**

Held in the City Council Work Room, Third Floor

A. CALL TO ORDER

A.1. [Planning Director Report](#)

A.2. [Presentation by staff on items from the regular Planning and Zoning Commission meeting.](#)

A.3. [Discussion regarding possible revisions to accessory structure regulations.](#)

B. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Planning and Zoning Commission members an opportunity to bring forward items they wish to discuss at a future work session. In accordance with the Texas Open Meetings Act, any discussion shall be limited to a proposal to place the item on a future agenda. The Commission shall not vote or take any action on the items during this meeting.

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

Held in the City Council Chamber, Third Floor

A. CALL TO ORDER

A.1 PLEDGE

## A.2 PUBLIC COMMENTS

An opportunity for citizens to address the Planning and Zoning Commission on matters which are scheduled on this agenda for consideration by the Commission, but not scheduled as a public hearing. In order to address the Planning and Zoning Commission during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Planning and Zoning Commission meeting.

## B. MINUTES

- B.1 [Approve Minutes of the January 15, 2026, Planning and Zoning Commission meeting.](#)

## C. PUBLIC HEARINGS

- C.1 [TR25-05A, Ordinance No. \\*\\*\\*\\*, Public hearing and consideration regarding city-initiated text amendments to Section 118-633 for the purpose of amending special land use regulation \(31\) \(e\) related to continuance of operation of short-term rentals and amending special land use regulation \(31\) \(f\) \(1\) related to discontinuance of operations of short-term rentals.](#)

## D. PLANNING AND DEVELOPMENT

### EXECUTIVE SESSION

The Planning and Zoning Commission may enter into closed Executive Session as authorized by Chapter 551, Texas Government Code. Executive Session may be held at the end of the Regular Session or at any time during the meeting that a need arises for the Planning and Zoning Commission to seek advice from the city attorney (551.071) as to the posted subject matter of this Planning and Zoning Commission meeting.

The Planning and Zoning Commission may confer privately with its attorney to seek legal advice on any matter listed on the agenda or on any matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551, Texas Government Code.

## E. ADJOURNMENT

### CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, January 30, 2026, by 5:00 PM.

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Clayton Husband AICP  
Principal Planner

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.**