



CITY OF NORTH RICHLAND HILLS
PLANNING AND ZONING COMMISSION AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
THURSDAY, NOVEMBER 6, 2025

WORK SESSION: 6:00 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 amendments to Chapter 118 related to implementing maximum lot coverage requirements in lieu of rear-yard open space requirements.](#)

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.

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

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

B.1 [Approve Minutes of the October 2, 2025, Planning and Zoning Commission meeting.](#)

B.2 [Approve Minutes of the October 16, 2025, Planning and Zoning Commission meeting.](#)

C. PUBLIC HEARINGS

C.1 [ZC25-0151 Public hearing and consideration of a request from Trent Properties LLC for a zoning change from AG \(Agricultural\) to R-1 \(Single-Family Residential\) at 7133 Douglas Lane, being 0.949 acres described as Tract 2C, John Condra Survey, Abstract 311.](#)

C.2 [TR25-08, Conduct a public hearing to consider city-initiated text amendments to Chapter 118 \(Zoning\) for the purpose of revising certain single-family residential parking requirements related to garage enclosure \(CONTINUED FROM THE OCTOBER 16, 2025, PLANNING AND ZONING COMMISSION MEETING\).](#)

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, October 31, 2025, by 5:00 PM.

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.