

**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**

APRIL 3, 2025

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 3rd day of April 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
	Jared Ross	Secretary, Place 3
	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:	Greg Stamps	Vice Chair, Place 4
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 6:30 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.**

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

B. FUTURE AGENDA ITEMS

Commissioner Epperley proposed that staff present a legislative update to the Commission on planning and development related bills under consideration by the Texas Legislature. There being no opposition, staff will place a legislative update item on a future work session agenda.

Chair Welborn adjourned the work session at 6:50 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 7:01 p.m.

Present:	Justin Welborn	Chair, Place 1
	Jared Ross	Secretary, Place 3
	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:	Greg Stamps	Vice Chair, Place 4
Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Jailan Hadnot	Planning Technician

Chair Welborn stated that since Vice Chair Stamps is absent this evening, Alternate Mike Kerby will be a voting member of the Commission.

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 MARCH 20, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER MCMAHON TO APPROVE MINUTES OF THE MARCH 20, 2025, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

C.1 ZC25-0130 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SUSAN HOLDEN FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 8033 VALLEY DRIVE, BEING 1.89 ACRES DESCRIBED AS LOT 1, BLOCK 1, HOLDEN VALLEY RANCH ADDITION

APPROVED

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

Chair Welborn called for the applicant to present the request.

Kevin and Susan Holden, 8033 Valley Drive, North Richland Hills, Texas presented the request.

Commissioner Ross and the applicants discussed the location of the gate and gravel driveway on the property and the use of horse trailers on the site.

Commissioner Goetz and the applicants discussed the location of trees and the number of horses on the property.

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

Commissioner Narayana and Mr. Husband discussed the standards under which a paved driveway would be required to be constructed.

Alternate Carpenter and Mr. Husband discussed the concrete paving associated with the building.

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

John Albury, 8024 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

Doug Mann, 8025 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

James Orton, 8041 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

Knox Martin, 8040 Valley Drive, North Richland Hills, Texas, spoke in favor of the request.

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.

Commissioner Narayana and Mr. Husband discussed the visibility of the proposed accessory structure from the street.

Commissioner Kerby discussed the existing trees screening the building from view of the street.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER ROSS TO APPROVE ZC25-0130.

MOTION TO APPROVE CARRIED 7-0.

C.2 ZC25-0127 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TBG PARTNERS FOR A ZONING CHANGE FROM O-1(OFFICE) TO RESIDENTIAL PLANNED DEVELOPMENT (R-PD) AT 8851 BUD JENSEN DRIVE, BEING 13.82 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I. ADDITION. (CONTINUED FROM THE MARCH 20, 2025, PLANNING AND ZONING COMMISSION MEETING)

APPROVED

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

Chair Welborn called for the applicant to present the request.

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

Chair Welborn and the applicant discussed the potential for redevelopment of the adjacent office site as an extension of the development.

Commissioner Goetz and the applicant discussed the plans for the creation of a homeowner's association for proposed development or if it would be absorbed into an existing Hometown association.

Commissioner Narayana and the applicant discussed the drainage easement on the property in relation to the location of the offsite parking areas, parking easements, sidewalks on adjacent properties, and the use of city-owned property on the south.

Chair Welborn, Commissioner Ross, and the applicant discussed the price points of townhouses and property tax comparisons for the properties.

Alternate Carpenter and the applicant discussed the speed tables and green streets in the site design.

Alternate Kerby and the applicant discussed the parking spaces planned for each residence.

Chair Welborn and the applicant discussed the maintenance of the green streets, and the overall number of units proposed in relation to the dimensions of the property.

Commissioner Narayana and the applicant discussed the design differences between mews and alleys and the widths of street types in the layout.

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

Commissioner McMahon and Mr. Husband discussed parking behind the houses in relation to the mews.

Commissioner Ross and Mr. Husband discussed the review and comments from the Development Review Committee.

Commissioner Narayana and the applicant discussed the design of residences where the front of a house faced the side of another house.

Chair Welborn, Commissioner Narayana, and the applicant discussed the design of the side elevations of houses and the inclusion of porches, covered stoops, and similar features.

Chair Welborn and the applicant discussed the possible home builders for the development.

Alternate Carpenter and the applicant discussed sound attenuation for the homes on the north side of the development adjacent to Birdville High School property.

Commissioner Ross asked to review the emails and public input submitted for the case. Copies of emails were distributed to the Commission.

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

Laura Kay Hyde, 8316 Bridge Street, North Richland Hills, Texas, spoke in opposition to the request.

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 Commissioner Ross discussed the public input emails that were

submitted for the case.

Commissioner Ross and the applicant discussed the number of stories proposed for the houses in the development.

Chair Welborn and Mr. Husband discussed parking at the NRH Centre and senior center property.

Chair Welborn and the applicant discussed lot dimensions for the detached and townhouse lots and the economic rationale regarding the density in phases of Hometown.

Commissioner McMahon and the applicant discussed the dead end mews and streets in relation to emergency vehicle access and deliveries.

Chair Welborn and the applicant discussed parking management in relation to the Hometown homeowner's association.

Commissioner Narayana and the applicant discussed the plans for fire sprinkler systems in all houses.

Commissioner Goetz spoke in support of the application.

Chair Welborn spoke in support of the application.

Commissioner Ross spoke in opposition to the application due to its location.

Commissioner Narayana spoke in support of the application and stated it's the best option for the property.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER NARAYANA TO APPROVE ZC25-0127.

MOTION TO APPROVE CARRIED 5-2, WITH COMMISSIONERS ROSS AND MCMAHON OPPOSING.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 8:49 p.m.

Justin Welborn, Chair

Attest:

Jared Ross, Secretary