

**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
NOVEMBER 6, 2025**

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.

APPROVED

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

Chair Stamps called for the applicant to present the request.

Chris Trent, 7301 Smithfield Road, North Richland Hills, Texas, presented the request.

Commissioner McMahon and the applicant discussed the plans for the existing trees located on the property.

Vice Chair Carpenter and the applicant discussed the location of potential driveway locations and the planned orientation of the lots.

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

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

Glenn Spencer, 7305 Douglas Lane, North Richland Hills, Texas, spoke in opposition to the request.

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

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Vice Chair Carpenter, Chair Stamps, and Mr. Husband discussed the process by which residential lots could be zoned for agricultural uses

Commissioner McMahon and Mr. Husband discussed the location of agriculturally zoned lots in the surrounding area.

Commissioner Welborn and Mr. Husband discussed the residential estate and low-density residential land use categories included in the Vision2030 strategic plan.

Chair Stamps and Mr. Husband discussed the appropriateness of the zoning change request based on the future land use plan.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0151. MOTION TO APPROVE CARRIED 6-0.