

**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
DECEMBER 11, 2025**

Special Meeting

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 11th day of December 2025, at 6:00 p.m. in the City Council Work Room prior to the 7:00 p.m. special Planning and Zoning Commission meeting.

Present:	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Chair, Place 4
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Jacob Whittaker	Alternate B

Staff Members:	Cori Reaume	Director of Planning
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician

Vice Chair Carpenter called the work session to order at 6:00 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.

December 11, 2025

Planning and Zoning Commission Meeting Minutes

Page 1 of 5

Director of Planning Cori Reaume discussed items on the regular meeting agenda.

B. FUTURE AGENDA ITEMS

There were no requests from Planning and Zoning Commission for future agenda items.

Vice Chair Carpenter adjourned the work session at 6:44 p.m.

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

A. CALL TO ORDER

Vice Chair Carpenter called the meeting to order at 7:00 p.m.

Present:	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Chair, Place 4
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Jacob Whittaker	Alternate B

Staff Members:	Cori Reaume	Director of Planning
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician

Vice Chair Carpenter stated that since Chair Greg Stamps, Commissioner Jay Narayana, Commissioner Paul Epperley, and Alternate Jacob Whittaker were absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

A.1 PLEDGE

Commissioner Welborn led the Pledge of Allegiance to the United States and Texas flags.

December 11, 2025

Planning and Zoning Commission Meeting Minutes

Page 2 of 5

A.2 PUBLIC COMMENTS

There were no requests to speak from the public

B. MINUTES

B.1 APPROVE MINUTES OF THE NOVEMBER 6, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER, ALTERNATE A KERBY TO APPROVE MINUTES OF THE NOVEMBER 6, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 ZC25-0152 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BLANCHEDIM LLC FOR A SPECIAL USE PERMIT FOR AN EVENT CENTER AT 7620 NE LOOP 820, BEING 12.98 ACRES DESCRIBED AS LOT 5, BLOCK 1, NORTH HILLS VILLAGE.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to present the request. Ms. Reaume presented the request.

Vice Chair Carpenter called for the applicant to present the request.

Franck Mukengeshayi, 8316 Comanche Springs Drive, Fort Worth, Texas, presented the request.

Vice Chair Carpenter and the applicant discussed other locations where the business operates.

Vice Chair Carpenter called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Ms. Reaume and Commissioner McMahon discussed business hours of other tenants

December 11, 2025

Planning and Zoning Commission Meeting Minutes

Page 3 of 5

in the shopping center in regard to parking.

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

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER PEKURNEY TO APPROVE ZC25-0152. MOTION TO APPROVE CARRIED 5-0.

C.2 TR25-07, PUBLIC HEARING AND CONSIDERATION REGARDING POSSIBLE UPDATES TO CHAPTER 118 RELATED TO IMPLEMENTING MAXIMUM LOT COVERAGE REQUIREMENTS IN LIEU OF REAR-YARD OPEN SPACE REQUIREMENTS.

CONTINUED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to present the request. Ms. Reaume presented the request.

Commissioner McMahon and Ms. Reaume discussed scenarios where certain open spaces could be credited toward the rear yard open space calculation.

Commissioner Pekurney and Ms. Reaume discussed how rear yard open space might affect future updates to accessory structure standards.

Vice Chair Carpenter and Ms. Reaume discussed the difference between the rear yard open space and maximum lot coverage approaches.

Commissioner Welborn, Vice Chair Carpenter, and Ms. Reaume discussed the flexibility allowed by the rear yard open space hybrid approach being proposed.

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Carpenter stated the public hearing would remain open until the next meeting on January 15, 2026.

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER MCMAHON, TO CONTINUE THE PUBLIC HEARING FOR TR25-07 TO THE JANUARY 15, 2026, MEETING. MOTION TO APPROVE CARRIED 5-0.

December 11, 2025

Planning and Zoning Commission Meeting Minutes

Page 4 of 5

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Carpenter adjourned the meeting at 7:32 p.m.

Aaron Carpenter, Vice Chair

Attest:

Justin Welborn, Place 1