

**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
JUNE 18, 2026**

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 8th day of June 2026, 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:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Eric Welborn	Place 1
	Jayashree Narayana	Place 5
	Amy McMahan	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Paul Epperley	Place 2
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician
	Nathan Frohman	City Engineer

Chair Stamps called the work session to order at 6:33 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.

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.

Chair Stamps adjourned the work session at 7:01 p.m.

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

A. CALL TO ORDER

Chair Stamps called the meeting to order at 7:06 p.m.

Present:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Eric Welborn	Place 1
	Jayashree Narayana	Place 5
	Amy McMahan	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Paul Epperley	Place 2
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician
	Nathan Frohman	City Engineer

Chair Stamps stated that since Commissioner Epperley was absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

A.1 PLEDGE

Alternate Whittaker 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 MAY 7, 2026, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY COMMISSIONER MCMAHON TO APPROVE THE MINUTES OF THE MAY 7, 2026, PLANNING AND ZONING COMMISSION MEETING. MOTION CARRIED 7-0.

B.2 APPROVE MINUTES OF THE MAY 21, 2026, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER MCMAHAON, SECONDED BY COMMISSIONER PEKURNEY TO APPROVE THE MINUTES OF THE MAY 21, 2026, PLANNING AND ZONING COMMISSION MEETING. MOTION CARRIED 7-0.

C PUBLIC HEARINGS

C.1 ZC26-0160 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANDLIN HOMES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL), R-2 (SINGLE-FAMILY RESIDENTIAL), R-3 (SINGLE-FAMILY RESIDENTIAL), AND C-2 (COMMERCIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 6803, 6809, 6813, 6821, AND 6825 SMITHFIELD ROAD, AND 6744, 6746, 6748, AND 6800 HEWITT STREET, BEING 7.494 ACRES DESCRIBED AS TRACTS 2B, 2E, 3B, 3B1, AND 3A1B, MCCOMAS SURVEY, ABSTRACT 1040; LOTS 1R AND 2, BLOCK 4, MOLLIE B COLLINS ADDITION; LOT 1, BLOCK 1, MIRANDA ADDITION; AND A PORTION OF LOT 1, BLOCK 1, BUZAN ADDITION.

RECOMMENDED FOR DENIAL

Chair Stamps stated Item C.1 was tabled at the May 7, 2026, meeting, and stated before the Commission can discuss the item, it must be removed from the table, which requires a motion and vote.

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A motion was made by Vice Chair Carpenter, seconded by Alternate Kerby, to remove Item C.1, ZC26-0160, from the table for discussion. Motion carried 7-0.

Chair Stamps introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Mrs. Reaume introduced the request

Chair Stamps called for the applicant to present the request.

Scott Sandlin, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request.

Vice Chair Carpenter and the applicant discussed open space requirements and the practicality of designing an open space median in the street.

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

Chair Stamps and Ms. Reaume discussed the width of the street compared to Cortland Drive.

Commissioner McMahon and Ms. Reaume discussed minimum lot sizes and rear garage locations.

Chair Stamps, Commissioner McMahon and Ms. Reaume discussed the required development standards for residential infill planned developments in relation to the R-2 zoning requirements.

Commissioner Narayana and Ms. Reaume discussed lot depths, rear garage locations, and lot orientation on the street.

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

The following individuals spoke during the public hearing: J.R. McCumber, 6709 Hewitt Street (opposition); Eric Sipe, 7829 Cortland Drive (opposition); Alicia Morrison, 7829 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); Bill Falls, 6804 Hewitt Street (opposition); Lewis Fausak, 7540 Buck Street (opposition); Lauren Fausak, 7540 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Steve Preskenis, 7700 Buck Street (opposition); David Crumpler, 7521 Frankie B

Street (opposition); Dwayne Leslie, 7524 Frankie B Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Bobby Gomez, 7714 Sable Lane (support); Rachel Willis, 7613 Buck Street (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Tammy Wilson, 7609 Buck Street (opposition); Matt Wilson, 7609 Buck Street (opposition); Tracy Preskenis, 7700 Buck Street (opposition); and Jamie Stickler, 6719 Hewitt Street (opposition).

The following individuals did not speak during the public hearing but asked that their position be recorded: Angela Fincher, 7517 Buck Street (opposition); Michael Fincher, 7517 Buck Street (opposition); Eric Skinner, 7000 Briardale Drive (opposition); Michelle Maddock, 7532 Buck Street (opposition); Michael Maddock, 7532 Buck Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Sherry Joiner, 7713 Buck Street (opposition); Eli Stickler, 6719 Hewitt Street (opposition); Richard Chitwood, 7621 Hewitt Street (opposition); Judy Vander Horck, 7621 Hewitt Street (opposition); Linda Hamen, 6908 Post Oak Drive (no position stated); Colleen Press, 7800 Mockingbird Lane #49 (opposition); Andrea Canepa, 8600 Cato Drive (no position stated); Allen Willis, 7613 Buck Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); John Lubke, 7701 Frankie B Street (opposition); Georgeanna Lubke, 7701 Frankie B Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Patricia Geyer, 7825 Odell Street (opposition); and Scott Geyer, 7825 Odell Street (opposition).

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.

Chair Stamps and Ms. Reaume discussed the intent and purpose of residential infill planned developments and its use in this area as opposed to a standard zoning district.

Commissioner Narayana and Ms. Reaume discussed development standards associated with the proposed project.

Commissioner McMahon and Ms. Reaume discussed R-2 zoning standards versus the residential infill planned development standards.

Vice Chair Carpenter, Mr. Frohman, and Ms. Reaume discussed traffic analysis

conducted for the project.

Commissioner Pekurney and Ms. Reaume discuss the flexibility of the residential infill planned development standards.

Commissioner McMahon and Ms. Reaume discuss the plat submissions related to the project.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed drainage patterns in the area and the effect on the project.

Chair Stamps and the applicant discussed preliminary engineering and grading design for the project.

Alternate Whittaker discussed the context of the project for the area and traffic comments brought up during the hearing.

Vice Chair Carpenter discussed the density and lot sizes of adjacent neighborhoods compared to the proposed project and revisions to the project design.

Commissioner McMahon discussed lot sizes compared to adjacent neighborhoods and traffic and drainage issues associated with the area.

Alternate Kerby discussed residential infill planned development and R-2 zoning standards.

Commissioner Narayana discussed the purpose and use of planned development districts for residential development and the differences between the first and revised layout.

Commissioner Welborn discussed the density of the project compared to the area and the viability of a homeowner's association for a small development.

Chair Stamps discussed development patterns in the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO DENY ZC26-0160. MOTION TO DENY CARRIED 7-0.

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E. EXECUTIVE SESSION

F. ADJOURNMENT

Chair Stamps adjourned the meeting at 9:51 p.m.

Greg Stamps, Chair

Attest:

Jay Narayana, Secretary