

**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  
AUGUST 7, 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 7th day of August 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
	Paul Epperley	Place 2
	Aaron Carpenter	Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Mike Kerby	Alternate A
Absent:	Greg Stamps	Vice Chair, Place 4
	Kyle Pekurney	Place 7
Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

Chair Welborn called the work session to order at 6:31 p.m.

**A.1 ELECTION OF OFFICERS**

Since two members were absent, Chair Welborn stated it was the consensus of the Commission that officer elections would be postponed to the next meeting to allow for all members to participate.

**A.2 PLANNING DIRECTOR REPORT**

Director of Planning Cori Reaume presented the city announcements and summarized recent City Council actions.

August 07, 2025

Planning and Zoning Commission Meeting Minutes

Page 1 of 4

### **A.3 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.**

Director of Planning Cori Reaume and Principal Planner Clayton Husband 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 Welborn adjourned the work session at 6:51 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 7:00 p.m.

Present:	Justin Welborn	Chair, Place 1
	Paul Epperley	Place 2
	Aaron Carpenter	Place 3
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Mike Kerby	Alternate A
Absent:	Greg Stamps	Vice Chair, Place 4
	Kyle Pekurney	Place 7
Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

Chair Welborn stated that since Greg Stamps and Kyle Pekurney were absent, Alternate Mike Kerby will be a voting member of the Commission at this meeting.

**Present** Commissioner Justin Welborn, Commissioner Paul Epperley, Commissioner Aaron Carpenter, Commissioner Jayashree Narayana, Commissioner Amy McMahon, and Commissioner Alternate A Thomas Kerby

**Absent** Commissioner Greg Stamps, and Commissioner Kyle Pekurney  
**Non-Voting**

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 JULY 17, 2025, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

A MOTION WAS MADE BY COMMISSIONER CARPENTER, SECONDED BY COMMISSIONER MCMAHON TO APPROVE MINUTES OF THE JULY 17, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

**C.1 PLAT25-0090 CONSIDERATION OF A REQUEST FROM BYD STONYBROOKE LLC FOR A FINAL PLAT OF STONYBROOKE PARK ADDITION, BEING 7.992 ACRES LOCATED AT 8600 RUMFIELD ROAD.**

**APPROVED WITH CONDITIONS**

Chair Welborn introduced the item 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.

Michael Goff, Graham Hart, 1109 Glade Road, Colleyville, Texas, presented the request.

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

August 07, 2025

Planning and Zoning Commission Meeting Minutes

Page 3 of 4

Commissioner Narayana and Mr. Husband discussed the offset distance between the two sides of Meadowbrook Drive at Royal Ridge Drive.

**A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER EPPERLEY TO APPROVE PLAT25-0090 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 6-0.**

D. PUBLIC HEARINGS

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 7:08 p.m.

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Justin Welborn, Chair

Attest:

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Amy McMahon, Place 6