

**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
MAY 7, 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 7th day of May 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:	Aaron Carpenter	Vice Chair, Place 3
	Jayashree Narayana	Place 5
	Kyle Pekurney	Place 7
	Amy McMahon	Place 6
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Greg Stamps	Chair, Place 4
	Justin Welborn	Place 1
	Paul Epperley	Place 2

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

Vice Chair Carpenter 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 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.

Vice Chair Carpenter adjourned the work session at 6:48 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 7:26 p.m.

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

Absent:	Greg Stamps	Chair, Place 4
	Justin Welborn	Place 1
	Paul Epperley	Place 2

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

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 APRIL 16, 2026, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER PEKURNEY, SECONDED BY ALTERNATE KERBY TO APPROVE MINUTES OF THE APRIL 16, 2026, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 6-0.

C. PUBLIC HEARINGS

Vice Chair Carpenter announced that the order of the items on the agenda will be changed due to the complexity of some cases. He stated item C.3 would be considered first. He stated item C.2 has been withdrawn from the agenda and will not be considered tonight.

C.3 ZC26-0165 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM FOUND IT ELECTRONICS & VIDEO GAMES FOR A SPECIAL USE PERMIT FOR A SECONDHAND GOODS DEALER AT 6238 RUFÉ SNOW DRIVE, BEING 3.23 ACRES DESCRIBED AS LOT 5R, BLOCK 1, NORTHLAND SHOPPING CENTER ADDITION.

APPROVED

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

Dawn Jackson, representing Found It Electronics & Video Games, 345 College Street, Keller, Texas, presented the request.

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

Commissioner Narayana and Mr. Husband discussed the scope of the land uses that would be allowed under the special use permit.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC26-0165. MOTION TO APPROVE CARRIED 6-0.

C.2 ZC26-0159 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SMITHFIELD STATION LLC FOR A SPECIAL DEVELOPMENT PLAN FOR MOTORCYCLE SALES AT 7801 BRANDI PLACE, BEING 1.47 ACRES DESCRIBED AS LOT 1, BLOCK 2, BARLOUGH ADDITION.

WITHDRAWN

Vice Chair Carpenter announced that item C.2, Case ZC26-0159, has been withdrawn from consideration by the property owner and that action by the Commission is not required. He stated if the case is brought back for action in the future, it will be re-advertised for public hearing, which would include mailing required notices to property owners.

THIS SPECIAL DEVELOPMENT PLAN WAS WITHDRAWN.

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.

TABLED

Vice Chair Carpenter stated since they are related items on the same property, items C.1 and D.1 would be presented together, but the Commission would take action on each one separately.

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

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

Jody Boyd, representing Sandlin Homes, 5137 Davis Boulevard, North Richland Hills, Texas, presented the request

Alternate Kerby and Mr. Boyd discussed the proposed lot sizes.

Commissioner Narayana and Mr. Boyd discussed the possibility of adding additional open space and the orientation of lots in the project.

Commissioner McMahon and Mr. Boyd discussed the proposed zoning standards.

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

Vice Chair Carpenter and Ms. Reaume discussed screening requirements for the subdivision.

Commissioner Narayana and Ms. Reaume discussed open space requirements and drainage.

Commissioner McMahon and Ms. Reaume discussed the R-2 district standards in relation to this project.

Commissioner Pekurney and Ms. Reaume discussed the intent of the RI-PD zoning district and the approval process for the application.

Vice Chair Carpenter and Ms. Reaume discussed setback standards and the purpose of the RI-PD zoning district.

Commissioner McMahon and Ms. Reaume discussed the process for recommending additional development conditions for a zoning application.

Commissioner Pekurney and Ms. Reaume traffic analysis requirements for zoning applications.

Vice Chair Carpenter and Mr. Frohman discussed streetscape standards and access for emergency service vehicles.

Commissioner Narayana, Mr. Frohman, and Ms. Reaume discussed the requirements for drainage studies.

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

The following individuals spoke during the public hearing: Matthew Riley, 7812 Odell Street (opposition); Bill Falls, 6744 Hewitt Street (opposition); Eric Sipe, 7209 Cortland Drive (opposition); Jeff Campbell, 7717 Buck Street (opposition); David Crumpler, 7521 Frankie B Street (opposition); James Davis, 7621 Frankie B Street (opposition); Allen Willis, 7613 Buck Street (opposition); Natalie Gary, 7509 Buck Street (opposition); Chelsea Stevens, 7529 Buck Street (opposition); Jonathan Holland, 7689 April Court (opposition); J.R. McCumber 6709 Hewitt Street (opposition); Tracy Davis, 6717 Hewitt Street (opposition); Amy Brown, 7005 Smithfield Road (opposition); Gary Harston, 6721 Hewitt Street (support); Tracy Preskenis, 7700 Buck Street (opposition); Jim Morgan, 7601 Frankie B Street (opposition); Clete Rheinlander, 6812 Smithfield Road (opposition); John Cope, 6724 Meadow Road (opposition); Mitchell Kempe, 7804 Briardale Court (opposition); Lewis Fausak, 7540 Buck Street (opposition); Vicki Smith, 7800 Cortland Drive (support); Dwayne Leslie, 7524 Frankie B Street (opposition); Kerrie Tillotson, 6737 Hewitt Street (opposition); Janice Daw, 7600 Frankie B Street (opposition); Andrew Stahlhut, 6801 Smithfield Road (opposition); Marianne Stahlhut, 6801 Smithfield Road (opposition); Thomas Falcone, 6805 Smithfield Road (opposition); Jose Lopez, Hewitt Street (opposition); Thomas Riddle, 6962 Crabtree Lane (opposition); Bobby Gomez, 7714 Sable Lane (support); Debbie Turnage, 7015 Douglas Lane (opposition); Matt Wilson, 7609 Buck Street (opposition); David Zimmerman, 7521 Buck Street (opposition); Tracy Bennet, 3825 Scruggs Drive (opposition); and Allie Goodell, 6913 Briardale (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); Martin Rojas, 7104 Smithfield Road (opposition); Scott Geyer, 7825 Odell Street (opposition); Patricia Geyer, 7805 Odell Street (opposition); Wilbur Stewart, 7108 Smithfield Road (opposition); Steve Prekenis, 7700 Buck Street (opposition); Sherry Joiner, 7713 Frankie B Street (opposition); E.J. Campbell, 7717 Buck Street (opposition); Jose Vazquez, 7709 Buck Street (opposition); Don Vesta, 7716 Buck Street (opposition); Jamie Vesta, 7716 Buck Street (opposition); Rachel Willis, 7613 Buck Street (opposition); Patricia Dalton, 7824 Cortland Drive (opposition); Regena Morrison, 7825 Cortland Drive (opposition); Sarah Purdy, 7833 Cortland Drive (opposition); Maria Lopez, 7716 Frankie B Street (opposition); Peter Wilson, 7609 Buck Street (opposition); Keith Tillotson, 6737 Hewitt Street (opposition); Tammy Wilson, 7609 Buck Street

(opposition); Michael Maddock, 7225 Plumwood Drive (opposition); Michelle Maddock, 7225 Plumwood Drive (opposition); Shawna Zimmerman, 7521 Buck Street (opposition); Debbie Tebay, 7713 Buck Street (opposition); Susan Diller, 9051 Amundson Drive (opposition); Mike Diller, 9051 Amundson Drive (opposition); Andrew Reznak, 6925 Briardale Drive (opposition); Sandra Villalobos, 7824 Odell Street (opposition); Gabriel Grosu, 7832 Odell Street (opposition); Bethanie Cope, 6724 Meadow Road (opposition); Dushyant Dass , 8405 Revenue Way (opposition); Lauren Fausak, 7540 Buck Street (opposition); Bhavna Gupta, 8405 Revenue Way (opposition); Jodie Roundy, 6605 Dewsbury Street (opposition); Delfino Villalobos, 7824 Odell Street (opposition); and Joe Purdy, 7833 Cortland Drive.

Vice 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 closed the public hearing.

Commissioner McMahon and Ms. Reaume discussed the open space requirements in comparison to another project by the applicant.

Commissioner Narayana and Ms. Reaume discussed the context of the surrounding neighborhoods and general area.

Vice Chair Carpenter and Ms. Reaume discussed the electric power capacity and demand.

Vice Chair Carpenter and Mr. Husband discussed tree preservation standards.

Alternate Kerby and Ms. Reaume discussed the process of postponing action on the request to a future meeting date.

Commissioner McMahon and Mr. Frohman discussed right-of-way requirements and future plans for Smithfield Road.

Vice Chair Carpenter and Mr. Frohman discussed the existing conditions of Hewitt Street.

Commissioner McMahon and Ms. Reaume discussed front-yard utilities.

Commissioner Pekurney and the applicant discussed the design of the project and how it fits into the existing character of the area.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO TABLE ZC26-0160 TO THE JUNE 18, 2026, MEETING. MOTION TO TABLE CARRIED 6-0.

C.4 TR26-03, PUBLIC HEARING AND CONSIDERATION REGARDING CITY-INITIATED TEXT AMENDMENTS TO SECTION 118, ZONING, OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES REGARDING DEVELOPMENT STANDARD FOR THE NONRESIDENTIAL PLANNED DEVELOPMENT DISTRICT.

APPROVED

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

Commissioner Narayana and Ms. Reaume discussed requirements for site plans and concept plans.

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

Bobby Gomez, 7714 Sable Lane, spoke in opposition to the request.

Vice 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 closed the public hearing.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER MCMAHON TO APPROVED. APPROVE TR26-03 WITH MODIFICATIONS MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

D.1 PLAT26-0107 CONSIDERATION OF A REQUEST FROM NEEL-SCHAFFER INC. FOR A PRELIMINARY PLAT OF SMITHFIELD TERRACE, BEING 7.494 ACRES LOCATED AT 6821 SMITHFIELD ROAD.

DENIED

Item D.1 was presented in conjunction with Item C.1. Ms. Reaume stated since the zoning application was tabled and action was not taken, staff recommends that the

May 07, 2026

Planning and Zoning Commission Meeting Minutes

Page 8 of 9

Commission disapprove the preliminary plat since it does not comply with current zoning standards.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER PEKURNEY TO DENY PLAT26 - 0107. MOTION TO DENY CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Carpenter adjourned the meeting at 10:43 p.m.

Aaron Carpenter, Vice Chair

Attest:

Jay Narayana, Secretary