

**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
SEPTEMBER 4, 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 4th day of September 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
	Greg Stamps	Vice Chair, Place 4
	Paul Epperley	Place 2
	Aaron Carpenter	Place 3
	Jayashree Narayana	Place 5
	Amy McMahan	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent: None

Staff Members:	Cori Reaume	Director of Planning
	Chad VanSteenberg	Planner
	Bradley Anderle	City Attorney

Chair Welborn called the work session to order at 6:35 p.m.

A.1 ELECTION OF OFFICERS

Chair Welborn opened nominations for Planning and Zoning Commission chair.

Greg Stamps volunteered to serve as chair, seconded by Chair Welborn. The motion carried 7-0.

Chair Stamps opened nominations for Planning and Zoning Commission vice chair.

A motion was made by Commissioner Pekurney, seconded by Commissioner Welborn, to nominate Aaron Carpenter as vice chair. The motion carried 7-0.

Chair Welborn opened nominations for Planning and Zoning Commission secretary

A motion was made by Commissioner Welborn, seconded by Commissioner McMahon, to nominate Jay Narayana as secretary. The motion carried 7-0.

A.2 PLANNING DIRECTOR REPORT

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

A.3 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 6:50 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 7:08 p.m.

Present:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A

Jacob Whittaker Alternate B

Absent: None

Staff Members: Cori Reaume Director of Planning
Chad VanSteenberg Planner
Bradley Anderle City Attorney

Present Commissioner Justin Welborn, Commissioner Paul Epperley, Commissioner Aaron Carpenter, Commissioner Greg Stamps, Commissioner Jayashree Narayana, Commissioner Amy McMahon, Commissioner Kyle Pekurney, Commissioner Alternate A Thomas Kerby, and Commissioner Alternate B Jacob Whittaker

Non-Voting

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 AUGUST 21, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER PEKURNEY, SECONDED BY COMMISSIONER WELBORN TO APPROVE MINUTES OF THE AUGUST 21, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

D.1 PLAT25-0092 CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A MINOR PLAT OF LOT 9, BLOCK 8, SMITHFIELD ACRES ADDITION, BEING 0.371 ACRES LOCATED AT 6920 SMITHFIELD ROAD.

September 04, 2025

Planning and Zoning Commission Meeting Minutes

Page 3 of 9

APPROVED WITH CONDITIONS

Chair Stamps introduced the item and called for Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Nikole Barton, Barton Surveying and Laser Scanning, 3104 Fair Meadows Lane, Fort Worth, Texas, presented the request. She stated they are requesting a waiver of the lot width standard for the lot due to the existing conditions.

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

Commissioner Narayana, Chair Stamps, and Ms. Reaume discussed the adjacent property widths, the lot width, and the waiver request.

City Attorney Anderle and Ms. Reaume discussed the waiver request being noted in the Development Review Committee comments.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY VICE CHAIR CARPENTER TO APPROVE PLAT25-0092 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS. MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

Chair Stamps announced at 7:18 p.m. that the Planning and Zoning Commission would adjourn into Executive Session as authorized by Chapter 551, Texas Local Government Code, Section 551.071, to seek advice from the city attorney as to the posted subject matter for item C.1 (TR25-05). Executive Session began at 7:18 p.m. and concluded at 7:50 p.m.

Chair Stamps reconvened the regular Planning and Zoning Commission at 7:55 p.m.

C.1 TR25-05 PUBLIC HEARING AND CONSIDERATION REGARDING CITY-INITIATED TEXT AMENDMENTS TO SECTIONS 118-1, 118-631, AND 118-633 FOR THE PURPOSE OF CONSIDERING THE ADDITION OF SHORT TERM RENTAL HOUSING AND ADDITIONAL REGULATIONS.

APPROVED WITH CONDITIONS

Chair Stamps introduced the item, opened the public hearing, and called for Planning

Director Cori Reaume to present the request. Ms. Reaume presented the request.

Commissioner Narayana and Ms. Reaume discussed planned development zoning districts in relation to short-term rentals.

Commissioner Pekurney and Ms. Reaume discussed percentage of multi-family units that could be used as short-term rentals.

Alternate Whittaker and Ms. Reaume discussed how the number of bedrooms is determined in a unit.

Vice Chair Carpenter and Ms. Reaume discussed the current number of short-term rentals in the city.

Commissioner McMahon, Mr. Anderle, and Ms. Reaume discussed enforcement of the occupancy limits.

Commissioner Epperley and Ms. Reaume discussed enforcement of on-street parking standards.

Commissioner Welborn and Ms. Reaume discussed the difference between zoning and traffic enforcement for on-street parking related to short-term rentals.

Commissioner Narayana, Vice Chair Carpenter, and Ms. Reaume discussed how the ordinance interacts with homeowner association requirements that might include short-term rental restrictions.

Commissioner McMahon and Ms. Reaume discussed how short-term rental locations will be tracked.

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

Eliot Salazar, 7600 April Court, North Richland Hills, Texas, spoke in favor of the request.

Lindsey Bednar, 6609 Central Avenue, North Richland Hills, Texas, spoke in favor of the request.

Laura West, 6639 Parkview Drive, North Richland Hills, Texas, spoke in opposition to

the request.

Alan Linford, 6841 Cambridge Drive, North Richland Hills, Texas, spoke in opposition to the request.

Jim Diamond, 8829 Redding Street, North Richland Hills, Texas, spoke in opposition to the request.

Rachel Diamond, 8829 Redding Street, North Richland Hills, Texas, spoke in opposition to the request.

Steven Linford, 7225 Coventry Court, North Richland Hills, Texas, spoke in favor of the request.

Angela Hague, 1125 Lady Carol Lane, Lewisville, Texas, spoke in opposition to the request.

Clara Damti, 14140 Midway Road, Dallas, Texas, spoke in favor of the request.

Evan O'Brien, 404 Thorntree Drive, Ovilla, Texas, spoke in opposition to the request.

Jasmine O'Brien, 404 Thorntree Drive, Ovilla, Texas, spoke in opposition to the request.

Christopher Nelson, 4709 Deville Drive, North Richland Hills, Texas, spoke in favor of the request.

Amanda Quintanilla, 6432 Harmonson Road, North Richland Hills, Texas, spoke in opposition to the request.

Reign Bezalel, 7547 Ridge Lane, Grand Prairie, Texas, spoke in opposition to the request.

Vera Elkins, 4838 Worth Street, Dallas, Texas, spoke in opposition to the request.

Deborah Dodson, 6612 Carston Court, North Richland Hills, Texas, spoke in favor of the request.

Roger Owens, 6604 Carston Court, North Richland Hills, Texas, spoke in favor of the request.

September 04, 2025

Planning and Zoning Commission Meeting Minutes

Page 6 of 9

Charla Anderson, 7205 Crabtree Lane, North Richland Hills, Texas, spoke in opposition to the request.

Julian Peery, 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.

Vice Chair Carpenter and Ms. Reaume discussed the provisions for revoking permits based on three violations.

Commissioner Pekurney, Ms. Reaume, and Mr. Anderle discussed the Town Center zoning district and continuation of existing short-term rentals.

Commissioner McMahon and Ms. Reaume discussed continuation of existing short-term rentals, transferring permits to new ownership, and special parking provisions.

Commissioner Welborn and Ms. Reaume discussed the definition of short-term rentals compared to long-term rentals.

Commissioner Narayana, Ms. Reaume, and Mr. Anderle discussed how the proposed ordinance compares to short-term rental regulations in other cities.

Chair Stamps and Mr. Anderle discussed the method of allowing parking exceptions.

Alternate Kerby, Alternate Whittaker, and Ms. Reaume discussed standards for violations and the one-year period to which that applies.

Chair Stamps and Mr. Anderle discussed how the code enforcement process would be applied when considering the revocation of a permit.

Commissioner McMahon discussed considering a point system for violations.

Alternate Kerby discussed education of operators could be a first step prior to revocation of permits.

Commissioner Welborn, Vice Chair Carpenter, and Commissioner Narayana

discussed the need to provide some regulations and standards for short-term rentals to protect all homeowners.

Alternate Kerby discussed short-term rentals being a quality of life issue.

Commissioner McMahon stated the proposed ordinance is a good solution to the issues.

Commissioner McMahon and Vice Chair Carpenter discussed the proposal to remove the Neighborhood Center character zone from the use table.

Commissioner Pekurney discussed individual rights, property rights, and the social contract aspect of the proposed ordinance.

Alternate Whittaker discussed the differences between responsible short-term rental operators and that standards could help address concerns about bad actors.

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY COMMISSIONER WELBORN TO APPROVE TR25-05 WITH FOLLOWING REVISIONS: 1) REMOVE THE 50-UNIT MINIMUM FOR MULTIFAMILY, 2) MODIFY CAP TO ONE OR FIVE PERCENT OF TOTAL UNITS, AND 3) REMOVE NEIGHBORHOOD CENTER IN THE TOWN CENTER DISTRICT FROM USE TABLE. MOTION TO APPROVE CARRIED 5-2, WITH COMMISSIONER EPPERLEY AND COMMISSIONER NARAYANA OPPOSING.

D. PLANNING AND DEVELOPMENT

D.1 PLAT25-0092 CONSIDERATION OF A REQUEST FROM BARTON SURVEYING AND LASER SCANNING LLC FOR A MINOR PLAT OF LOT 9, BLOCK 8, SMITHFIELD ACRES ADDITION, BEING 0.371 ACRES LOCATED AT 6920 SMITHFIELD ROAD.

Item D.1 was considered prior to the public hearing portion of the meeting.

E. ADJOURNMENT

Chair Stamps adjourned the meeting at 9:58 p.m.

Greg Stamps, Chair

Attest:

Jay Narayana, Secretary