

**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

A.1 PLANNING DIRECTOR REPORT

A.2 PRESENTATION BY STAFF ON ITEMS FROM THE REGULAR PLANNING AND ZONING COMMISSION MEETING.

B. FUTURE AGENDA ITEMS

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

A. CALL TO ORDER

A.1 PLEDGE

Alternate Whitaker 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 COMMISSIONER, ALTERNATE A KERBY TO APPROVED. APPROVE MINUTES OF THE APRIL 16, 2026, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

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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.

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

Chair Carpenter called for the applicant to present the request

Jody Boyd, representing Sandlin Homes, presented the request

Alternate Kerby & Mr. Sandlin discussed the lot size

Commissioner Narayana and the applicant discussed the possibility of adding additional open space

Commissioner Narayana and the applicant discussed the lot orientation

Commissioner McMahon and the applicant discussed the applicable zoning standards

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

Chair Carpenter and Mrs. Reaume discussed the screening of the subdivision

Commissioner Narayana and Mrs. Reaume discussed open space regulations

Commissioner Narayana and Mrs. Reaume discussed drainage implications

Commissioner McMahon and Mrs. Reaume discussed the R-2 standards in relation to

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this project

Commissioner Pekurney and Mrs. Reaume discussed the intent of the RI-PD

Commissioner Pekurney and Mrs. Reaume discussed the approval process for this case

Chair Carpenter & Mrs. Reaume discussed setback standards

Chair Carpenter & Mrs. Reaume discussed the purpose of this case being an RI-PD

Commissioner McMahon and Mrs. Reaume discussed the process of approving the case with conditions

Commissioner Pekurney and Mrs. Reaume discussed the possibility of a traffic analysis

Chair Carpenter and Mr. Frohman discussed the streetscape and access for emergency services

Commissioner Narayana and Mr. Frohman & Mrs. Reaume discussed the potential for a drainage study & drainage impacts

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

Matthew Riley, 7812 Odell, spoke in opposition.

Bill Falls, 6744 Hewitt spoke in opposition.

Eric Sipe, 7209 Cortland spoke in opposition.

Jeff Campbell, 7717 Buck, spoke in opposition.

David Crumpler, 7521 Frankie B, spoke in opposition.

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James Davis, 7621 Frankie B spoke in opposition.

Allen Willis, 7613 Buck, spoke in opposition.

Natalie Gary, 7509 Buck, spoke in opposition.

Chelsea Stevens, 7529 Buck, spoke in opposition.

Jonathan Holland, 7689 April Court, spoke in opposition.

J.R. McCumber 6709 Hewitt, spoke in opposition.

Tracy Davis, 6717 Hewitt St, spoke in opposition.

Amy Brown, 7005 Smithfield, spoke in opposition.

Gary Harston, 6721 Hewitt, spoke in favor

Tracy Preskenis, 7700 Buck, spoke in opposition.

Jim Morgan, 7601 Frankie B , spoke in opposition.

Chete Rhienlander, 6812 Smithfield, spoke in opposition.

John Cope, 6724 Meadow Rd, spoke in opposition

Mitchell Kempe, 7804 Briardale Ct, spoke in opposition

Lewis Fausak, 7540 Buck, spoke in opposition

Vicki Smith, 7800 Cortland, spoke in favor

Dwayne Leslie, 7524 Frankie B , spoke in opposition

Kerrie Tillotson, 6737 Hewitt, spoke in opposition

Janice Daw, 7600 Frankie B, spoke in opposition

Andrew Stahlhut, 6801 Smithfield, spoke in opposition

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Marianne Stahlhut, 6801 Smithfield, spoke in opposition

Thomas Falcone, 6805 Smithfield, spoke in opposition

Jose Lopez, Hewitt St, spoke in opposition

Thomas Riddle, 6962 Crabtree, spoke in opposition

Bobby Gomez, 7714 Sable, spoke in favor

Debbie, 7005 Douglas Lane, spoke in opposition

Matt Wilson, 7609 Buck, spoke in opposition

David Zimmerman, 7521 Buck, spoke in opposition

Tracy Bennet, 3825 Scruggs, spoke in opposition

Allie Goodell, 6913 Briardale, spoke in opposition

TABLED

Commissioner McMahon and Mrs. Reaume discussed the relevancy of R-2 open space requirements in regard to another Sandlin project

Commissioner Narayana and Mrs. Reaume discussed the context of the surrounding neighborhood

Chair Carpenter & Mrs. Reaume discussed the power capacity & demand due to the outages in the neighborhoods

Chair Carpenter and Mr. Husband discuss the tree preservation standards

Alternate Kerby & Mrs. Reaume discussed the feasibility of postponing the case

Commissioner McMahon & Mr. Frohman discussed ROW plans

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

Commissioner McMahon and Mrs. Reaume discussed front-yard utility meters

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Commissioner Pekurney discussed the quality of Sandlin Homes & how the project fits into the existing character

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

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.

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

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, applicant, presented the case item

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 permitted uses granted under the Special Use Permit

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER, ALTERNATE A KERBY TO APPROVED. APPROVE ZC26-0165. MOTION TO APPROVE CARRIED 7-0.

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

Chair Carpenter introduced the item, opened the public hearing, and called for Mrs. Reaume to introduce the request. Mrs. Reaume introduced the request.

Commissioner Narayana and Mrs. Reaume discussed the site plan vs concept plan requirement

Bobby Gomez, 7714 Sable, spoke in opposition

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

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER PEKURNEY TO DENIED. DENY PLAT26 - 0107 MOTION TO APPROVE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

CERTIFICATION

I do hereby certify that the above notice of meeting of the North Richland Hills Planning and Zoning Commission was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Friday, May 1, 2026, by 5:00 PM.

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Clayton Husband AICP
Principal Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.