

**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
JANUARY 15, 2026**

WORK SESSION: 6:00 PM

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 15th day of January 2026, at 6:00 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
	Justin Welborn	Place 1
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B
Absent:	Greg Stamps	Chair, Place 4
	Paul Epperley	Place 2
Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

Vice Chair Carpenter called the work session to order at 6:01 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.

A.3 UPDATE REGARDING PERMITTING PROCESS OPERATIONAL EFFICIENCY AUDIT.

Director of Planning Cori Reaume presented a summary of the key findings and recommendations of the efficiency audit of the city's permitting processes.

A.4 DISCUSSION REGARDING POSSIBLE REVISIONS TO ACCESSORY STRUCTURE REGULATIONS.

Director of Planning Cori Reaume presented a summary of the regulations related to accessory structures, a summary of the recent special use permit approvals, and discussed possible areas for modifications of the standards for consideration at a later date.

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 7:00 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 7:05 p.m.

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

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

Vice Chair Carpenter stated that since Chair Greg Stamps and Commissioner Paul Epperley were absent, Alternates Mike Kerby and Jacob Whittaker would be voting members 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

APPROVE MINUTES OF THE DECEMBER 11, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER NARAYANA TO APPROVE THE MINUTES OF THE DECEMBER 11, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION CARRIED 7-0.

A.1 PLEDGE

Commissioner Welborn led the Pledge of Allegiance to the United States and Texas flags.

C. PUBLIC HEARINGS

C.1 ZC25-0153 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MICHAEL MADDOCK FOR ZONING CHANGE FROM RE-1 (RESIDENTIAL ESTATE) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7609 NORTH FORTY ROAD, BEING 1.22 ACRES DESCRIBED AS LOT 4R, BLOCK 4, MCCOMAS SUBDIVISION.

APPROVED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for

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Principal Planner Clayton Husband to present the request. Mr. Husband presented the request.

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

Michael and Michelle Maddock, 7225 Plumwood Drive, North Richland Hills, Texas, presented the request.

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

Vice Chair Carpenter and Mr. Husband discussed the zoning request and the proposed lot configuration.

Commissioner Welborn and Mr. Husband discussed the R-2 zoning district lot standards.

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 MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0153. MOTION TO APPROVE CARRIED 7-0.

C.2 TR25-07, PUBLIC HEARING AND CONSIDERATION REGARDING POSSIBLE UPDATES TO CHAPTER 118 RELATED TO IMPLEMENTING MAXIMUM LOT COVERAGE REQUIREMENTS IN LIEU OF REAR-YARD OPEN SPACE REQUIREMENTS. (CONTINUED FROM DECEMBER 11, 2025)

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, Vice Chair Carpenter and Ms. Reaume discussed how the new yard calculation will be performed and how later projects will account for previous credits had not already been used.

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 Narayana proposed adding language to the ordinance for modifications.

Alternate Whittaker, Vice Chair Carpenter, and Ms. Reaume discussed the current minimum rear yard requirement and the proposed requirement, as well as the benefits of the proposal.

Vice Chair Carpenter and Ms. Reaume discussed how the credits would be used in various parts of the lot.

Commissioner Welborn and Vice Chair Carpenter expressed their support for the proposed ordinance and the flexibility it offers.

Commissioner Narayana expressed support for the amendment.

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY ALTERNATE KERBY TO APPROVE TR25-07. MOTION TO APPROVE CARRIED 7-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Carpenter adjourned the meeting at 7:39 p.m.

Aaron Carpenter, Vice Chair

Attest:

Jay Narayana, Secretary