

**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
JULY 16, 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 16th day of June 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
	Eric Welborn	Place 1
	Mike Kerby	Place 2
	Cheryl Lyman	Place 4
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate A
	Aaron Harris	Alternate B

Absent: None

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

Vice Chair Carpenter called the work session to order at 6:30 p.m.

A.1 ELECTION OF OFFICERS

Vice Chair Carpenter opened nominations for Planning and Zoning Commission chair.

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

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

A motion was made by Commissioner Compton, seconded by Commissioner Kerby, to nominate Kyle Pekurney as vice chair. The motion carried 7-0.

Chair Carpenter opened nominations for Planning and Zoning Commission secretary

A motion was made by Commissioner Compton, seconded by Commissioner Kerby, 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 and Principal Planner Clayton Husband discussed items on the regular meeting agenda.

A.4 DISCUSSION REGARDING PROPOSED AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-631 AND 118-633, REGARDING DATA CENTER FACILITIES AND ADDITIONAL REGULATIONS.

Director of Planning Cori Reaume presented a summary of the regulations related to data center facilities. The presentation provided an overview of current data center regulations, including definitions for small-scale and general facilities and existing requirements for equipment screening, generator testing hours, and noise limits. It outlined how data centers are permitted only in specific industrial zoning districts, with small-scale facilities allowed in C-2 under certain conditions. Ms. Reaume highlighted public concerns regarding water usage, power demand and rates, noise, and grid stability, noting the need to update regulations as interest in data center development continues to grow. The presentation also summarized actions taken in other communities such as moratoriums, checklists, town halls, and regulatory changes. Ms. Reaume reviewed proposed updates being considered by the City of Fort Worth. She outlined upcoming steps for considering revisions to North Richland Hills' data center regulations, including upcoming public hearings on the topic.

B. FUTURE AGENDA ITEM(S)

There were no requests from Planning and Zoning Commission for future agenda items.

Chair Carpenter adjourned the work session at 7:27 p.m.

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

Chair Carpenter began the regular meeting at 7:33 p.m

A. CALL TO ORDER

Chair Carpenter called the meeting to order at 7:33 p.m.

Present:	Aaron Carpenter	Vice Chair, Place 3
	Eric Welborn	Place 1
	Mike Kerby	Place 2
	Cheryl Lyman	Place 4
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate A
	Aaron Harris	Alternate B

Absent: None

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

A.1 PLEDGE

Alternate Whittaker led the Pledge of Allegiance to the United States and Texas flags.

A.2 PUBLIC COMMENTS

The following people commented on work session item A.4, proposed amendments to Chapter 118-631 and 118-633 regarding data center facilities: Mark Vaughn, 5901

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Pedernales Ridge; Karran Martin, 5614 Westchase Drive; Lindsey Eagan, 5601 Havana Drive; and John Scheeler, 6553 Northern Dancer Drive.

A.3 REMOVAL OF ITEM(S) FROM CONSENT AGENDA

No items were removed from the consent agenda.

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY COMMISSIONER LYMAN, SECONDED BY COMMISSIONER KERBY, TO APPROVE THE CONSENT AGENDA ITEMS. MOTION TO APPROVE CARRIED 7-0.

B.1 APPROVE MINUTES OF THE JUNE 18, 2026, PLANNING AND ZONING COMMISSION MEETING.

B.2 PLAT26-0113 CONSIDERATION OF A REQUEST FROM GREENWAY PARKS LLC FOR A REPLAT OF GREENWAY PARKS RESIDENTIAL, BEING 14.535 ACRES LOCATED AT 8851 BUD JENSEN DRIVE.

C. PUBLIC HEARINGS

C.1 ZC26-0169 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM RAA REAL ESTATE INVESTING LLC FOR A SPECIAL USE PERMIT FOR A SECONDARY LIVING UNIT AT 8459 SHADY GROVE ROAD, BEING 1.319 ACRES DESCRIBED AS LOT 1, BLOCK 1, MERRITT 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.

Chair Carpenter called for the applicant to present the request.

Santos Catalan, Studio Mas Architects, 3030 Canton Street, Dallas, presented the request.

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

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presented the staff report.

Chair Carpenter and Mr. Husband discussed the standards that require special use permits for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed lot sizes and the platting history of the property.

Commissioner Compton and Mr. Husband discussed lot sizes and accessory building standards for residential estate zoning districts.

Alternate Whittaker and Mr. Husband discussed unit size and standards for accessory dwelling units.

Commissioner Narayana and Mr. Husband discussed the history of special use permit requests for accessory dwelling units.

Commissioner Lyman and Mr. Husband discussed building design and covered porches for the proposed building.

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

The following individuals spoke during the public hearing: Fabio Videira, 8517 Fresh Meadows Road (opposition); Kevin Leckie, 8625 Caddo Court; Lamar Slay, 8463 Shady Grove Road (support); and Vincent Moctezuma, 2333 Loreto Drive, Fort Worth (support).

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Carpenter closed the public hearing.

Vice Chair Pekurney and Mr. Husband discussed the ownership history of the property.

Commissioner Compton and Mr. Husband discussed the process for design and inspection of grading on the property.

Chair Carpenter and Mr. Husband discussed how citizens can contact the City regarding drainage concerns in neighborhoods.

Commissioner Lyman and Mr. Husband discussed the drainage plan for the property.

Commissioner Compton and Mr. Husband discussed the zoning and use standards for using accessory dwelling units regarding.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY COMMISSIONER KERBY, TO APPROVE ZC26-0169. MOTION TO APPROVE CARRIED 7-0.

C.2 ZC26-0170 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CITADEL DEVELOPMENT GROUP FOR A SPECIAL USE PERMIT FOR A QUICK SERVICE RESTAURANT AT 6051 PRECINCT LINE ROAD, BEING 0.6741 ACRES DESCRIBED AS LOT 1R2, BLOCK 1, NORTHEAST CROSSING 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.

Chair Carpenter called for the applicant to present the request.

Howard Castleberry, Citadel Development Group, 5555 N Lamar Boulevard, Suite J103, Austin; and Charlie Morrison, 2935 Harvest Hill Drive, Grapevine, presented the request.

Chair Carpenter and the applicants discussed the history of the Smalls Sliders company and the development site being in a parking lot.

Commissioner Narayana and the applicants discussed other sites that were considered for the project and outdoor seating in the patio area.

Commissioner Welborn and the applicants discussed other restaurants and traffic patterns in the area.

Vice Chair Pekurney and the applicants discussed hours of operation for the business.

Chair Carpenter and the applicants discussed the timeline for construction of the

project.

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

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

The following individuals spoke during the public hearing: Lindsey Eagan, 5601 Havana Drive (support).

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Carpenter closed the public hearing.

Commissioner Narayana and Mr. Husband discussed zoning standards for restaurants with drive-through service.

Chair Carpenter and Mr. Husband discuss the elevation difference between the site and Precinct Line Road and the requirements for quick service restaurants to be considered by special use permit.

Commissioner Narayana and Mr. Husband discussed pavement design for drive through lanes.

A MOTION WAS MADE BY COMMISSIONER COMPTON, SECONDED BY COMMISSIONER LYMAN, TO APPROVE ZC26-0170. MOTION TO APPROVE CARRIED 7-0.

D. EXECUTIVE SESSION

E. ADJOURNMENT

Chair Carpenter adjourned the meeting at 9:03 p.m.

Aaron Carpenter, Chair

Attest:

Jay Narayana, Secretary