

**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
MARCH 20, 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 20th day of March 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:	Greg Stamps	Vice Chair, Place 4
	Jayashree Narayana	Place 5
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B

Absent:	Justin Welborn	Chair, Place 1
	Jared Ross	Secretary, Place 3
	Paul Epperley	Place 2
	Amy McMahan	Place 6

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

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

A.1 PLANNING DIRECTOR REPORT

Principal Planner Clayton Husband introduced Cori Reaume, the new planning director for the city. He 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.

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 Stamps adjourned the work session at 6:40 p.m.

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

A. CALL TO ORDER

Vice Chair Stamps called the meeting to order at 7:00 p.m.

Present:	Greg Stamps	Vice Chair, Place 4
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B

Absent:	Justin Welborn	Chair, Place 1
	Jared Ross	Secretary, Place 3
	Paul Epperley	Place 2

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

Vice Chair Stamps stated that since Chair Welborn and Commissioners Jared Ross, Amy McMahon, and Paul Epperley are absent this evening, Alternates Mike Kerby and Aaron Carpenter will be voting members of the Commission.

A.1 PLEDGE

Alternate Carpenter 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 FEBRUARY 6, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY COMMISSIONER NARAYANA TO APPROVE THE MINUTES OF THE FEBRUARY 6, 2025, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 5-0.

B.2 APPROVE MINUTES OF THE FEBRUARY 20, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY ALTERNATE CARPENTER, SECONDED BY COMMISSIONER NARAYANA TO APPROVE THE MINUTES OF THE FEBRUARY 20, 2025, PLANNING AND ZONING COMMISSION MEETING.

MOTION CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 ZC25-0127 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TBG PARTNERS FOR A ZONING CHANGE FROM O-1 (OFFICE) TO RESIDENTIAL PLANNED DEVELOPMENT (R-PD) AT 8851 BUD JENSEN DRIVE, BEING 13.82 ACRES DESCRIBED AS LOT 1R, BLOCK 1, U.I.C.I. ADDITION.

CONTINUED

Vice Chair Stamps stated the applicant has requested to postpone action on this request to the April 3 meeting. He stated the Commission will not take action on the case tonight but will open the public hearing since it was advertised for the March 20 meeting.

Vice Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband stated the applicant has requested that action be postponed to the next meeting to allow time to revise the proposal.

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

Kay Hyde, 8316 Bridge Street, North Richland Hills, Texas, spoke in opposition to the request. She stated concerns about parking at the recreation center, traffic, and lack of green space.

A MOTION WAS MADE BY COMMISSIONER GOETZ, SECONDED BY ALTERNATE CARPENTER TO CONTINUE THE PUBLIC HEARING ON ITEM C.1 TO THE APRIL 3, 2025, MEETING.

MOTION TO CONTINUE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Stamps adjourned the meeting at 7:14 p.m.

Greg Stamps, Vice Chair

Attest:

Brianne Goetz, Place 7