

**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
NOVEMBER 6, 2025**

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 6th day of November 2025, 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:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Amy McMahon	Place 6
	Mike Kerby	Alternate A

Absent:	Jayashree Narayana	Place 5
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate B

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

Chair Stamps called the work session to order at 6:07 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.

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Director of Planning Cori Reaume and Principal Planner Clayton Husband discussed items on the regular meeting agenda.

A.3 DISCUSSION REGARDING POSSIBLE AMENDMENTS TO CHAPTER 118 RELATED TO IMPLEMENTING MAXIMUM LOT COVERAGE REQUIREMENTS IN LIEU OF REAR-YARD OPEN SPACE REQUIREMENTS.

Director of Planning Cori Reaume discussed the proposed zoning text amendment related to implementing maximum lot coverage requirements in lieu of rear-yard open space requirements.

B. FUTURE AGENDA ITEMS

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

Chair Stamps adjourned the work session at 7:02 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 7:07 p.m.

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

Absent:	Jayashree Narayana	Place 5
	Kyle Pekurney	Place 7
	Jacob Whittaker	Alternate B

Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
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Chair Stamps stated that since Commissioner Jay Narayana, Commissioner Kyle Pekurney, and Alternate Jacob Whittaker were absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

A.1 PLEDGE

Commissioner Epperly 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.

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

B. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY COMMISSIONER WELBORN TO APPROVE THE CONSENT AGENDA. MOTION TO APPROVE CARRIED 6-0.

B.1 APPROVE MINUTES OF THE OCTOBER 2, 2025, PLANNING AND ZONING COMMISSION MEETING.

B.2 APPROVE MINUTES OF THE OCTOBER 16, 2025, PLANNING AND ZONING COMMISSION MEETING.

C. PUBLIC HEARINGS

C.1 ZC25-0151 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TRENT PROPERTIES LLC FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) AT 7133 DOUGLAS LANE, BEING 0.949 ACRES DESCRIBED AS TRACT 2C, JOHN CONDRA SURVEY, ABSTRACT 311.

APPROVED

Chair Stamps introduced the item, opened the public hearing, and called for Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

Chair Stamps called for the applicant to present the request.

Chris Trent, 7301 Smithfield Road, North Richland Hills, Texas, presented the request.

Commissioner McMahon and the applicant discussed the plans for the existing trees located on the property.

Vice Chair Carpenter and the applicant discussed the location of potential driveway locations and the planned orientation of the lots.

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

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

Glenn Spencer, 7305 Douglas Lane, 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, Chair Stamps, and Mr. Husband discussed the process by which residential lots could be zoned for agricultural uses

Commissioner McMahon and Mr. Husband discussed the location of agriculturally zoned lots in the surrounding area.

Commissioner Welborn and Mr. Husband discussed the residential estate and low-density residential land use categories included in the Vision2030 strategic plan.

Chair Stamps and Mr. Husband discussed the appropriateness of the zoning change request based on the future land use plan.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0151. MOTION TO APPROVE CARRIED 6-0.

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C.2 TR25-08, CONDUCT A PUBLIC HEARING TO CONSIDER CITY-INITIATED TEXT AMENDMENTS TO CHAPTER 118 (ZONING) FOR THE PURPOSE OF REVISING CERTAIN SINGLE-FAMILY RESIDENTIAL PARKING REQUIREMENTS RELATED TO GARAGE ENCLOSURE (CONTINUED FROM THE OCTOBER 16, 2025, PLANNING AND ZONING COMMISSION MEETING).

APPROVED

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

Chair Stamps, Commissioner McMahon, and Ms. Reaume discussed taking action on a maximum lot coverage amendment later rather than considering it in conjunction with the residential parking amendment.

Vice Chair Carpenter and Ms. Reaume discussed the effect of the text revision on existing properties based on when the house was constructed.

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.

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY ALTERNATE KERBY TO APPROVE TR25-08. MOTION TO APPROVE CARRIED 6-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

ADJOURNMENT

Chair Stamps adjourned the meeting at 7:46 p.m.

Greg Stamps, Chair

Attest:

Aaron Carpenter, Vice Chair