

**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
OCTOBER 16, 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 16th day of October 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	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Amy McMahon	Place 6
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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 6:30 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 UPDATES TO REGULATIONS REGARDING REAR-YARD OPEN SPACE STANDARDS

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

A. CALL TO ORDER

Chair Stamps called the meeting to order at 7:23 p.m.

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

Absent:	Amy McMahon	Place 6
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician

Chair Stamps stated that since Amy McMahon was absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

A.1 PLEDGE

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

Present Commissioner Justin Welborn, Commissioner Paul Epperley, Commissioner Aaron Carpenter, Commissioner Greg Stamps, Commissioner Jayashree Narayana, Commissioner Kyle Pekurney, Commissioner Alternate A Thomas Kerby, and Commissioner Alternate B Jacob Whittaker

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Absent Commissioner Amy McMahon

Non-Voting

A.2 PUBLIC COMMENTS

There were no requests to speak from the public.

B. PUBLIC HEARINGS

B.1 ZC25-0146 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM CAMBRIDGE NRH DEVELOPMENT LLC FOR A REVISION TO PLANNED DEVELOPMENT 120 AT 7000 IRON HORSE BOULEVARD, BEING 5.010 ACRES DESCRIBED AS LOTS 1-18 AND LOTS 1X AND 2X, BLOCK 1, CAMBRIDGE MANOR.

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.

Bill Hardee, Sandlin Homes, 1193 Carlin Drive, Fort Worth, Texas, presented the request.

Commissioner Narayana and the applicant discussed the maintenance of the fence by the homeowner's association.

Commissioner Welborn and the applicant discussed the number of lots in the development and details about fence construction.

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

Vice Chair Carpenter and Mr. Husband discussed design standards for the cedar fence.

Commissioner Welborn and the applicant discussed fence construction methods for long-term screening purposes.

Commissioner Narayana and Mr. Husband discussed wording of the ordinance to allow flexibility in fence design.

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.

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A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER CARPENTER TO APPROVE ZC25-0146 AND INCLUDING OPTIONS FOR VARYING FENCE DESIGNS. MOTION TO APPROVE CARRIED 7-0.

B.2 ZC25-0147 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM PLATINUM PRO RENOVATIONS LLC FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6918 WALTER STREET, BEING 1.00 ACRES DESCRIBED AS LOT 2, BLOCK 1, CLIFTON ADDITION.

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.

Andrew Bertucci, 6918 Walter St, North Richland Hills, Texas, presented the request.

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

Chair Stamps and Mr. Husband discussed public feedback and the definition of accessory structure as it applies to this case.

Commissioner Narayana and Mr. Husband discussed lot coverage standards.

Chair Stamps and Mr. Husband discussed placement of the structures on the lot.

Public hearing was closed at 7:47 pm

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER PEKURNEY TO APPROVE ZC25-0147. MOTION TO APPROVE CARRIED 7-0.

B.3 ZC25-0148 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ6 ENTERPRISES LLC FOR A ZONING CHANGE FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO RESIDENTIAL INFILL PLANNED DEVELOPMENT (RI-PD) AT 8217 SAYERS LANE, BEING 0.493 ACRES DESCRIBED AS LOT 15, BLOCK 2, WOODBERT ADDITION.

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.

Anthony Washington, 1301 E Debbie Lane, Mansfield, Texas, presented the request.

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. There being no one else wishing to speak, Chair Stamps closed the public hearing.

Commissioner Narayana and Mr. Husband discussed the process for plat approval

Chair Stamps and Mr. Husband discussed the purpose of the proposed planned development and the R-3 zoning district standards.

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER WELBORN TO APPROVE ZC25-0148. MOTION TO APPROVE CARRIED 7-0.

B.4 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

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

Commissioner Welborn and Ms. Reaume discussed the number of properties

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affected by the need to seek variances in order to receive permits for garage enclosures.

Vice Chair Carpenter and Ms. Reaume discussed the process for notice of violation, bringing properties into compliance with existing codes, and the number of driveway spaces that could be required if enclosures were constructed.

Commissioner Narayana and Ms. Reaume discussed front yard paving, impervious lot coverage requirements, and the effects of the proposed standards.

Alternate Whittaker and Ms. Reaume discussed the number of parking spaces that could be provided if a garage was enclosed.

Chair Stamps and Ms. Reaume discussed removing the ordinance text requiring parking spaces to be provided if a garage was enclosed.

Alternate Kerby and Ms. Reaume discussed enforcement procedures for parking in front yards.

Commissioner Narayana and Ms. Reaume discussed requiring only two parking spaces if a garage was enclosed.

Commissioner Narayana and Mr. Husband discussed residential parking requirements in effect prior to 1984.

Commissioner Welborn and Ms. Reaume discussed removing references to a specific house construction date from the proposed standards.

Alternate Kerby and Ms. Reaume discussed approved paving materials for driveways.

Commissioner Narayana and Ms. Reaume discussed continuing the public hearing to the next meeting and providing additional examples of standards for discussion.

Chair Stamps encouraged the simplification of the proposal for future consideration.

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY VICE CHAIR CARPENTER TO CONTINUE THE PUBLIC HEARING TO NOVEMBER 6, 2025, MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

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EXECUTIVE SESSION

D. ADJOURNMENT

Chair Stamps adjourned the meeting at 8:33 p.m.

Greg Stamps, Chair

Attest:

Aaron Carpenter, Vice Chair