

**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  
SEPTEMBER 18, 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 18th day of September 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
	Jayashree Narayana	Place 5
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B
Absent:	Paul Epperley	Place 2
	Amy McMahon	Place 6
Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

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.**

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.

Chair Stamps adjourned the work session at 6:59 p.m.

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

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

**Absent**      Commissioner Paul Epperley, and Commissioner Amy McMahon

### **Non-Voting**

## A. CALL TO ORDER

Chair Stamps called the meeting to order at 7:01 p.m.

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

Absent:	Paul Epperley	Place 2
	Amy McMahon	Place 6

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

Chair Stamps stated that since Paul Epperley and Amy McMahon were absent, Alternates Mike Kerby and Jacob Whittaker will 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

**B.1 APPROVE MINUTES OF THE SEPTEMBER 4, 2025, PLANNING AND ZONING COMMISSION MEETING.**

**APPROVED**

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY ALTERNATE KERBY TO APPROVE MINUTES OF THE SEPTEMBER 4, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 7-0.

C. PUBLIC HEARINGS

**C.1 ZC23-0064 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MARISOL PEDROZA FOR A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT AT 9200 MARTIN DRIVE, BEING 0.516 ACRES DESCRIBED AS LOTS 3 AND 4, BLOCK 1, THOMPSON PARK ESTATES.**

**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.

Jocelyn Pedrosa, 9200 Martin Drive, North Richland Hills, Texas, presented the request.

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

Commissioner Narayana and Mr. Husband discussed whether the motion language needed to include the specific waiver requests to the standards. Mr. Husband stated a motion to approve as presented would include the waivers since they were included in the development standards included with the request.

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

**A MOTION WAS MADE BY COMMISSIONER PEKURNEY, SECONDED BY COMMISSIONER WELBORN TO APPROVE ZC23-0064. MOTION TO APPROVE CARRIED 7-0.**

**C.2 ZC25-0140 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM AVID ROOFING & WATERPROOFING FOR A SPECIAL USE PERMIT FOR A CONTRACTOR'S OFFICE WITH SHOP AND GARAGE AT 5105 COMMERCIAL DRIVE, BEING 0.621 ACRES DESCRIBED LOT J, BLOCK 14, RICHLAND TERRACE 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.

Dave Wasson, 504 Silverado Trail, Keller, Texas, presented the request.

Commissioner Narayana and the applicant discussed the replacement of the fencing adjacent to the residential property.

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

Vice Chair Carpenter and Mr. Husband discussed the proposed fence on the north side of the site.

Chair Stamps and Mr. Husband discussed required landscaping in this area.

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

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

**A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER WELBORN TO APPROVE ZC25-0140. MOTION TO APPROVE CARRIED 7-0.**

**C.3 ZC25-0143 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MKG HOMES FOR A SPECIAL USE PERMIT FOR A PERMANENT ACCESSORY BUILDING AT 6809 LITTLE RANCH ROAD, BEING 1.836 ACRES DESCRIBED AS LOT 7, BLOCK 1, MORGAN MEADOWS.**

**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.

Kelly Pollard, 4107 Stone Wood Drive, Arlington, Texas, presented the request.

Alternate Whittaker and the applicant discussed the removal of the existing house.

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

Chair Stamps and Mr. Husband discussed comparable accessory structures in the neighborhood.

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

**A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0143. MOTION TO APPROVE CARRIED 7-0.**

**D. PLANNING AND DEVELOPMENT**

**EXECUTIVE SESSION**

**E. ADJOURNMENT**

Chair Stamps adjourned the meeting at 7:36 p.m.

---

Greg Stamps, Chair

Attest:

---

Jay Narayana, Secretary