

**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 2, 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 2nd 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
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Paul Epperley	Place 2
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Staff Members:	Cori Reaume	Director of Planning
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician

Chair Stamps called the work session to order at 6:00 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 discussed items on the regular meeting agenda.

A.3 DISCUSSION REGARDING POSSIBLE UPDATES TO THE REGULATION OF REAR YARD OPEN SPACE AND RESIDENTIAL PARKING REQUIREMENTS.

Director of Planning Cori Reaume discussed possible updates to the regulation of rear yard open space and residential parking 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 7:03 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 7:08 p.m.

Present:	Greg Stamps	Chair, Place 4
	Aaron Carpenter	Vice Chair, Place 3
	Justin Welborn	Place 1
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A
	Jacob Whittaker	Alternate B

Absent:	Paul Epperley	Place 2
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Staff Members:	Cori Reaume	Director of Planning
	Chad VanSteenberg	Planner
	Lathan Tolbert	Planning Technician

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

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

Absent Commissioner Paul Epperley

Non-Voting

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. CONSIDER APPROVAL OF CONSENT AGENDA ITEMS

APPROVED

A MOTION WAS MADE BY VICE CHAIR CARPENTER, SECONDED BY COMMISSIONER WELBORN TO APPROVED THE CONSENT AGENDA AS PRESENTED. MOTION TO APPROVE CARRIED 7-0.

Absent: 1

B.1 APPROVE MINUTES OF THE SEPTEMBER 18, 2025, PLANNING AND ZONING COMMISSION MEETING.

B.2 PLAT25-0094 CONSIDERATION OF A REQUEST FROM DFW HOME SOLUTIONS LLC FOR A REPLAT OF LOT 3R, BLOCK 3, J.L. AUTREY ADDITION, BEING 0.103 ACRES LOCATED AT 4032 RITA BETH STREET.

C. PLANNING AND DEVELOPMENT

C.1 ZC25-0144 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JAMES STEWART FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO RE-1 (RESIDENTIAL ESTATE) AT 8912 EDEN ROAD, BEING 2.001 ACRES DESCRIBED AS TRACTS 1F AND 1K, OZIAH RUMFIELD SURVEY, ABSTRACT 1365.

APPROVED

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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.

Vice Chair Stamps called for the applicant to present the request.

Kelly Stewart, 6028 Bosque River Court, North Richland Hills, Texas, presented the request.

Chair Stamps called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Commissioner Narayana and Ms. Reaume discussed street access for the property.

Commissioner McMahon and Ms. Reaume discussed the zoning and platting process for the property.

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 COMMISSIONER PEKURNEY, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0144. MOTION TO APPROVE CARRIED 7-0.

Absent: 1

C.2 ZC25-0145 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM SANTOS CATALAN FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 8459 SHADY GROVE ROAD, BEING 1.319 ACRES DESCRIBED AS TRACT 13A4, THOMAS PECK SURVEY, ABSTRACT 1209.

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.

Vice Chair Stamps called for the applicant to present the request.

Santos Catalan, SMA Architects, 10440 E Northwest Highway, Dallas, Texas,

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presented the request.

Chair Stamps called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

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

Kevin Leckey, 8625 Caddo Court, North Richland Hills, Texas, spoke in opposition to the request and stated concerns about the state of the property.

Tracy Bennett, 3825 Scruggs Drive, North Richland Hills, Texas, spoke about the request.

Nneka Nweke 8704 Woodbury Court, North Richland Hills, Texas, stated her concerns about the state of the property.

Fabio Videira, 8517 Fresh Meadows Road, stated his concerns about the state of the property.

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.

Chair Stamps and Ms. Reaume discussed questions raised during the public hearing regarding the ability to subdivide the property into multiple lots, street access, the single-lot plat under review by staff, and the zoning standards of the R-2 (Single-Family Residential) district.

Vice Chair Carpenter and Ms. Reaume discussed drainage review during the plat process.

Commissioner McMahon and Ms. Reaume discussed the review process for platting the property into multiple lots.

Chair Stamps, Commissioner Welborn, and Ms. Reaume discussed procedures related to payment for outstanding liens on a property.

Commissioner Welborn discussed the appropriateness of R-2 (Single-Family Residential) zoning for the proposed lot.

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC25-0145. MOTION TO APPROVE CARRIED 7-0.

Absent: 1

C.3 TR25-06 PUBLIC HEARING AND CONSIDERATION REGARDING CITY-INITIATED TEXT AMENDMENTS TO CHAPTER 118 (ZONING) DIVISION 15 (TRANSIT ORIENTED DEVELOPMENT CODE) FOR THE PURPOSE OF CONSIDERING THE ADDITION OF SHORT TERM RENTAL HOUSING AND ADDITIONAL REGULATIONS.

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 called for Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Alternate Whittaker and Ms. Reaume discussed development activity at Smithfield Road and Arthur Drive.

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

Tracy Bennett, 3825 Scruggs Drive, North Richland Hills, Texas, stated general comments regarding short-term rentals.

Vladimir Nalivayko, 6613 Carston Court, North Richland Hills, Texas, stated general comments regarding short-term rentals.

Gopi Kantamneni, 7012 Bursey Road, North Richland Hills, Texas, stated general comments regarding short-term rentals.

Charla Anderson, 7205 Crabtree Lane, North Richland Hills, Texas, stated general comments regarding short-term rentals.

Commissioner Welborn and Charla Anderson discussed her living arrangement on the STR property.

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

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

Commissioner Narayana and Ms. Reaume discussed that amendment only addresses the use in the transit oriented development districts.

Vice Chair Carpenter, Commissioner Narayana, Chair Stamps, and Ms. Reaume discussed procedural details about making density recommendations.

Commissioner Welborn discussed possible minimum spacing requirements for short-term rentals and onsite versus offsite owners.

Commissioner Narayana discussed a special use permit option that was considered previously.

Commissioner Pekurney discussed the balance between short-term rentals in the transit oriented development areas and other areas in the city.

A MOTION WAS MADE BY COMMISSIONER CARPENTER, SECONDED BY COMMISSIONER, ALTERNATE A KERBY TO APPROVED. APPROVE TR25-06 WITH CONDITIONS. MOTION TO APPROVE CARRIED 7-0.

Absent: 1

EXECUTIVE SESSION

D. ADJOURNMENT

Chair Stamps adjourned the meeting at 8:32 p.m.

Greg Stamps, Chair

Attest:

Aaron Carpenter, Vice Chair

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