

**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  
MAY 21, 2026**

**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 21st day of May 2026, 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
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.**

Director of Planning Cori Reaume and 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 7:17 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 7:21 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 McMahan	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 Commissioners McMahan was absent, Alternate Mike Kerby would 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

## C. PUBLIC HEARINGS

### **C.1 ZC26-0158 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM DENT TEX FOR A SPECIAL USE PERMIT FOR TRUCK RENTAL AT 7507 BOULEVARD 26, BEING 0.654 ACRES DESCRIBED AS LOT 10R, NORTH EDGLEY ADDITION.**

#### **DENIED**

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.

Paul Conover, representing Dent Tex, 7507 Boulevard 26, North Richland Hills, and Jordan Brazzel, U-Haul Company of Northwest Dallas, 811 East State Highway 121, Lewisville, Texas, presented the request.

Commissioner Welborn and the applicants discussed pick-up versus drop-off traffic for truck rentals and the number of vehicles currently parked on the site.

Vice Chair Carpenter and the applicants discussed the history of truck rentals on the property.

Chair Stamps and the applicant discussed site layout and parking areas for the trucks.

Commissioner Narayana and the applicants discussed the number of vehicles currently parked on the site by the property owner's auto repair business.

Vice Chair Carpenter and the applicants discussed the site layout and vehicle storage on the property.

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

Chair Stamps and Mr. Husband discussed the scope of the truck rental operation and city enforcement processes.

Commissioner Narayana, Mr. Husband, and the applicants discussed the size of the trucks in relation to fire lane widths and parking space dimensions.

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 Welborn discussed the existing parking issues related to the auto repair business on the site.

**A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER NARAYANA TO DENY ZC26-0158. MOTION TO DENY CARRIED 7-0.**

**C.2 ZC26-0162 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WING AVIATION LLC FOR A REVISION TO PLANNED DEVELOPMENT 35 AT 6321 BOULEVARD 26, BEING 5.267 ACRES DESCRIBED AS LOT 6, BLOCK A, RICHLAND PLAZA ADDITION.**

**APPROVED**

Chair Stamps announced that Commissioner Pekurney has a conflict of interest for item B.2 and would abstain from discussion. He filed an affidavit of disqualifications with the city secretary stating his conflict.

*Commissioner Pekurney left the dais at 7:46 PM.*

Chair Stamps stated that due to the recusal of Commissioner Pekurney, Alternate Whittaker would be a voting member for this item.

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.

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Guelmarie Conde, representing Wing Aviation, 380 Virginia Highlands, Fayetteville, Georgia, presented the request.

Chair Stamps and the applicant discussed the drone operations proposed for the site.

Commissioner Carpenter and the applicant discussed drone weight limits, delivery timing, and air traffic of other local drone operations.

Chair Stamps and the applicant discussed the DoorDash drone model in other locations across the country and order frequency and capacity.

Alternate Whitaker and the applicant discussed vehicular traffic in conjunction with the drone operations.

Vice Chair Carpenter and the applicant discussed the hours of operation for the site.

Alternate Whitaker and the applicant discussed operations in relation to major holidays.

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

Chair Stamps and Mr. Husband discussed the traffic implications and existing parking conditions, site design, and hours of operation.

Alternate Whitaker and the applicant discussed the timeline and scope of implementing nighttime operations.

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

The following individuals spoke during the public hearing: Robert Gomez, 7714 Sable Lane.

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 WELBORN, SECONDED BY VICE CHAIR CARPENTER TO APPROVE ZC26-0162 WITH THE CONDITION THAT DRONE OPERATIONS TAKE PLACE DURING DAYLIGHT HOURS ONLY. MOTION TO APPROVE CARRIED 6-1 (ALTERNATE WHITTAKER VOTING AGAINST AND COMMISSIONER PEKURNEY ABSTAINING)

**C.3 ZC26-0163 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM WESTWOOD PROFESSIONAL SERVICES FOR A ZONING CHANGE FROM OC (OUTDOOR COMMERCIAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 8613 BOULEVARD 26, BEING 5.335 ACRES DESCRIBED AS A PORTION OF LOT 3R3R, BLOCK 2, WALKER BRANCH ADDITION.**

**DENIED**

*Commissioner Pekurney returned to the dais at 8:19 PM.*

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 the applicant to present the request.

Timothy Lucas, representing Westwood Professional Services, 12332 Dogwood Springs Drive, Fort Worth; and Jason Fox, 13417 Meadow Cross Drive, Aledo; and Seth Mullins, representing FlexPointe Ventures, 8321 Saddlebrook Drive, North Richland Hills, presented the request.

Chair Stamps and the applicants discussed the project plan and property boundaries.

Commissioner Welborn and the applicants discussed other projects completed by the company.

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.

The following individuals spoke during the public hearing: Robert Gomez, 7714 Sable Lane, North Richland Hills.

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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 Ms. Reaume discussed the requested parking requirements for the project.

Vice Chair Carpenter and Ms. Reaume discussed the intent of the nonresidential planned development.

Chair Stamps and Ms. Reaume discussed the existing development around the site and letter of opposition received from an adjacent property owner.

Commissioner Welborn and Ms. Reaume discussed prior interest in developing the site.

Commissioner Narayana and Ms. Reaume discussed flex-industrial occupancy rates.

Chair Stamps and applicants discussed the anticipated tenants for the buildings, the project scope, and architectural design of the buildings.

Commissioner Narayana and the applicants discussed the architectural design of the buildings, and the lack of other industrial and commercial land uses in the area.

Alternate Kerby and the applicants discussed the scope of moving and storage companies proposed for the project.

Chair Stamps and the applicants discussed the fragmented nature of the adjacent properties and likely tenants for the project.

Vice Chair Carpenter and the applicants discussed the proposed business types for the project.

Alternate Kerby and the applicants discussed similar development concepts in the metro area.

Commissioner Welborn stated the proposed development and types of uses are not compatible with existing uses in the area.

Alternate Whittaker stated the proposed development is not the highest and best use

for the property.

Commissioner Pekurney stated the timing of the project and proposed type of development is not compatible with the surrounding area.

Vice Chair Carpenter stated the proposed development does not align with the land use plan.

Commissioner Narayana stated that the proposed development is inconsistent with the land use plan and incompatible with the area.

Commissioner Epperley stated the land has been vacant for decades and the timing of the project is appropriate.

Alternate Kerby stated the proposed use and timing of the project is appropriate.

**A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER CARPENTER TO DENY ZC26-0163. MOTION TO DENY CARRIED 4-3, WITH COMMISSIONERS WELBORN, CARPENTER, NARAYANA, AND PEKURNEY VOTING FOR THE MOTION, AND COMMISSIONERS EPPERLEY AND STAMPS, AND ALTERNATE KERBY VOTING AGAINST THE MOTION.**

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Stamps adjourned the meeting at 9:23 PM

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Greg Stamps, Chair

Attest:

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Jay Narayana, Secretary