

**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**

JULY 17, 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 17th day of July 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:	Justin Welborn	Chair, Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Vice Chair, Place 4
	Aaron Carpenter	Place 3

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

Chair Welborn called the work session to order at 6:31 p.m.

A.1 ELECTION OF OFFICERS

Since two members were absent, Chair Welborn stated it was the consensus of the Commission that officer elections would be postponed to the next meeting to allow for all members to participate.

A.2 PLANNING DIRECTOR REPORT

Director of Planning Cori Reaume presented the city announcements and summarized recent City Council actions.

A.3 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 Welborn adjourned the work session at 6:46 p.m.

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

A. CALL TO ORDER

Chair Welborn called the meeting to order at 7:02 p.m.

Present:	Justin Welborn	Chair, Place 1
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Kyle Pekurney	Place 7
	Mike Kerby	Alternate A

Absent:	Greg Stamps	Vice Chair, Place 4
	Aaron Carpenter	Place 3

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

Chair Welborn stated that since Greg Stamps and Aaron Carpenter were absent, Alternate Mike Kerby will be a voting member of the Commission at this meeting.

A.1 PLEDGE

Alternate Kerby 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 JUNE 5, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER NARAYANA TO APPROVE MINUTES OF THE JUNE 5, 2025, PLANNING AND ZONING COMMISSION MEETING. MOTION TO APPROVE CARRIED 6-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT24-0072 CONSIDERATION OF A REQUEST FROM MEADOW DEVELOPMENT GROUP LLC FOR AN EXCEPTION TO SECTION 110-256(F) OF THE SUBDIVISION ORDINANCE TO ALLOW UNDERGROUND UTILITY SERVICE LINES TO BE LOCATED AT THE FRONT OF THE LOTS IN THE MEADOW, BEING 29.553 ACRES LOCATED AT THE SOUTHEAST CORNER OF RUFE SNOW DRIVE AND BURSEY ROAD.

APPROVED

Chair Welborn introduced the item and called Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Chair Welborn called for the applicant to present the request.

Scott Williams, Westwood Professional Services, 4007 Oak Wood Court, Aubrey, Texas, presented the request.

Chair Welborn and the applicant discussed the construction specifications for retaining walls.

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Commissioner Narayana and the applicant discussed the number of transformers that would be installed in the development.

Scott Baumbach, Oncor, 6456 Fairview Drive, Watauga, Texas, discussed the plans for electric service in the subdivision.

Commissioner Narayana and Mr. Baumbach discussed the location of transformers in relation to retaining walls.

Chair Welborn called Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Commissioner Narayana and Ms. Reaume discussed the location of utility boxes and requirements for screening.

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE THE EXCEPTION REQUEST FOR PLAT24-0072. MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 ZC25-0137 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JHF ENGINEERING PLLC FOR A ZONING CHANGE FROM U (SCHOOL CHURCH AND INSTITUTIONAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 5301 DAVIS BOULEVARD, BEING 4.411 ACRES DESCRIBED AS LOT 8, BLOCK 33, NOR'EAST ADDITION.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Cameron Hays, Blue Plate Network, 8750 N Central Expressway, Dallas, Texas, and Bob Greg, MAD Concepts Group, 5040 Addison Circle, Addison, Texas, presented the request.

Commissioner McMahon and the applicants discussed the restaurant's other locations and residential adjacency issues, including screening and event programming.

Chair Welborn and the applicants discussed average visit times per customer and peak hours.

Don Sopranzi, architect, 4800 Northway Drive, Dallas, Texas, discussed the site plan and building designs for the project.

Commissioner Narayana, Alternate Kerby, and Chair Welborn discussed the lack of a sidewalk on Greenwood Way, proposed screening shrubs, video screens, and other items.

Alternate Kerby and the applicants discussed the landscaping proposed along Greenwood Way.

Jake Fears, JHF Engineering, 8738 FM 225, Laneville, Texas, discussed the proposed site plan.

Commissioner McMahon and Mr. Fears discussed the option to remove the driveway on Greenwood Way.

Chair Welborn called Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Commissioner Narayana and Ms. Reaume discussed sidewalks along Greenwood Way.

Commissioner Pekurney, Ms. Reaume, and the applicants discussed potential the occupancy loads, parking requirements, and access to adjacent streets.

Economic Development Director Craig Hulse discussed community surveys and feedback regarding restaurants in North Richland Hills.

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

Timothy Duckett, 5400 Greenwood Way, North Richland Hills, Texas, spoke in opposition to the proposal. He stated concerns about alcohol sales, traffic, the

driveway on Greenwood Way, location of refuse containers, and noise.

Teresa Franklin, 5305 Greenwood Way, North Richland Hills, Texas, stated her concerns about the driveway across from her property on Greenwood Way.

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

Chair Welborn and Mr. Gregg discussed subjects referenced during the public hearing including cooking odors, live music, alcohol sales, and traffic.

Commissioner Narayana and Alternate Kerby discussed possible planned development standards related to vehicle access and screening.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0137 WITH THE FOLLOWING CONDITIONS: INSTALLATION OF A SIDEWALK ADJACENT TO GREENWOOD WAY, INSTALLING A SHORT WALL IN ADDITION TO THE HEDGEROW ADJACENT TO GREENWOOD WAY TO SCREEN HEADLIGHTS FROM RESIDENTIAL PROPERTIES, CLOSURE OF THE DRIVEWAY ON GREENWOOD WAY IF WARRANTED BY TRAFFIC ANALYSIS, AND ADDING LANDSCAPING AROUND THE REFUSE CONTAINER ENCLOSURE. MOTION TO APPROVE CARRIED 6-0.

D.2 ZC25-0138 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM MJ6 ENTERPRISES LLC FOR A ZONING CHANGE FROM R-3 (SINGLE-FAMILY RESIDENTIAL) TO RI-PD (RESIDENTIAL INFILL PLANNED DEVELOPMENT) AT 8301 SAYERS LANE, BEING 0.461 ACRES DESCRIBED AS LOT 16, BLOCK 2, WOODBERT ADDITION.

APPROVED

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

Chair Welborn called for the applicant to present the request.

Jerrod Goff, MJ6 Enterprises, 6217 Price Drive, North Richland Hills, Texas, presented the request.

Commissioner Narayana and the applicant discussed the proposed front entry garages.

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

Alternate Kerby and Mr. Husband discussed tree planting requirements for the planned development.

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

A MOTION WAS MADE BY COMMISSIONER MCMAHON, SECONDED BY COMMISSIONER EPPERLEY TO APPROVE ZC25-0138. MOTION TO APPROVE CARRIED 6-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Chair Welborn adjourned the meeting at 9:08 p.m.

Justin Welborn, Chair

Attest:

Jayashree Narayana, Place 5

Rollcall

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

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Non-Voting