

**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 15, 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 15th day of May 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	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B

Absent:	Justin Welborn	Chair, Place 1
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Jailan Hadnot	Planning Technician

Vice 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

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items on the regular meeting agenda.

A.3 LEGISLATIVE UPDATE

This item was not discussed.

B. FUTURE AGENDA ITEMS

There were no requests from Planning and Zoning Commission for future agenda items.

Vice Chair Stamps adjourned the work session at 7:11 p.m.

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

Vice Chair Stamps called the meeting to order at 7:16 p.m.

A. CALL TO ORDER

Vice Chair Stamps called the meeting to order at 7:16 p.m.

Present:	Greg Stamps	Vice Chair, Place 4
	Jared Ross	Secretary, Place 3
	Paul Epperley	Place 2
	Jayashree Narayana	Place 5
	Amy McMahon	Place 6
	Brianne Goetz	Place 7
	Mike Kerby	Alternate A
	Aaron Carpenter	Alternate B

Absent:	Justin Welborn	Chair, Place 1
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Staff Members:	Cori Reaume	Director of Planning
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	Jailan Hadnot	Planning Technician

Vice Chair Stamps stated that since Chair Welborn is absent this evening, Alternate Mike Kerby will be a voting member of the Commission.

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A.1 PLEDGE

Alternate Carpenter 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 APRIL 3, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER MCMAHON TO APPROVE MINUTES OF THE APRIL 3, 2025, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO APPROVE CARRIED 7-0.

C. PLANNING AND DEVELOPMENT

C.1 PLAT25-0087 CONSIDERATION OF A REQUEST FROM DAVIS BLVD JVA LLC FOR A FINAL PLAT OF THE HILLS AT DAVIS PARK, BEING 3.925 ACRES LOCATED AT 8320 DAVIS BOULEVARD.

APPROVED

Vice Chair Stamps introduced the item and called Principal Planner Clayton Husband to introduce the request. Mr. Husband introduced the request.

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

Samuel Tully, representing Davis Blvd JVA LLC, 321 Inverness Drive, Roanoke, Texas, presented the request.

Commissioner Narayana and the applicant discussed the number of driveways proposed on the site.

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

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Commissioner Narayana, Mr. Husband, and the applicant discussed the common access easements, driveways, and maintenance responsibilities for improvements.

Alternate Kerby, Mr. Husband, and the applicant discussed the access to the site related to solid waste service.

Alternate Carpenter, Mr. Husband, and the applicant discussed the right-of-way dimensions on the plat where the existing retaining wall is constructed.

A MOTION WAS MADE BY COMMISSIONER ROSS, SECONDED BY COMMISSIONER GOETZ TO APPROVE PLAT25-0087 WITH THE CONDITIONS OUTLINED IN THE DEVELOPMENT REVIEW COMMITTEE COMMENTS.

MOTION TO APPROVE CARRIED 7-0.

D. PUBLIC HEARINGS

D.1 ZC25-0132 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TROY VALENTINE AND CURTIS WEST FOR A ZONING CHANGE FROM AG (AGRICULTURAL) AND R-3 (SINGLE-FAMILY RESIDENTIAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 7816 AND 7900 DOUGLAS LANE, BEING 3.04 ACRES DESCRIBED AS LOT 1, BLOCK 4, LONDONDERRY ADDITION, AND TRACT 1A1A, JOHN CONDRA SURVEY, ABSTRACT 310.

APPROVED

Vice 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.

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

Troy Valentine, 7618 Douglas Lane, North Richland Hills, Texas, presented the request.

Vice Chair Stamps and the applicant discussed the zoning of both properties in relation to platting the property.

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

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presented the staff report.

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 COMMISSIONER MCMAHON, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0132.

MOTION TO APPROVE CARRIED 7-0.

D.2 ZC25-0134 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JONATHAN HOLLAND FOR A ZONING CHANGE FROM AG (AGRICULTURAL) TO R-2 (SINGLE-FAMILY RESIDENTIAL) AT 6900 HEWITT STREET, BEING 0.4026 ACRES DESCRIBED AS TRACT 2D1, JOHN MCCOMAS SURVEY, ABSTRACT 1040.

APPROVED

Vice 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.

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

Jonathan Holland, 7609 April Court, North Richland Hills, Texas, presented the request.

Commissioner Ross and the applicant discussed the demolition of the existing house on the lot and plans for construction of a new residence.

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

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 ALTERNATE KERBY, SECONDED BY COMMISSIONER MCMAHON TO APPROVE ZC25-0134.

MOTION TO APPROVE CARRIED 7-0.

D.3 TR25-02 PUBLIC HEARING TO CONSIDER AMENDMENTS TO CHAPTER 118 (ZONING), SECTIONS 118-1, 118-631, 118-633, AND 118-833 REGARDING DATA CENTER FACILITIES, PARKING REQUIREMENTS, AND ADDITIONAL REGULATIONS

CONTINUED

Vice 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.

Vice Chair Stamps and Ms. Reaume discussed the public availability of the work session recording of the data center discussion.

Commissioner Narayana and Ms. Reaume discussed clarifying the definition reference one lot.

Alternate Kerby and Ms. Reaume discussed the parking requirements for data centers.

Commissioner Narayana, Commissioner Ross, and Ms. Reaume discussed the appropriate locations and site standards for data center uses and the difficulty of formalizing specific location options.

Commissioner McMahon and Ms. Reaume discussed the need for additional discussion at another meeting and what research and reference information might be available prior to that meeting.

Vice Chair Stamps and Ms. Reaume discussed continuing the hearing to the next meeting for additional discussion.

Vice Chair Stamps called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Stamps stated the public hearing will continue at the next meeting.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY ALTERNATE KERBY TO CONTINUE THE PUBLIC HEARING FOR TR25-02 TO THE JUNE 5, 2025, PLANNING AND ZONING COMMISSION MEETING.

MOTION TO CONTINUE CARRIED 7-0.

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Stamps adjourned the meeting at 8:01 p.m.

Greg Stamps, Vice Chair

Attest:

Brianne Goetz, Place 6