

**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**

DECEMBER 11, 2025

Special Meeting

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 11th day of December 2025, at 6:00 p.m. in the City Council Work Room prior to the 7:00 p.m. special Planning and Zoning Commission meeting.

Present: Aaron Carpenter Vice Chair, Place 3

Justin Welborn Place 1

Amy McMahon Place 6

Kyle Pekurney Place 7

Mike Kerby Alternate A

Absent: Greg Stamps Chair, Place 4

Paul Epperley Place 2

Jayashree Narayana Place 5

Jacob Whittaker Alternate B

Staff Members: Cori Reaume Director of Planning

Chad VanSteenberg Planner

Lathan Tolbert Planning Technician

Vice Chair Carpenter 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.

B. FUTURE AGENDA ITEMS

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

Vice Chair Carpenter adjourned the work session at 6:44 p.m.

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

A. CALL TO ORDER

Vice Chair Carpenter called the meeting to order at 7:00 p.m.

Present:	Aaron Carpenter Justin Welborn Amy McMahon Kyle Pekurney Mike Kerby	Vice Chair, Place 3 Place 1 Place 6 Place 7 Alternate A
Absent:	Greg Stamps Paul Epperley Jayashree Narayana Jacob Whittaker	Chair, Place 4 Place 2 Place 5 Alternate B
Staff Members:	Cori Reaume Chad VanSteenberg Lathan Tolbert	Director of Planning Planner Planning Technician

Vice Chair Carpenter stated that since Chair Greg Stamps, Commissioner Jay Narayana, Commissioner Paul Epperley, and Alternate Jacob Whittaker were absent, Alternate Mike Kerby would be a voting member of the Commission at this meeting.

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

Non-Voting

A.1 PLEDGE

Commissioner Welborn 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 NOVEMBER 6, 2025, PLANNING AND ZONING COMMISSION MEETING.

APPROVED

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER, ALTERNATE A KERBY TO APPROVE MINUTES OF THE NOVEMBER 6, 2025, PLANNING AND ZONING COMMISSION MEETING.
MOTION TO APPROVE CARRIED 5-0.

C. PUBLIC HEARINGS

C.1 ZC25-0152 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BLANCHEDIM LLC FOR A SPECIAL USE PERMIT FOR AN EVENT CENTER AT 7620 NE LOOP 820, BEING 12.98 ACRES DESCRIBED AS LOT 5, BLOCK 1, NORTH HILLS VILLAGE.

APPROVED

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

Franck Mukengeshayi, 8316 Comanche Springs Drive, Fort Worth, Texas, presented the request.

Vice Chair Carpenter and the applicant discussed other locations where the business

operates.

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

Ms. Reaume and Commissioner McMahon discussed business hours of other tenants in the shopping center in regard to parking.

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

A MOTION WAS MADE BY ALTERNATE KERBY, SECONDED BY COMMISSIONER PEKURNEY TO APPROVE ZC25-0152. MOTION TO APPROVE CARRIED 5-0.

C.2 TR25-07, PUBLIC HEARING AND CONSIDERATION REGARDING POSSIBLE UPDATES TO CHAPTER 118 RELATED TO IMPLEMENTING MAXIMUM LOT COVERAGE REQUIREMENTS IN LIEU OF REAR-YARD OPEN SPACE REQUIREMENTS.

CONTINUED

Vice Chair Carpenter introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to present the request. Ms. Reaume presented the request.

Commissioner McMahon and Ms. Reaume discussed scenarios where certain open spaces could be credited toward the rear yard open space calculation.

Commissioner Pekurney and Ms. Reaume discussed how rear yard open space might affect future updates to accessory structure standards.

Vice Chair Carpenter and Ms. Reaume discussed the difference between the rear yard open space and maximum lot coverage approaches.

Commissioner Welborn, Vice Chair Carpenter, and Ms. Reaume discussed the flexibility allowed by the rear yard open space hybrid approach being proposed.

Chair Carpenter called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Vice Chair Carpenter stated the public hearing would remain open until the next meeting on January 15,

2026.

A MOTION WAS MADE BY COMMISSIONER WELBORN, SECONDED BY COMMISSIONER MCMAHON, TO CONTINUE THE PUBLIC HEARING FOR TR25-07 TO THE JANUARY 15, 2026, MEETING. MOTION TO APPROVE CARRIED 5-0.

D. PLANNING AND DEVELOPMENT

EXECUTIVE SESSION

E. ADJOURNMENT

Vice Chair Carpenter adjourned the meeting at 7:32 p.m.

Aaron Carpenter, Vice Chair

Attest:

Justin Welborn, Place 1