



## LANDSCAPE REVIEW BOARD MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** May 26, 2026  
**SUBJECT:** LRB26-0011 Public hearing and consideration of a request from RG Berry Properties LLC for a variance to Chapter 114 (Vegetation) of the Code of Ordinances, North Richland Hills, Texas, regarding buffer yard requirements at 9049 Mid-Cities Boulevard, being 0.608 acres described as Lot 9, Block A, Berry Creek Village.  
**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

RG Berry Properties LLC is requesting a variance to Chapter 114 (Vegetation) of the Code of Ordinances, North Richland Hill, Texas. The site is located at 9049 Mid-Cities Boulevard. The applicant is requesting a variance from the buffer yard tree planting requirement adjacent to residential property.

### **GENERAL DESCRIPTION:**

The site is located on the north side of Mid-Cities Boulevard between Hawk Avenue and Precinct Line Road. The property is across the street from Birdville High School. A 4,900-square-foot office and retail building is being constructed on the site. The property is zoned C-1 (Commercial).

The landscaping and buffering standards that apply to this property are found in Article III, Landscaping and Buffering Regulations of Chapter 114 (Vegetation) of the Code of Ordinances. The Development Review Committee reviewed the landscape plan for the property as part of the site plan application for the project. The plan meets the requirements of the landscaping and buffering regulations with the exception of the standards described below.

Section 114-72(b) and 114-72(c)(2) of the landscaping regulations establish standards for buffer yards between commercial and residential land uses. These standards require a 15-foot wide landscape buffer yard and the construction of a six- to eight-foot tall masonry screening wall. Since the adjacent property is single-family residential, the site requires a buffer yard and masonry screening wall to be constructed on the common property line.

A masonry screening wall was constructed on the site in 2021. A 15-foot wide buffer yard will be installed on the site; however, the applicant is requesting a waiver of the requirement for planting trees within the buffer yard. The buffer yard is encumbered by an existing 15-foot water line easement that contains a 12-inch water line. This water line extends north to Martin Drive and south to Mid-Cities Boulevard. Due to the location of the water line, there is insufficient room within the easement for the planting of trees. In

lieu of the trees, the applicant proposes to plant 47 Dwarf Burford holly bushes between the parking spaces and the buffer yard. These shrubs can grow to a mature size of six to eight feet tall.

The applicant’s proposed landscape plan is attached. The table below summarizes the applicable standards and describes the applicant’s proposal to mitigate the deficiency.

STANDARD	REQUIRED	PROPOSED
<u>Sec. 114-72(b)</u> Buffer requirements	Buffer yard between zoning districts <ul style="list-style-type: none"> <li>• 15-foot wide buffer yard between commercial and residential districts</li> </ul>	<ul style="list-style-type: none"> <li>• 15-foot wide buffer yard provided</li> </ul>
<u>Sec. 114-72(c)(2)</u> Buffer requirements	Nonresidential adjacent to residential: <ul style="list-style-type: none"> <li>• Masonry screening wall (6-8 feet height)</li> <li>• One large tree per 30 linear feet</li> <li>• 40% of trees must be evergreen</li> </ul>	<ul style="list-style-type: none"> <li>• Screening wall provided.</li> <li>• Trees not provided in buffer yard</li> <li>• 47 Dwarf Burford holly bushes provided</li> </ul>



Dwarf Burford Holly  
*Ilex cornuta 'Burfordii'*

The request is being processed as a variance application, which would waive certain landscaping standards for the development. The Board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four Board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site.

**RECOMMENDATION:**

Approve LRB26-0011.