

**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**

**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.**