



CITY OF NORTH RICHLAND HILLS
LANDSCAPE REVIEW BOARD AGENDA
4301 CITY POINT DRIVE
NORTH RICHLAND HILLS, TX 76180
TUESDAY, MAY 26, 2026

The North Richland Hills City Council, sitting as the Landscape Review Board, will meet immediately following the 7:00 p.m. May 26, 2026 City Council meeting.

REGULAR MEETING: 7:00 PM

Held in the Council Workroom

A. CALL TO ORDER

B. PUBLIC COMMENTS

An opportunity for citizens to address the Landscape Review Board on matters which are scheduled on this agenda for consideration by the Landscape Review Board, but not scheduled as a public hearing. In order to address the Landscape Review Board during public comments, a Public Meeting Appearance Card must be completed and presented to the recording secretary prior to the start of the Landscape Review Board meeting.

C. ACTION ITEMS

C.1 [Approve the September 9, 2024 Landscape Review Board meeting minutes.](#)

D. PUBLIC HEARINGS

D.1 [LRB26-0010 Public hearing and consideration of a request from DB Constructors Inc for a variance to Chapter 114 \(Vegetation\) of the Code of Ordinances, North Richland Hills, Texas, regarding screening wall requirements at 6321 Browning Court, being 4.001 acres described as Lot 7, Block 3, Industrial Park Addition.](#)

D.2 [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.](#)

E. ADJOURNMENT

Certification

I do hereby certify that the above notice of meeting of the North Richland Hills Landscape Review Board was posted at City Hall, City of North Richland Hills, Texas in compliance with Chapter 551, Texas Government Code on Tuesday, May 19, 2026 by 5:00 PM.

Alicia Richardson
City Secretary/Chief Governance Officer

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 817-427-6060 for further information.



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 26, 2026
SUBJECT: Approve the September 9, 2024 Landscape Review Board meeting minutes.
PRESENTER: Alicia Richardson, City Secretary/Chief Governance Officer

SUMMARY:

The minutes are approved by majority vote of the Landscape Review Board.

GENERAL DESCRIPTION:

The City Secretary's Office prepares action minutes for each Landscape Review Board meeting. The minutes for the previous meetings are prepared and provided for review of the Board. Upon approval of the minutes, an electronic copy will be uploaded to the City's website.

RECOMMENDATION:

Approve the September 9, 2024 Landscape Review Board meeting minutes.

**MINUTES OF THE LANDSCAPE REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
SEPTEMBER 9, 2024**

REGULAR MEETING

Present:	Jack McCarty	Chair
	Tito Rodriguez	Board member
	Ricky Rodriguez	Board member
	Suzy Compton	Board member
	Matt Blake	Board member
	Russ Mitchell	Board member
	Kelvin Deupree	Board member
Absent:	Blake Vaughn	Board member
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	Interim City Attorney
	Traci Henderson	Assistant City Secretary

A. CALL TO ORDER

Chair McCarty called the meeting to order at 8:36 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE MAY 28, 2024 LANDSCAPE REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER RICKY RODRIGUEZ, SECONDED BY BOARD MEMBER MITCHELL TO APPROVE THE MINUTES OF THE MAY 28, 2024 LANDSCAPE REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

C.2 LRB24-0009 CONSIDERATION OF A REQUEST FROM ANA CONSULTANTS LLC FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8251 BEDFORD EULESS ROAD, BEING 4.26 ACRES DESCRIBED AS LOT 1R, BLOCK A, RICHLAND OAKS ADDITION.

APPROVED

Principal Planner Clayton Husband informed the Board the applicant is requesting a permit for nonconformity in conjunction with a large scale remodel of an existing building being 4.43 acres located at 8251 Bedford Euleless Road. Mr. Husband provided site photos of the property.

Applicant representative Osama Nashed with ANA Consultants, 5000 Thompson Terrace, Colleyville, Texas presented the request. Mr. Nashed stated the proposed use is for a church. Phase 1 will include a chapel for the church with seating capacity of 600 to 800 and a charity health clinic. A child daycare facility will be considered at a future time.

Mr. Husband presented staff's report stating the value of the building remodel exceeds 75 percent of the appraised value of the existing improvements, which triggers the landscaping requirements to comply with current standards. The applicant is providing 11% of the required 15% landscaped area and 9.75% of the required 5% parking lot landscaping. The proposed request includes eight (8) new large trees on Strummer Drive, and on Bedford Euleless Road, two(2) new large trees and crape myrtles, 55 screening shrubs and tow(2) low curved limestone walls. In addition, updating landscape beds adjacent to the building to include ornamental trees, shrubs, and ground cover. Mr. Husband provided photo summaries of existing landscaping.

The Board and staff discussed types of trees and irrigation requirement.

A MOTION WAS MADE BY BOARD MEMBER DEUPREE, SECONDED BY BOARD MEMBER COMPTON TO APPROVE LRB24-0009, WITH CONDITIONS AS DISCUSSED.

MOTION TO APPROVE CARRIED 7-0.

D. ADJOURNMENT

Chair McCarty adjourned the meeting at 8:50 p.m.

Jack McCarty, Chair

Alicia Richardson
City Secretary/Chief Governance Officer

LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 26, 2026
SUBJECT: LRB26-0010 Public hearing and consideration of a request from DB Constructors Inc for a variance to Chapter 114 (Vegetation) of the Code of Ordinances, North Richland Hills, Texas, regarding screening wall requirements at 6321 Browning Court, being 4.001 acres described as Lot 7, Block 3, Industrial Park Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of D.J. Property Management LLC (owner), DB Constructors Inc is requesting a variance to Chapter 114 (Vegetation) of the Code of Ordinances, North Richland Hills, Texas. The site is located at 6321 Browning Court. The applicant is requesting a variance from the masonry screening wall requirement adjacent to residential property.

GENERAL DESCRIPTION:

The site is located on the north side of Browning Court at the intersection of Wuliger Way. The property is across the street from the Tyson food processing facility. A 70,000-square-foot industrial building is nearing completion on the site and will be occupied by [Apollo USA](#), a full-service promotional products company. The property is zoned I-2 (Medium Industrial).

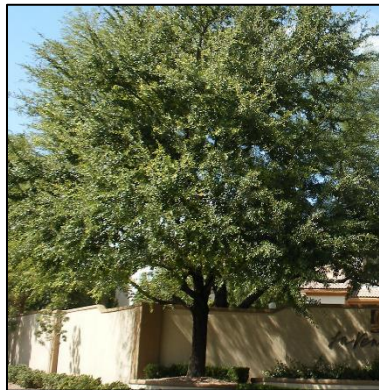
The landscaping and buffering standards that apply to this property are found in Article III, Landscaping and Buffering Regulations of Chapter 114 (Vegetation) of the Code of Ordinances. The Development Review Committee reviewed the landscape plan for the property as part of the site plan application 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 landscaped buffer yard will be installed on the site; however, the applicant is requesting a waiver of the screening wall requirement. The adjacent residential property is located in the city of Watauga. Other industrial properties on the north side of Browning Court do not have masonry screening walls installed on the common property line.

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
Sec. 114-72(b) Buffer requirements	Buffer yard between zoning districts <ul style="list-style-type: none"> • 15-foot wide buffer yard between commercial and residential districts 	<ul style="list-style-type: none"> • 15-foot wide buffer yard provided
Sec. 114-72(c)(2) Buffer requirements	Nonresidential adjacent to residential: <ul style="list-style-type: none"> • Masonry screening wall (6-8 feet height) • One large tree per 30 linear feet • 40% of trees must be evergreen 	<ul style="list-style-type: none"> • Screening wall is not provided. • 24 Live Oak trees provided in buffer yard



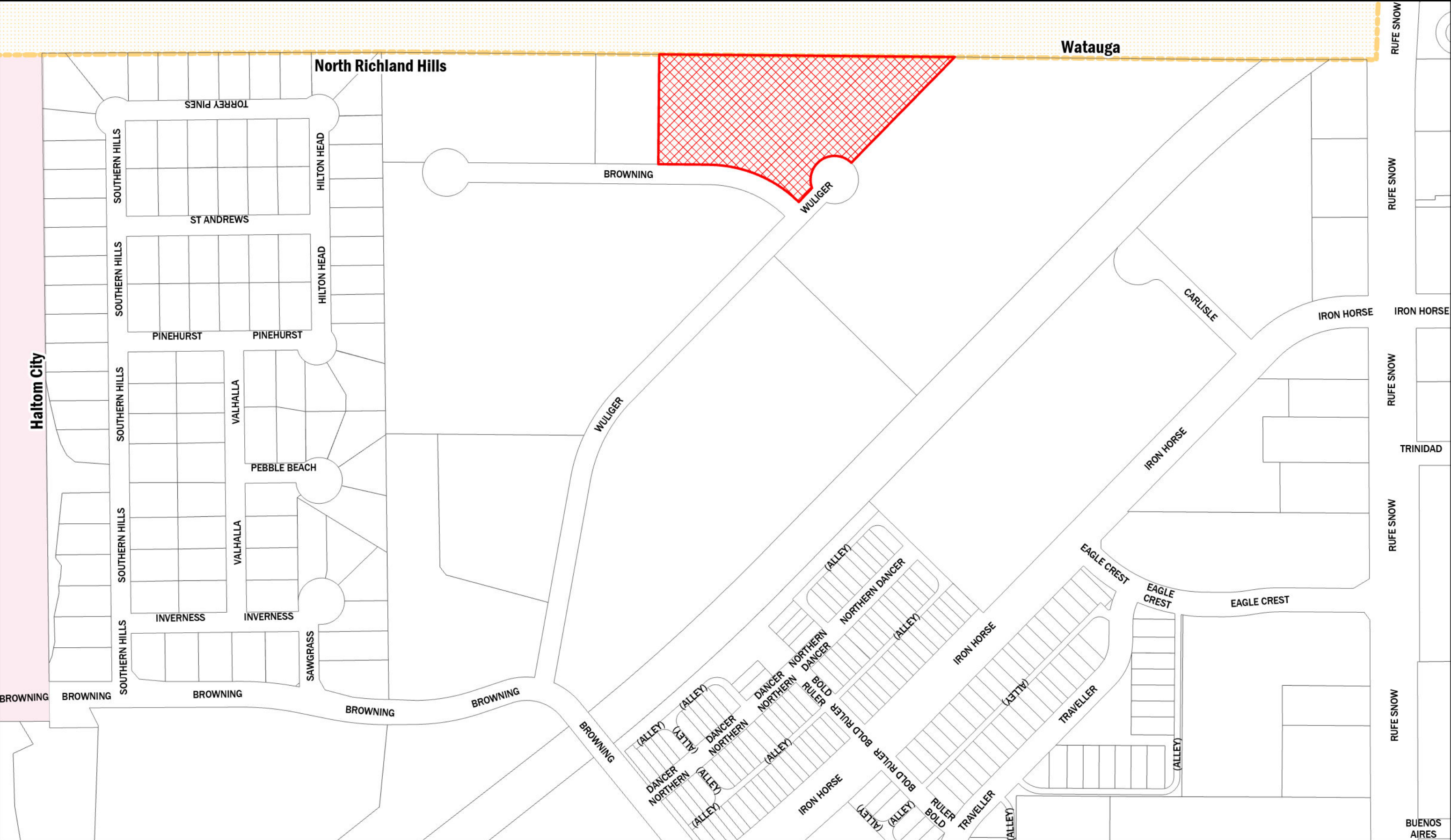
Live Oak
Quercus virginiana

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:

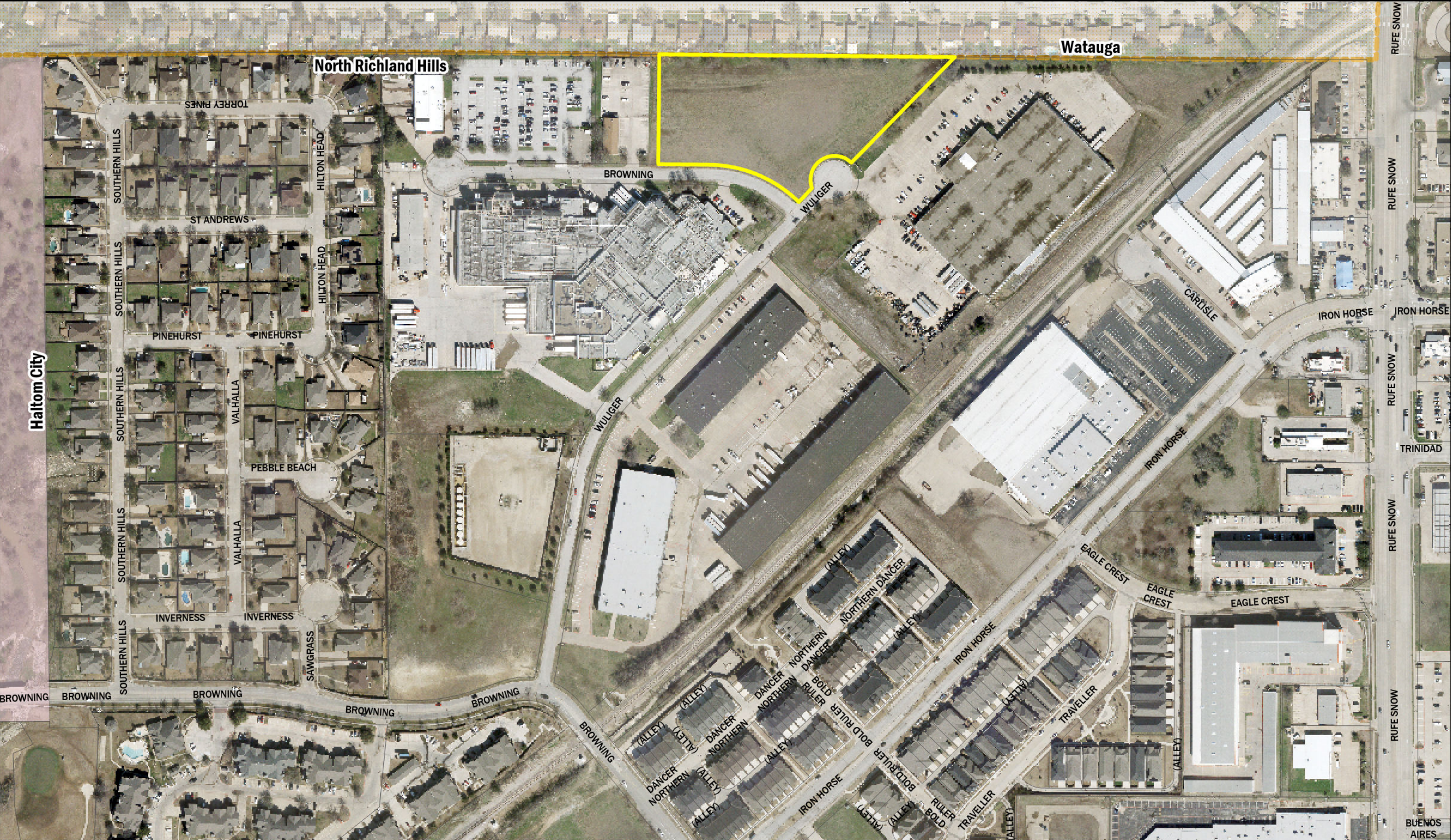
Approve LRB26-0010.



Prepared by Planning & Zoning Department

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Haltom City

North Richland Hills

Watauga

Prepared by Planning & Zoning Department

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PUBLIC HEARING NOTICE

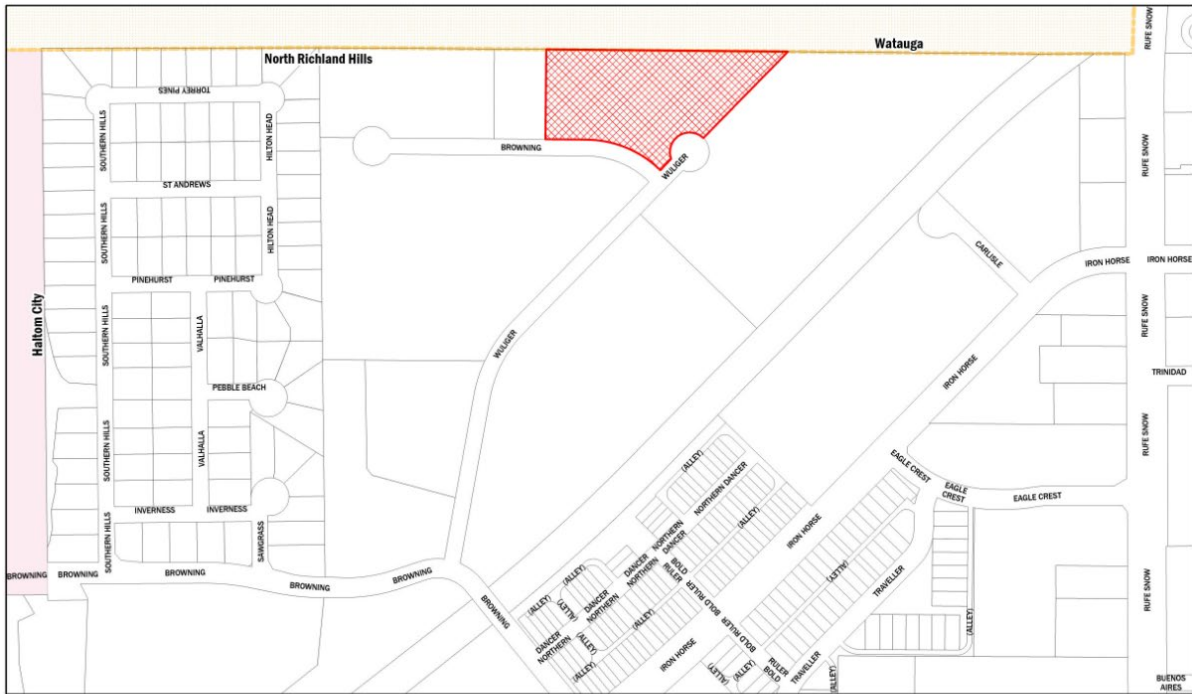
CASE: LRB26-0010

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **LANDSCAPING VARIANCE** as shown on the attached map.

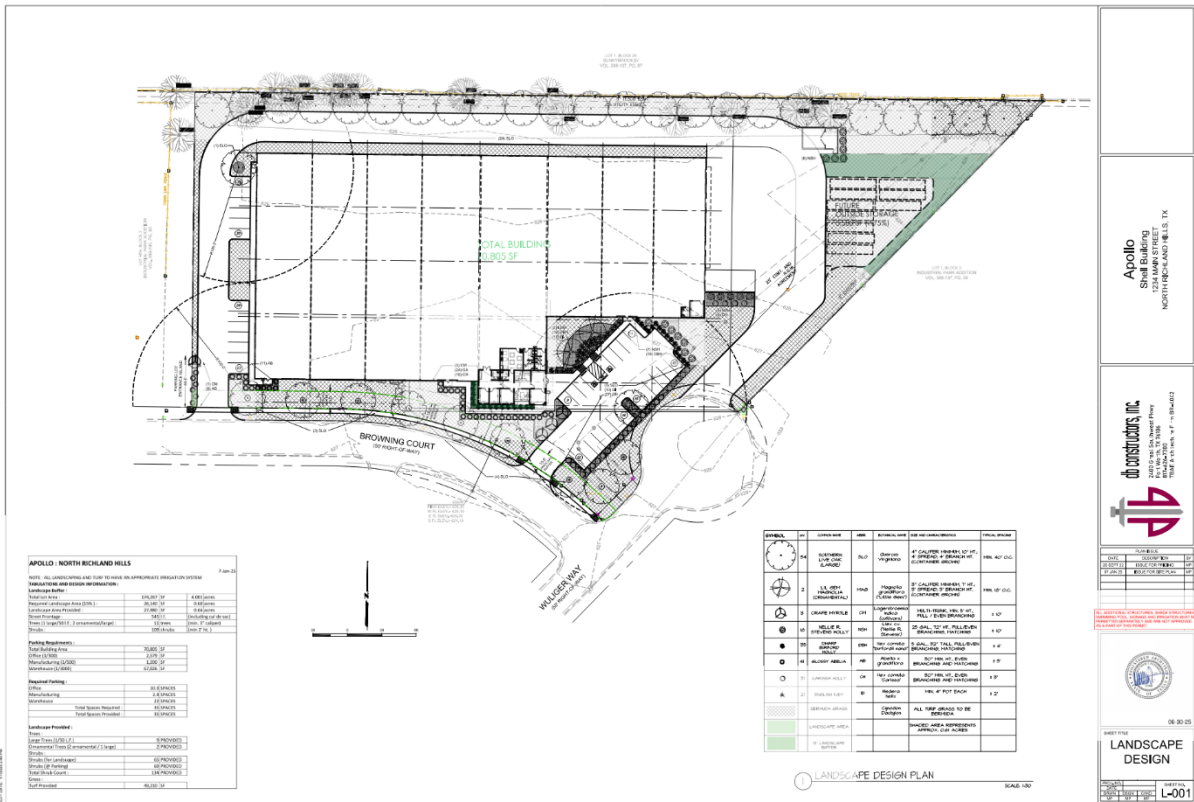
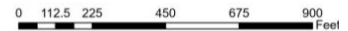
APPLICANT	DB Constructors Inc (applicant) and DJ Property Management LLC (owner)
LOCATION	6321 Browning Court
REQUEST	Public hearing and consideration of a request from DB Constructors Inc for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances regarding screening wall requirements at 6321 Browning Court, being 4.001 acres described as Lot 7, Block 3, Industrial Park Addition.
DESCRIPTION	Request for a variance from the masonry screening wall requirement on the common property line with adjacent residential property
PUBLIC HEARING DATES	Landscape Review Board 7:00 PM - Tuesday, May 26, 2026
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

The members of the City Council serve as the Landscape Review Board. Those interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Landscape Review Board public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by the Landscape Review Board.



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NOTIFIED PROPERTY OWNERS
LRB26-0010

OWNER	MAILING ADDRESS	CITY STATE	ZIP
CHEUNG AND WONG CHARITABLE REMAINDER UNITRUST	321 N KENMORE AVE	BEVERLY HILLS CA	90210
CITY OF WATAUGA DEV SERVICES	7800 VIRGIL ANTHONY BLVD	WATAUGA TX	76148
D.J. PROPERTY MANAGEMENT LLC	1650 W ARTESIA BLVD	GARDENA CA	90248
DOSKOCIL FOOD SERVICE CO	2200 DON TYSON PKWY	SPRINGDALE AR	72765
GKI II DALLAS LLC	280 PARK AVE 36TH FLOOR	NEW YORK NY	10017
SUNAIR PRODUCTS INC	2329 SOLONA ST	FORT WORTH TX	76117

APPLICATION INFORMATION

Sign Review Board Case LRB26-0010
6321 Browning Court, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on March 30, 2026

DESCRIPTION

Variance Request to Remove Masonry Screen Wall at Northern Property Line

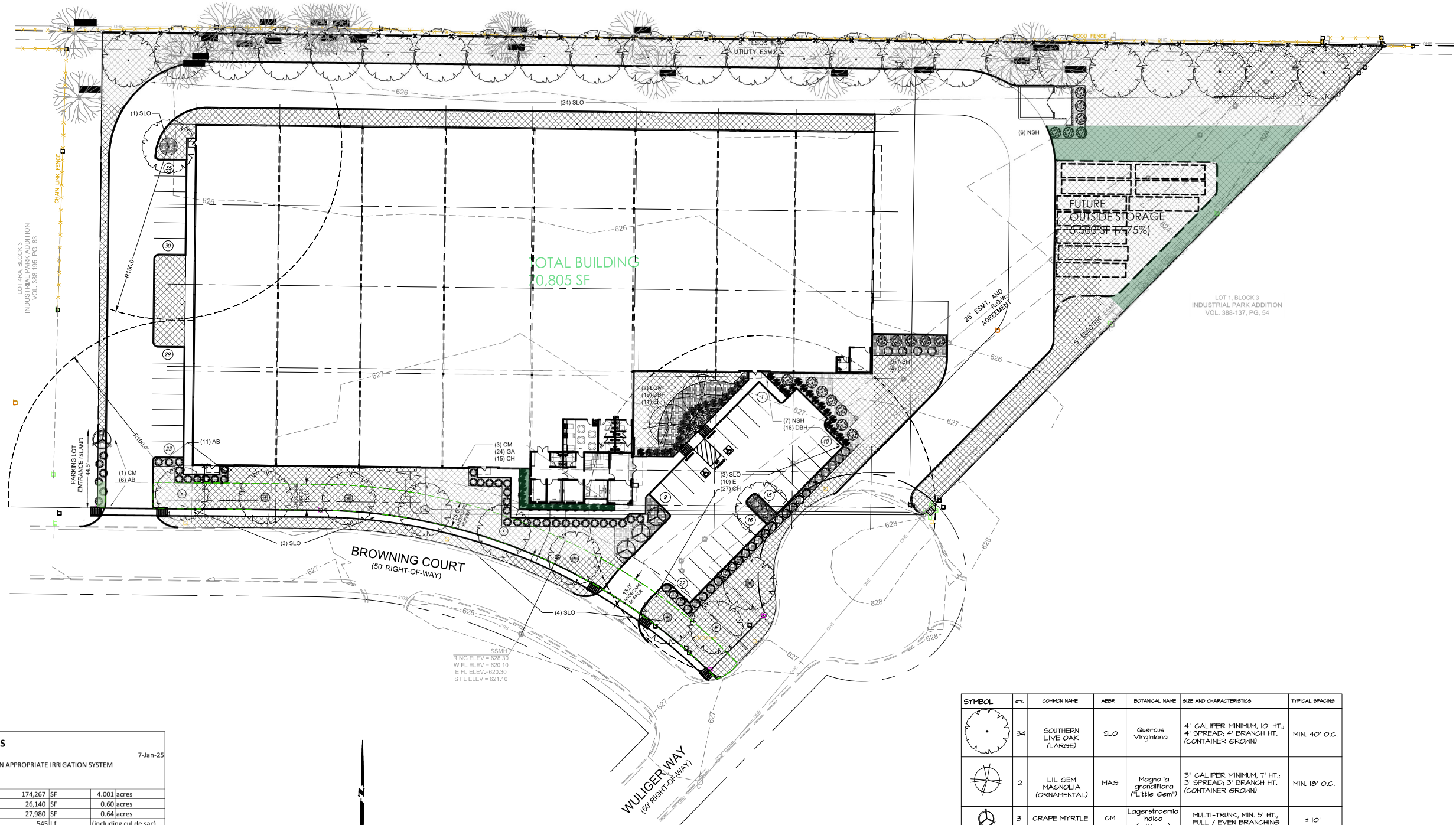
- 1. List the pertinent section(s) of the Sign Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.**

*Article III - Landscaping & Buffering -
Requires Screening Between Separate Uses*

- 2. State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Sign Regulations.**

*Adjacent Property not in North Richland Hills, No Other Masonry Screen Walls in Industrial Park,
Currently have extensive landscaping for screening.*

LOT 1, BLOCK 34
SUNNYBROOK IV
VOL. 388-137, PG. 87



TOTAL BUILDING
70,805 SF

FUTURE
OUTSIDE STORAGE
(500 SF @ 7.5%)

LOT 1, BLOCK 3
INDUSTRIAL PARK ADDITION
VOL. 388-137, PG. 54

BROWNING COURT
(60' RIGHT-OF-WAY)

WULGER WAY
(60' RIGHT-OF-WAY)

SSM1
RING ELEV. = 623.30
W FL ELEV. = 620.10
E FL ELEV. = 620.30
S FL ELEV. = 621.10



APOLLO : NORTH RICHLAND HILLS 7-Jan-25

NOTE : ALL LANDSCAPING AND TURF TO HAVE AN APPROPRIATE IRRIGATION SYSTEM
TABULATIONS AND DESIGN INFORMATION :

Landscape Buffer :

Total Lot Area :	174,267 SF	4.001 acres
Required Landscape Area (15%) :	26,140 SF	0.60 acres
Landscape Area Provided :	27,980 SF	0.64 acres
Street Frontage :	545 l.f.	(including cul de sac)
Trees (1 large/50 l.f.; 2 ornamental/large) :	11 trees	(min. 3" caliper)
Shrubs :	109 shrubs	(min 2' ht.)

Parking Requirements :

Total Building Area	70,805 SF
Office (1/300)	2,579 SF
Manufacturing (1/500)	1,200 SF
Warehouse (1/3000)	67,026 SF

Required Parking :

Office	10.3 SPACES
Manufacturing	2.4 SPACES
Warehouse	22 SPACES
Total Spaces Required :	35 SPACES
Total Spaces Provided :	35 SPACES

Landscape Provided :

Trees :	
Large Trees (1/50 L.F.)	9 PROVIDED
Ornamental Trees (2 ornamental / 1 large)	2 PROVIDED
Shrubs :	
Shrubs (for Landscape)	65 PROVIDED
Shrubs (@ Parking)	69 PROVIDED
Total Shrub Count :	134 PROVIDED
Grass :	
Turf Provided	49,210 SF

SYMBOL	QTY	COMMON NAME	ABBR	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TYPICAL SPACING
	34	SOUTHERN LIVE OAK (LARGE)	SLO	Quercus Virginiana	4" CALIPER MINIMUM, 10' HT., 4' SPREAD, 4' BRANCH HT. (CONTAINER GROWN)	MIN. 40' O.C.
	2	LIL GEM MAGNOLIA (ORNAMENTAL)	MAG	Magnolia grandiflora ('Little Gem')	3" CALIPER MINIMUM, 7' HT., 3' SPREAD, 3' BRANCH HT. (CONTAINER GROWN)	MIN. 10' O.C.
	3	GRAPE MYRTLE	CM	Lagerstroemia indica (cultivars)	MULTI-TRUNK, MIN. 5' HT., FULL / EVEN BRANCHING	± 10'
	10	NELLIE R. STEVENS HOLLY	NSH	Ilex cv. ('Nellie R. Stevens')	25 GAL., 72" HT., FULL/EVEN BRANCHING, MATCHING	± 10'
	35	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'burfordii nana'	5 GAL., 32" TALL, FULL/EVEN BRANCHING, MATCHING	± 4'
	41	GLOSSY ABELIA	AB	Abelia x grandiflora	30" MIN. HT., EVEN BRANCHING AND MATCHING	± 3'
	31	CARISSA HOLLY	CH	Ilex cornuta 'Carissa'	30" MIN. HT., EVEN BRANCHING AND MATCHING	± 3'
	21	ENGLISH IVY	EI	Hedera helix	MIN. 4" POT EACH	± 2'
		BERMUDA GRASS		Cynodon Dactylon	ALL TURF GRASS TO BE BERMUDA	
		LANDSCAPE AREA			SHADED AREA REPRESENTS APPROX. 0.61 ACRES	
		15' LANDSCAPE BUFFER				

LANDSCAPE DESIGN PLAN

SCALE: 1:30

Apollo
Shell Building
1234 MAIN STREET
NORTH RICHLAND HILLS, TX

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-426-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE

DATE	DESCRIPTION	BY
28 SEPT 22	ISSUE FOR PRICING	MP
07 JAN 25	ISSUE FOR SITE PLAN	MP

ALL ADDITIONAL STRUCTURES, SHADE STRUCTURES, SWIMMING POOL, SIGNAGE AND IRRIGATION MUST BE PERMITTED SEPARATELY AND ARE NOT APPROVED AS A PART OF THIS PERMIT.



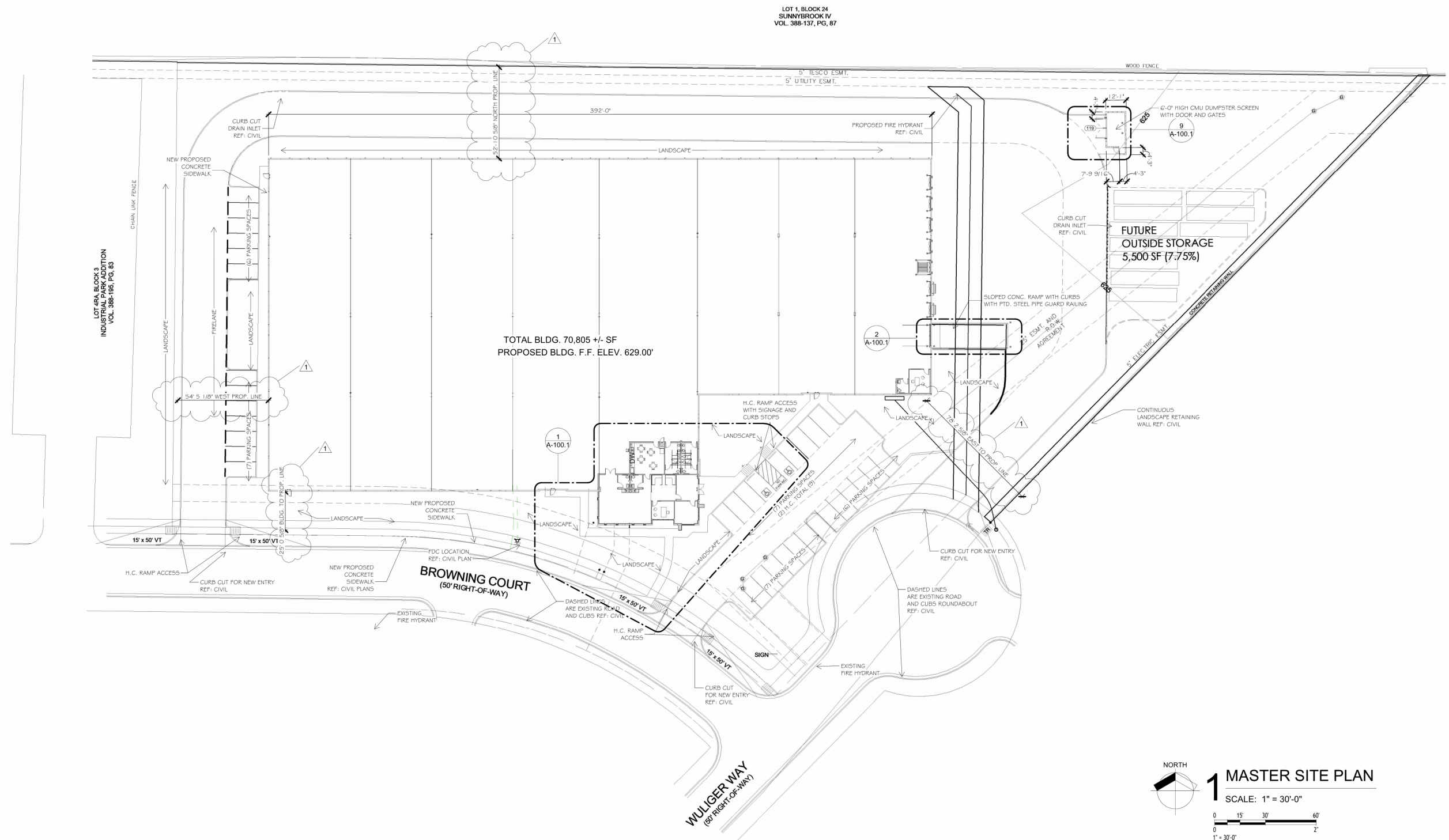
06-30-25

SHEET TITLE
LANDSCAPE DESIGN

PROJ. NO.		SHEET NO.
DATE		L-001
DRWN	MP	CHKD
MP	MP	MP

FILE: \\P:\11. C:\USERS\MATTHEWPETERSON\MY DRIVE\B APOLLO\NRH\ARCHITECTURAL DRAWINGS\CONSTRUCTION DOCUMENTS\REV 1\01B LANDSCAPE DESIGN PLAN REVISED 20241230.DWG
 PLOTTED BY: MATTHEW PETERSON
 PLOT DATE: 1/23/25 2:47 PM

9/20/26 11:38:06 AM
 I:\Jobs\2024 - Jobs\2407-Apollo\Architectural\REVIT DRAWINGS\APOLLO-MAIN-REVIT-2026-model-2nd-floor-Office-delete.rvt
 © 2025 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF DB CONSTRUCTORS, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE. IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF DB CONSTRUCTORS, INC.



1 MASTER SITE PLAN
 SCALE: 1" = 30'-0"
 0 15' 30' 60'
 0 1' = 30'-0"

REVIEWED FOR COMPLIANCE Based on the information contained in these documents, these plans have been reviewed for code compliance. These plans shall not be changed, modified, or altered without authorization from the Code Official. This review shall not be construed to be approval of any violation of the Code of Ordinance of the City of North Richland Hills, TX. A hard copy of these plans shall remain on the job site at all times. Reviewer: CP

A HARD COPY OF THESE PLANS SHALL REMAIN ON SITE AT ALL TIMES. ALL WORK IS SUBJECT TO FIELD INSPECTOR APPROVAL.



APOLLO
6321 BROWNING COURT
NORTH RICHLAND HILLS, TX

GENERAL CONTRACTOR / ARCHITECT
 DB CONSTRUCTORS, INC.
 2408 GREAT SOUTHWEST PARKWAY
 FORT WORTH, TX, 76106
 (817) 626-7300
 CONTACTS:
 JEFF TOOM
 (jtoom@dbconstructors.com)
 MATTHEW PETERSON, AIA Architect Of Record
 (mpeter@dbconstructors.com)
STRUCTURAL ENGINEER
 CHRIS TOPHER WEBB, Design Project Coordinator
 (ctwebb@dbconstructors.com)
 A&W STRUCTURAL ENGINEERING, PLLC.
 2850 FM 421 Apt. 3404
 Little Elm, TX 76126
 (214) 833-2829
 CONTACT:
 ADAM WEBER
 (aweber@awesteng.com)
 www.awesteng.com
MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER
 LARRY L. BLACKMON ENGINEERING & BUILDING DESIGN
 6716 AZLE AVENUE FORT WORTH, TX 76135
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CIVIL ENGINEER
 DCG ENGINEERING
 1668 KELLER PARKWAY, SUITE 100
 KELLER, TX 76248
 CONTACT:
 DAVID GREGORY, P.E.
 (817)-674-2947
 (dgreg@dcgengineering.com)
 www.dcgengineering.com

No.	Description	Date
1	CITY COMMENTS	05-01-2025
2	ISSUE FOR PERMIT	02-21-2025
3	ISSUE FOR PERMIT	05-01-2025
4	2ND FLOOR REMOVED	12-10-2025



SHEET TITLE
MASTER SITE PLAN

PROJ. NO.	2407	SHEET NO.	A-100
DATE	05-15-25	DRWN	DSGN
DRWN	MPCW	CHKD	MPCW
CW	MPCW	MPCW	



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



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.



Prepared by Planning & Zoning Department

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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PUBLIC HEARING NOTICE

CASE: LRB26-0011

«OWNER»
«MAILING_ADDRESS»
«CITY_STATE» «ZIP»

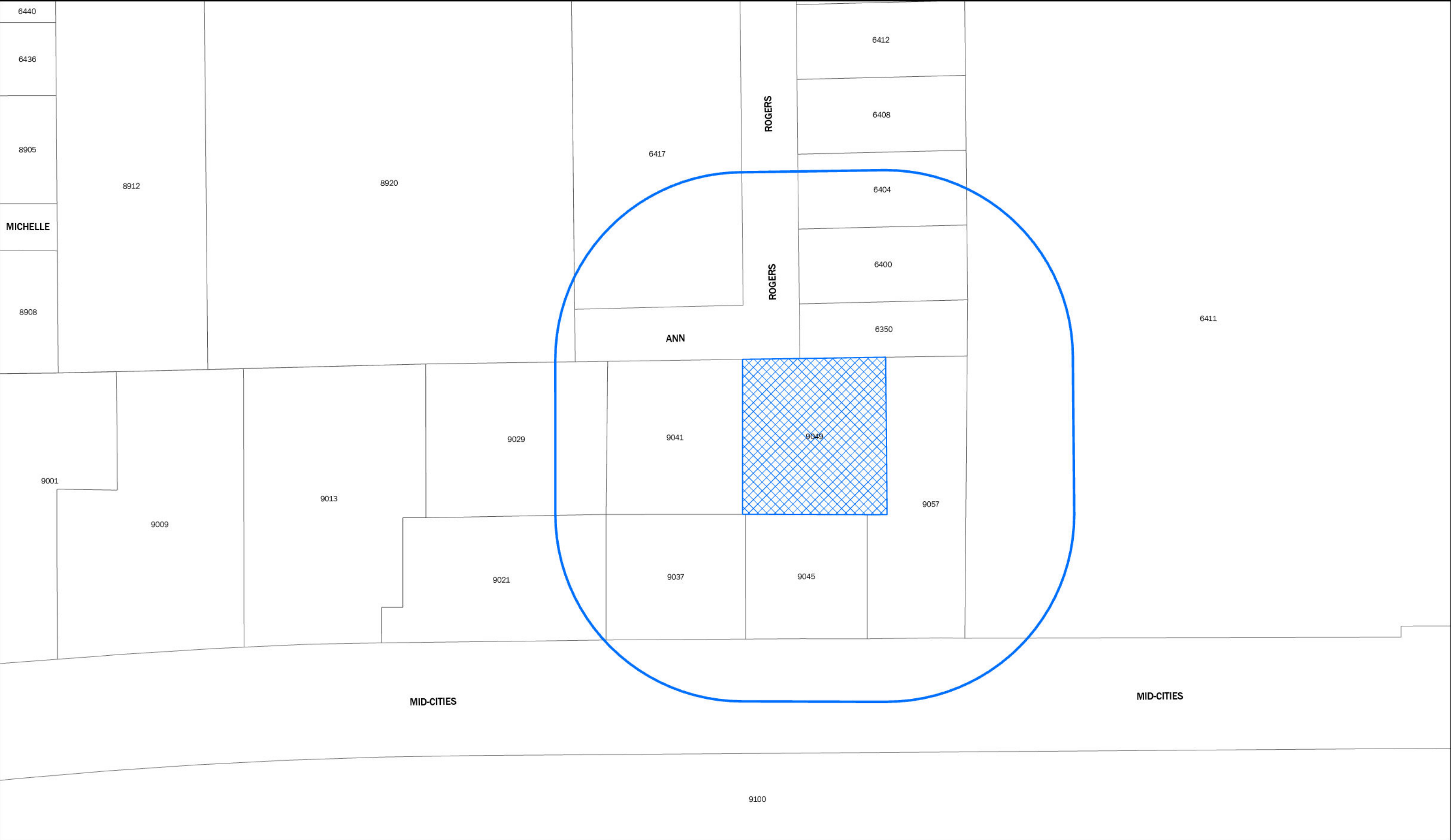
You are receiving this notice because you are a property owner of record within 200 feet of the property requesting a **LANDSCAPING VARIANCE** as shown on the attached map.

APPLICANT	RB Berry Properties LLC (owner)
LOCATION	9049 Mid-Cities Boulevard
REQUEST	Public hearing and consideration of a request from RG Berry Properties LLC for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances regarding buffer yard requirements at 9049 Mid-Cities Boulevard, being 0.608 acres described as Lot 9, Block A, Berry Creek Village.
DESCRIPTION	Request for a variance from the tree planting requirement in the buffer yard on the common property line with adjacent residential property due to the location of an existing water line
PUBLIC HEARING DATES	Landscape Review Board 7:00 PM - Tuesday, May 26, 2026
MEETING LOCATION	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

The members of the City Council serve as the Landscape Review Board. Those interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the Landscape Review Board public hearing. Because changes are made to requests during the public hearing process, you are encouraged to follow the request through to final action by the Landscape Review Board.

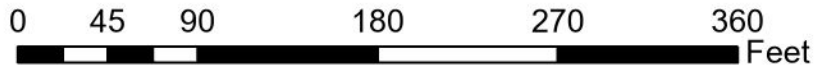
NOTIFIED PROPERTY OWNERS
LRB26-0011

OWNER	MAILING ADDRESS	CITY STATE	ZIP
CONVERGENCE CAPITAL LLC	1303 BELLEFONTE LN	COLLEYVILLE TX	76034
DE VINCENZO PROPERTIES LLC	9037 MID-CITIES BLVD	NORTH RICHLAND HILLS TX	76182
HAMPTON, ALEXANDRA E	6417 ROGERS DR	NORTH RICHLAND HILLS TX	76182
HD DEVELOPMENT PROPERTIES LP	PO BOX 105842	ATLANTA GA	30348
HUDSON, JASON C & BRIDGETTE	6400 ROGERS DR	NORTH RICHLAND HILLS TX	76182
MAUNDY NRH LLC	351 W BYRON NELSON BLVD STE 100	ROANOKE TX	76262
NADG NNN HTO (NRH-TX) LP	3131 MCKINNEY AVE STE L10	DALLAS TX	75204
ORTIZ, LUIS A & SUSAN Y	6408 ROGERS DR	NORTH RICHLAND HILLS TX	76182
ROBJEN LLC	6005 WINTER PARK DR	NORTH RICHLAND HILLS TX	76180



Prepared by Planning & Zoning Department

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Convergence Capital, LLC
8913 Mid Cities Blvd, Suite 300
NRH, TX 76182

April 1, 2026

RE: 9049 Mid Cities Blvd, Lot 9

TO WHOM IT MAY CONCERN:

Convergence Capital is asking for a Landscape Variance for 9049 Mid Cities. There is utility easement along the North side of the property, and the water line is located in the middle of the easement. City ordinance will not allow for trees over the water line. We are requesting a variance based on the hardship and ask that the city approve scrubs to be planted between the easement and the parking.

Thank you,

Rhonda Berry

817-899-4006

APPLICATION INFORMATION

Sign Review Board Case LRB26-0011
9049 Mid-Cities Boulevard, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on April 1, 2026

DESCRIPTION

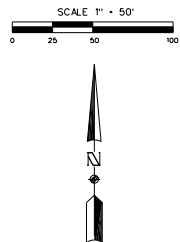
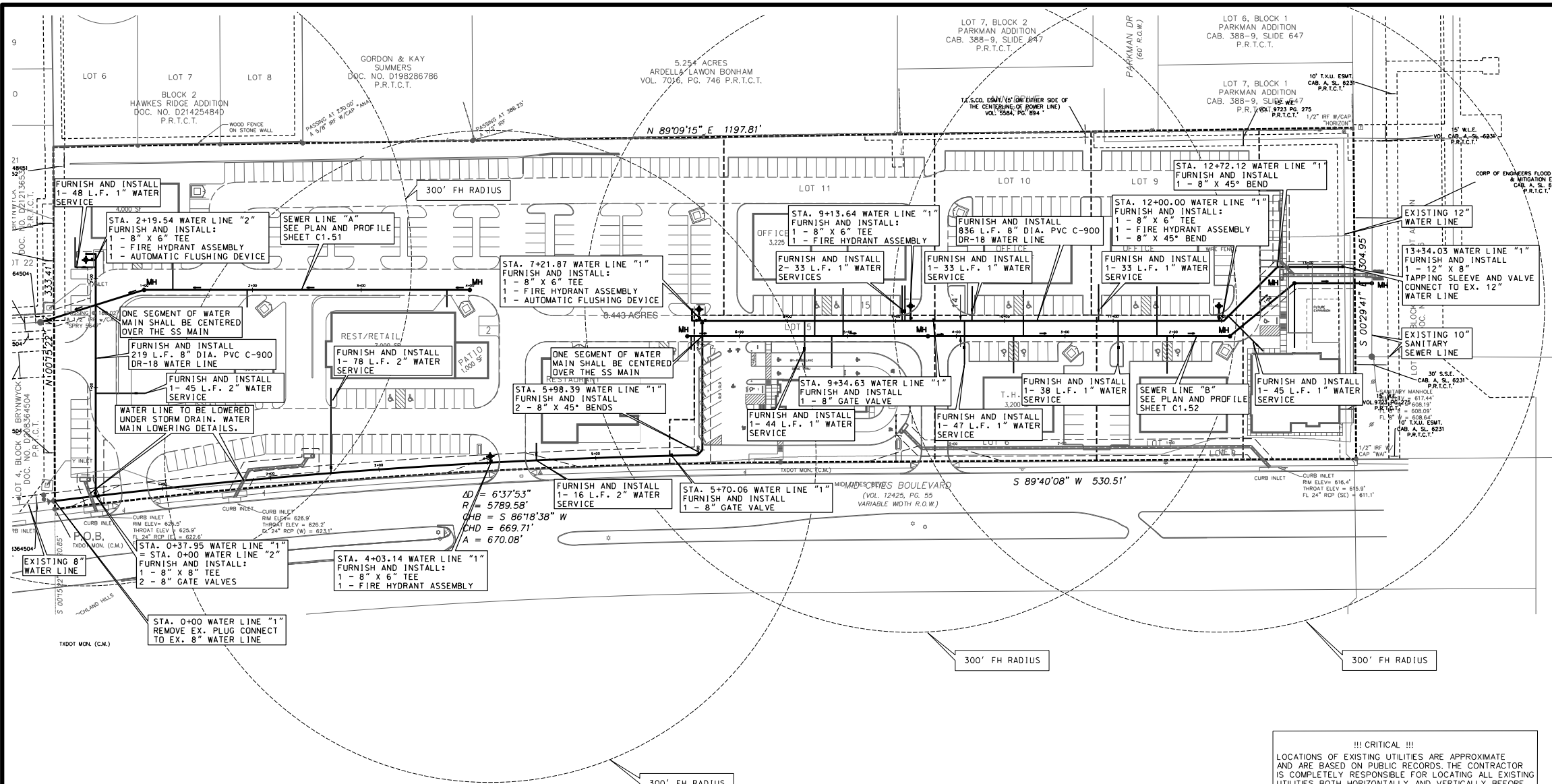
Landscape variance requested on 9049 Mid Cities Blvd. Lot 9. Trees will not be allowed over existing water line along North side of the property.

- 1. List the pertinent section(s) of the Sign Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.**

Per ordinance trees are not allowed in the existing water line easement. Therefore we are requesting to add scrubs between the easement and parking spaces.

- 2. State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Sign Regulations.**

12 inch Existing water line in the center of the easement will not allow for trees. There is not enough room around the easement for trees.



WATER METER TABLE	
8 - 1" DOMESTIC DOUBLE WATER METER	
3 - 2" DOMESTIC SINGLE WATER METER	

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF NORTH RICHLAND HILLS STANDARD DETAILS.

!!! CRITICAL !!!
 LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

UTILITY RELOCATION NOTE:
 IF ANY EXISTING UTILITY POLES, POWER POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

UTILITY CONTRACTOR TO NOTIFY CITY TECHNICAL CONSTRUCTION INSPECTOR AT 427-6400 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION

- WATER AND SEWER NOTES:**
- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF NORTH RICHLAND HILLS AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS STANDARDS FOR PUBLIC WORKS CONSTRUCTION (N.C.T.O.G.).
 - SEWER LINES SHALL BE 8-INCH SDR-35 PVC OR APPROVED EQUAL.
 - WATER LINES SHALL BE 8-INCH AWWA C-900 PVC WATER PIPE OR APPROVED EQUAL.
 - WATER AND SEWER SHALL MAINTAIN 9' CLEARANCE OR AS OTHERWISE GOVERNED BY TCEQ 217 AND/OR 290. THIS INCLUDE LATERALS AND MANHOLES.
 - ALL WATER MAINS SHALL BE LAID WITH *14 AWG TRACER WIRE WITH BLUE 30 MIL HDPE COATING.

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 8241 MID-CITIES BLVD., NORTH RICHLAND HILLS, TEXAS 75242
 PHONE (817) 268-8488
 www.hamiltonduffy.com

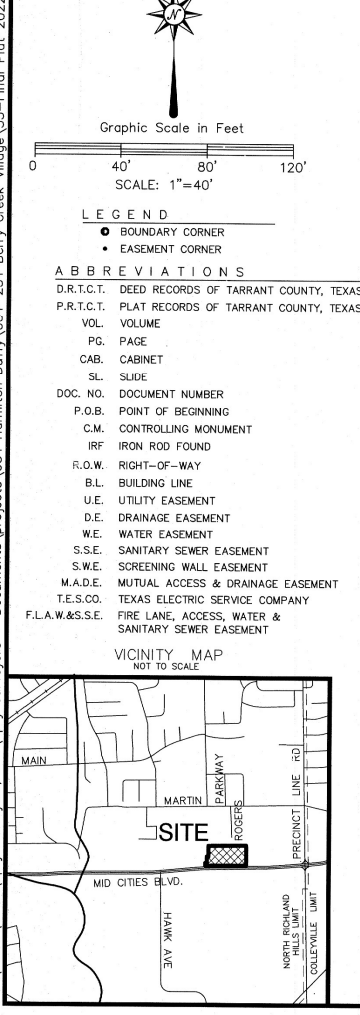
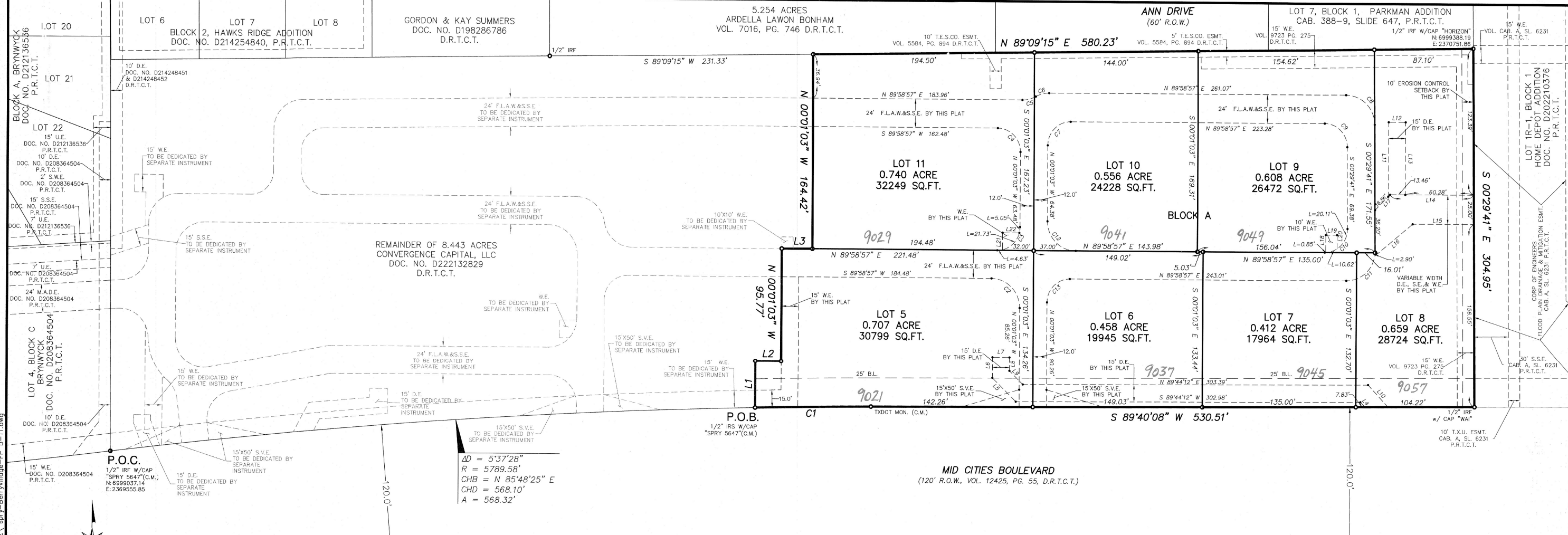
BERRY CREEK VILLAGE
 MID-CITIES BLVD.
 NORTH RICHLAND HILLS, TEXAS
 WATER AND SANITARY SEWER PLAN



NO.	REVISION	DATE	BY	CHKD	JOB	JOB		STAFF	
						DATE	BY	DESIGNED	DRAWN
1	ADJUST H/HEAD	5-1-23	MMH		008-005	1-25-23		K.M.H.	K.M.H.

SHEET

C1.50



NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown herein are based on the Texas Coordinate System of 1983, North Central Zone.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown herein are 1/2" iron rods set with a cap stamped "SPRY 5647".
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0205K, published by the Federal Emergency Management Agency, Dated September 25, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.

ABBREVIATIONS

D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
 VOL. VOLUME
 PG. PAGE
 CAB. CABINET
 SL. SLICE
 DOC. NO. DOCUMENT NUMBER
 P.O.B. POINT OF BEGINNING
 C.M. CONTROLLING MONUMENT
 IRF. IRON ROD FOUND
 R.O.W. RIGHT-OF-WAY
 B.L. BUILDING LINE
 U.E. UTILITY EASEMENT
 D.E. DRAINAGE EASEMENT
 W.E. WATER EASEMENT
 S.S.E. SANITARY SEWER EASEMENT
 S.W.E. SCREENING WALL EASEMENT
 M.A.D.E. MUTUAL ACCESS & DRAINAGE EASEMENT
 T.E.S.CO. TEXAS ELECTRIC SERVICE COMPANY
 F.L.A.W.&S.S.E. FIRE LANE, ACCESS, WATER & SANITARY SEWER EASEMENT

SURVEYOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown herein were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Planning Commission of the City of North Richland Hills, Texas.

David Carlton Lewis, R.P.L.S.
 Texas Registration No. 5647
 Spry Surveyors, LLC
 8241 Mid-Cities Blvd Ste 102
 North Richland Hills, TX 76182

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 11th day of January, 2023.

Notary Signature: *Freddie V. Sanchez* Notary Stamp: [Notary Seal]

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	NORTH	40.79'	L12	EAST	15.00'
L2	N 89°59'14" E	22.53'	L13	SOUTH	61.30'
L3	N 89°58'57" E	27.00'	L14	EAST	73.75'
L4	N 42°37'30" W	5.71'	L15	WEST	53.79'
L5	N 45°15'48" W	29.20'	L16	S 50°42'57" W	43.17'
L6	NORTH	18.13'	L17	N 45°00'00" E	18.73'
L7	EAST	15.00'	L18	NORTH	14.89'
L8	SOUTH	11.87'	L19	EAST	10.00'
L9	S 45°15'48" E	16.73'	L20	SOUTH	11.70'
L10	S 42°37'30" E	25.98'	L21	NORTH	14.48'
L11	NORTH	62.83'	L22	EAST	14.79'

OWNER'S DEDICATION
 STATE OF TEXAS
 COUNTY OF TARRANT

WHEREAS, Convergence Capital, LLC, is the owner of all that certain 4.141 acres of land, out of the 8.443 acre tract recorded in Document Number D222132829 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), in the T. K. Martin Survey, A-1055, City of North Richland Hills, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown herein are based on the Texas Coordinate System of 1983, North Central Zone)

COMMENCING at a 1/2" iron rod found for the southwest corner of the said 8.443 acre tract, common to the southeast corner of Lot 4, Block C, Brynwyck, recorded in Document Number D208364504 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the north right-of-way line of Mid-Cities Boulevard (120' R.O.W.), and being a point on a curve to the right, having a central angle of 05° 37' 28"; a radius of 5789.58'; and a chord bearing and distance of North 85° 48' 25" East - 568.10'; then along said curve to the right, along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 568.32' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the POINT OF BEGINNING and the southwest corner of the herein described tract;

THENCE North 00° 01' 03" West - 40.79' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 89° 59' 05" East - 22.54' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 00' 55" West - 95.77' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 89° 58' 57" East - 27.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for an angle corner of the herein described tract;

THENCE North 00° 01' 03" West - 164.42' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of the herein described tract, in the north line of said 8.443 acre tract, common to the south line of the 5.254 acre tract described in the deed to Ardella Lawon Bonham, recorded in Volume 7016, page 748, D.R.T.C.T., and from which a 1/2" iron rod found for the southwest corner of said 5.254 acre tract bears South 89° 09' 15" West - 231.33';

THENCE North 89° 09' 15" East - 580.23' to a 1/2" iron rod with cap stamped "HORIZON" found for the northeast corner of the herein described tract, common to the southeast corner of Lot 7, Block 1, Parkman Addition, recorded in Volume 388-9, Page 647 P.R.T.C.T. and in the west line of Lot 1R-1, Block 1, Home Depot Addition, recorded in Document Number D202210376 P.R.T.C.T.;

THENCE South 00° 29' 41" East - 304.95' to a 1/2" iron rod with cap stamped "WAI", found for the southwest corner of said Lot 1R-1, Block 1, Home Depot Addition, common to the southeast corner of the herein described tract and in the north right-of-way line of said Mid-Cities Boulevard;

THENCE South 89° 40' 08" West - 530.51' along the north right-of-way line of said Mid-Cities Boulevard to a TxDOT monument found for the beginning of a curve to the left, having a central angle of 01° 00' 25", a radius of 5789.58' and a chord bearing and distance of South 89° 07' 22" West - 101.76';

THENCE along said curve to the left, continuing along the north right-of-way line of said Mid-Cities Boulevard, an arc distance of 101.76', to the POINT OF BEGINNING and containing 4.141 acres of land.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5789.58'	101.76'	101.76'	S 89°07'22" W	1°00'25"
C2	25.00'	39.27'	35.36'	N 45°01'03" W	90°00'00"
C3	20.00'	31.42'	28.28'	N 44°58'57" E	90°00'00"
C4	20.00'	31.42'	28.28'	N 45°01'03" W	90°00'00"
C5	25.00'	12.27'	12.15'	N 75°55'05" E	28°07'43"
C6	25.00'	12.27'	12.15'	N 75°55'05" E	28°07'43"
C7	20.00'	31.42'	28.28'	N 44°58'57" E	90°00'00"
C8	25.00'	39.06'	35.21'	S 45°15'22" E	89°31'22"
C9	20.00'	31.25'	28.17'	S 45°15'22" E	89°31'22"
C10	20.00'	31.58'	28.40'	S 44°44'38" W	90°28'38"
C11	25.00'	38.27'	34.64'	S 46°07'43" W	87°42'27"
C12	25.00'	39.27'	35.36'	N 45°01'03" W	90°00'00"
C13	20.00'	31.42'	28.28'	S 44°58'57" W	90°00'00"

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Convergence Capital, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **Lots 5-11, Block A, Berry Creek Village**, an addition to the City of North Richland Hills, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of North Richland Hills, Texas.

Witness our hands this 11th day of January, 2023.

Signature: *John Fegan*, Managing Partner
 Convergence Capital, LLC

NOTARY CERTIFICATE
 STATE OF TEXAS
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **John Fegan**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this 11th day of January, 2023.

Notary Signature: *Freddie V. Sanchez* Notary Stamp: [Notary Seal]

WHEREAS the City Council of North Richland Hills, Texas, voted affirmatively on this 9th day of January, 2023, to approve this Preliminary Plat for filing of record.

WHEREAS the Planning and Zoning Commission of the City of North Richland Hills, Texas voted affirmatively on this 15th day of December, 2022, to approve this preliminary plat.

Signature: *Julie Williams*
 Chair, Planning and Zoning Commission

Signature: *Kathy Luppy*
 Attest: Secretary, Planning and Zoning Commission

D223009455
 Filed On: 1/18/2023

PURPOSE OF PLAT
 The Purpose of this plat is to plat un-platted property for a 7 lot commercial development.

A FINAL PLAT OF
LOTS 5-11, BLOCK A
BERRY CREEK VILLAGE PHASE 1

WHICH IS 4.141 ACRES
 IN THE T.K. MARTIN SURVEY, A-1055
 CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS

NRH CASE NUMBER: PLAT22-0030
 DATE: JANUARY 2023

SURVEYOR: Spry Surveyors, LLC
 8241 Mid-Cities Blvd., Ste. 102
 North Richland Hills, TX 76182
 Phone: 817-776-4049
 Firm Reg. No. 10112000
 Project No. 034-234-33

ENGINEER: Hamilton Duffy, P.C.
 E.S.&C.M., Inc.
 8241 Mid-Cities Blvd., Ste. 100
 North Richland Hills, TX 76182
 Phone: 817-268-0408

OWNER: Convergence Capital, LLC
 1303 Bellefonte Lane
 Colleyville, TX 76034