



May 2026

City of North Richland Hills
Development Services, Attn: Clayton Husband, AICP
4301 City Point Drive
North Richland Hills, TX 76180

Re: Project Narrative for Planned Development Zoning Submittal – Commercial Flex-Tech

Dear Clayton Husband,

On behalf of the Owner/Developer, Westwood Professional Services is submitting a Planned Development (PD) zoning application for a proposed commercial flex-tech campus located at 8613 State Highway 26 in North Richland Hills, Texas. Our development aims to create a quality employment campus that meets the needs of the surrounding business community while enhancing the surrounding corridor.

The proposed development will consist of ten (10) flex-tech buildings totaling approximately 84,000 square feet on 5.33 acres. Individual buildings range in size from 6,720 square feet to 11,760 square feet, offering a variety of configurations to accommodate a diverse tenant mix. The subject property is currently zoned Outdoor Commercial and has operated as a golf driving range, which has since been abandoned. The proposed PD adopts a base zoning district of C-2 (Commercial) and represents a responsible and compatible reuse of a vacant, underutilized property along the State Highway 26 corridor.

Our primary objectives for this development include:

1. **Providing Quality Employment Space:** The project will offer flexible commercial space for a variety of businesses, including contractor offices, moving and storage companies, warehousing, breweries, cabinet shops, and other uses permitted within the C-2 zoning district, contributing to the employment base and tax base of North Richland Hills.
2. **Compatible and Thoughtful Design:** The development has been designed with careful consideration of adjacent land uses, incorporating appropriate screening and masonry standards to ensure compatibility with neighboring commercial and residential properties.
3. **Sustainable Development Practices:** Our design will prioritize responsible land use, including stormwater management solutions, landscaping consistent with Article III, Chapter 114 of the city's code, and the reactivation of a long-vacant parcel along a prominent city corridor.
4. **Compliance with Local Regulations:** We are committed to working closely with the City of North Richland Hills' planning department to ensure that our development aligns with local zoning ordinances, the adopted PD standards, and the goals of the community.

We are eager to engage with the planning department and the City of North Richland Hills to discuss our proposal further. We believe that this development will not only meet the employment and commercial space demands of the area but also enhance the vitality of the State Highway 26 corridor.

Sincerely,

Timothy Lucas, AICP
Service Lead, Planning