



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 21, 2026

SUBJECT: 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.

PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

On behalf of Orascam Group LLC (owner) and FlexPointe Ventures (applicant), Westwood Professional Services is requesting a zoning change from OC (Outdoor Commercial) to NR-PD (Nonresidential Planned Development) on 5.335 acres located at 8613 Boulevard 26.

GENERAL DESCRIPTION & HISTORY:

The property is located on the northwest side of Boulevard 26 between Emerald Hills Way and the Peppa Pig theme park. The site was originally developed in 1995 as a golf driving range. The Meadows at North Richland Hills apartment complex is immediately west of the site, and Tarrant County College is across Boulevard 26.

The property is currently zoned OC (Outdoor Commercial). The applicant proposes to rezone the rear 5.335-acre portion of the property to NR-PD (Nonresidential Planned Development) to develop flex-warehouse buildings in the rear area of the property. The overall Lot 3R3R is 7.83 acres in size, but the remaining 2.5 acres on the Boulevard 26 frontage is not part of the zoning application.

A conceptual site plan and landscape plan for the property are attached for reference. Planned improvements to the site include construction of ten new flex-warehouse buildings, parking areas, and other site and landscaping improvements. The buildings are proposed in the rear area of the lot and would generally range in size from 6,700 to 11,700 square feet in floor area. The development area does not have direct frontage on Boulevard 26. For reference, the conceptual site plan is shown below.

The NR-PD would adopt a base zoning district of C-2 (Commercial). In addition to the land uses permitted in this district, the applicant proposes to include the following business types as permitted uses: contractor's office with shop and/or garage; moving or storage company; warehouse; cabinet shop; and brewery.

Landscape areas would cover approximately 18% of the site. These areas include setback areas between buildings and property lines, parking lot trees, and other internal site landscaping.

Since the property west of the site is zoned for multifamily residential use, a masonry screening wall is required along this common property line. Due to the existence of a 20-foot pipeline easement in the area, the applicant proposes to install a landscape screen. Installation of the landscaping would require approval of the pipeline easement owner. The proposed development conditions do not waive the screening requirement and would require the installation of either the landscaping or masonry screening wall.

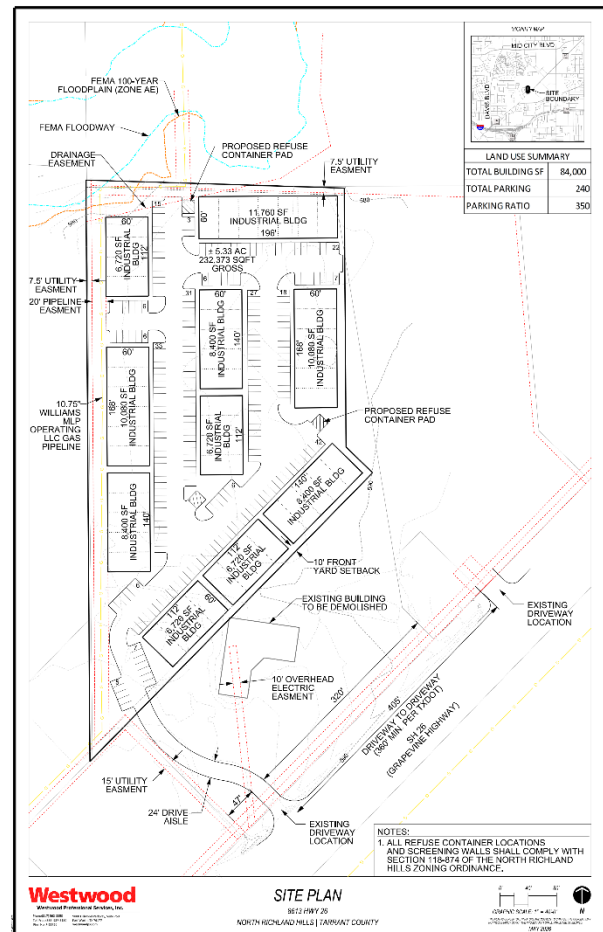
Access to the property would be provided through a common access easement that connects to a driveway on Boulevard 26. The parking lot would include 240 parking spaces.

The proposed conditions for this NR-PD district are attached. Applications for rezoning to the NR-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

VISION2030 COMPREHENSIVE PLAN: This area is designated on the Land Use Plan as Retail Commercial. The Retail Commercial land use category provides sites for community and regional shopping centers, commercial establishments, and employment centers. These sites are typically located on highways and major thoroughfares at key intersections.

CURRENT ZONING: The property is currently zoned OC (Outdoor Commercial). This district is intended to permit a limited variety of commercial uses that requires an extensive amount of outdoor display use.

PROPOSED ZONING: The proposed zoning is NR-PD (Nonresidential Planned Development). The NR-PD zoning district is intended to permit flexibility in the design of nonresidential developments to best utilize the physical features of the site in exchange





for greater public benefits than would otherwise be achieved through development under general code standards. These developments are intended for nonresidential developments of three or more acres in size.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	OC (Outdoor Commercial)	Retail Commercial	Vacant (Walker Branch creek)
WEST	PD (Planned Development) C-1 (Commercial)	High Density Residential	Apartment community (The Meadows at North Richland Hills)
SOUTH	U (School Church Institutional)	Community Services	Tarrant County College
EAST	OC (Outdoor Commercial) C-2 (Commercial)	Retail Commercial	Vacant Restaurant

PLAT STATUS: The property is platted as Lot 3R3R, Block 2, Walker Branch Addition. Approval of a replat of the property is required prior to the issuance of building permits.

CITY COUNCIL: The City Council will consider this request at the June 22, 2026, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Consider ZC26-0163.