



# PUBLIC HEARING NOTICE

## CASE: ZC26-0163

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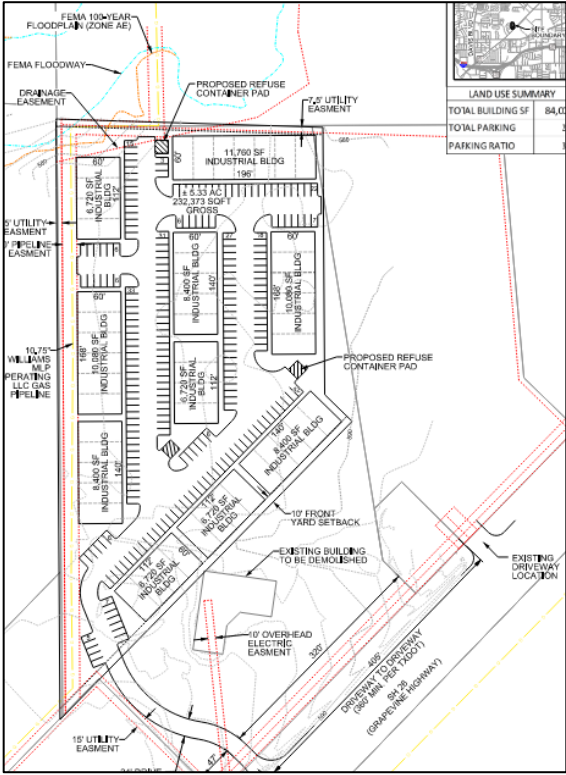
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«OWNER»  
«MAILING\_ADDRESS»  
«CITY\_STATE» «ZIP»

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

<b>APPLICANT</b>	Westwood Professional Services (agent) and FlexPointe Ventures (applicant)
<b>LOCATION</b>	8613 Boulevard 26
<b>REQUEST</b>	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.
<b>DESCRIPTION</b>	Proposed development of ten flex-space buildings totaling about 84,000 square feet. Project is targeted to businesses including contractor offices, storage and warehousing, cabinet shops, and other commercial uses.
<b>PUBLIC HEARING DATES</b>	Planning and Zoning Commission 7:00 PM Thursday, May 21, 2026  City Council 7:00 PM Monday, June 22, 2026
<b>MEETING LOCATION</b>	City Council Chamber - Third Floor 4301 City Point Drive North Richland Hills, Texas

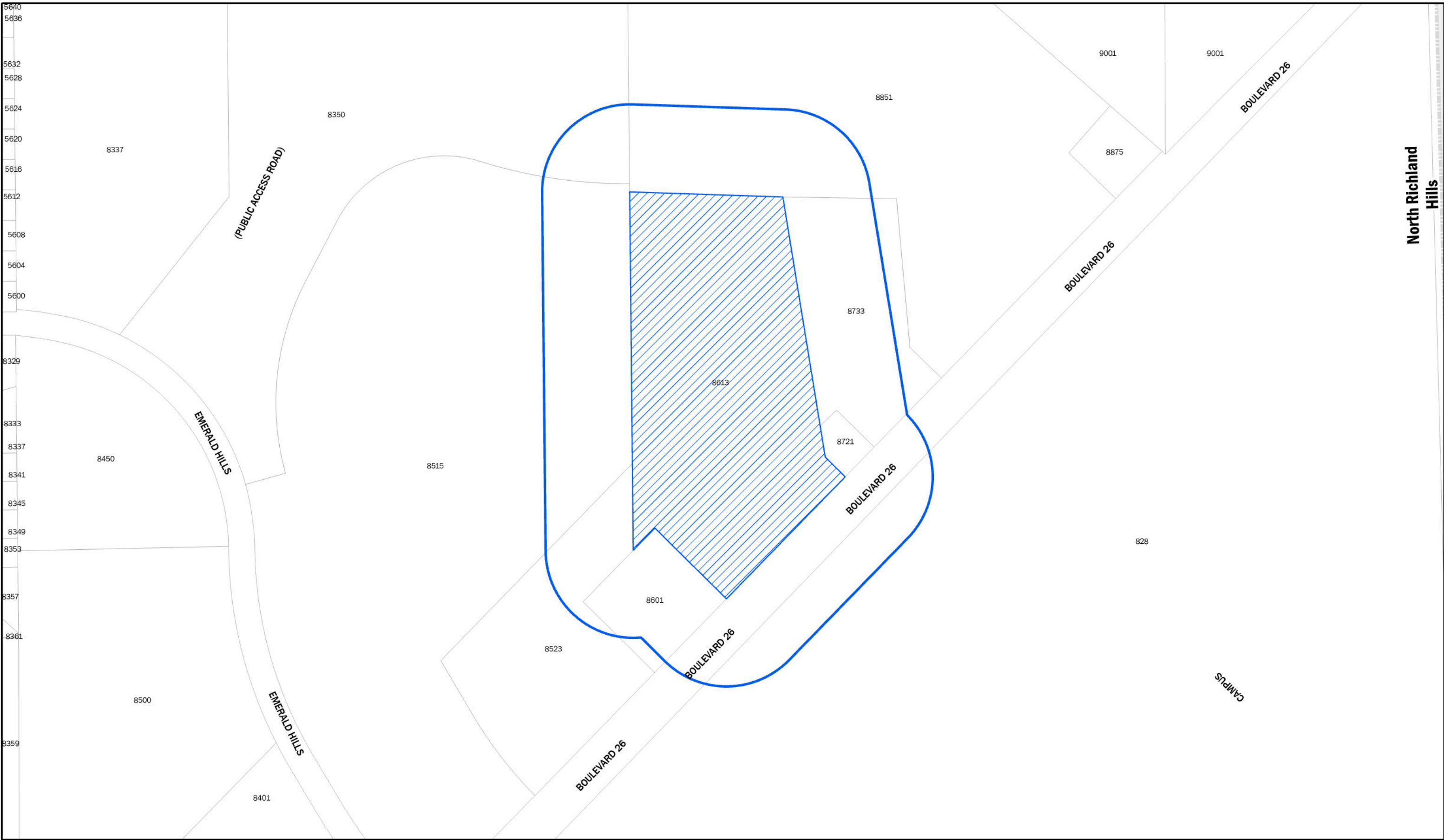
People interested in submitting letters of support or opposition are encouraged to contact the Planning & Zoning Department for additional information. Letters must be received by the close of the City Council public hearing. Because changes are made to requests during the public hearing process, you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



CONCEPTUAL IMAGES. SUBJECT TO CHANGE.

NOTIFIED PROPERTY OWNERS  
ZC26-0163

OWNER	MAILING ADDRESS	CITY STATE	ZIP
2323 INVESTMENTS LLC	PO BOX 172047	ARLINGTON TX	76003
7-ELEVEN INC	3200 HACKBERRY RD	IRVING TX	75063
ERIK & RONDA BAUER	3405 DOWLAND DR	FLOWER MOUND TX	75022
MERLIN ENTERTAINMENTS THEME PARK LLC	12710 RESEARCH BLVD SUITE 305	AUSTIN TX	78759
ORASCAM GROUP LLC	1521 WAGONWHEEL TRL	KELLER TX	76248
STAR MEADOWS LLC	PO BOX 530292	BIRMINGHAM AL	35253
TARRANT COUNTY JUNIOR COLLEGE	5301 CAMPUS DR	FORT WORTH TX	76119



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.

