



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).

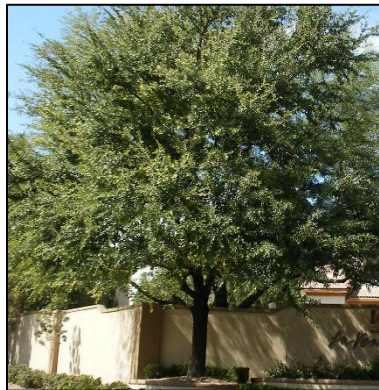
The landscaping and buffering standards that apply to this property are found in Article III, Landscaping and Buffering Regulations of Chapter 114 (Vegetation) of the Code of Ordinances. The Development Review Committee reviewed the landscape plan for the property as part of the site plan application 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.