

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE PLANNING AND ZONING COMMISSION OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE  
JULY 17, 2025**

**D.1 ZC25-0137 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JHF ENGINEERING PLLC FOR A ZONING CHANGE FROM U (SCHOOL CHURCH AND INSTITUTIONAL) TO NR-PD (NONRESIDENTIAL PLANNED DEVELOPMENT) AT 5301 DAVIS BOULEVARD, BEING 4.411 ACRES DESCRIBED AS LOT 8, BLOCK 33, NOR'EAST ADDITION.**

**APPROVED**

Chair Welborn introduced the item, opened the public hearing, and called for Planning Director Cori Reaume to introduce the request. Ms. Reaume introduced the request.

Chair Welborn called for the applicant to present the request.

Cameron Hays, Blue Plate Network, 8750 N Central Expressway, Dallas, Texas, and Bob Greg, MAD Concepts Group, 5040 Addison Circle, Addison, Texas, presented the request.

Commissioner McMahon and the applicants discussed the restaurant's other locations and residential adjacency issues, including screening and event programming.

Chair Welborn and the applicants discussed average visit times per customer and peak hours.

Don Sopranzi, architect, 4800 Northway Drive, Dallas, Texas, discussed the site plan and building designs for the project.

Commissioner Narayana, Alternate Kerby, and Chair Welborn discussed the lack of a sidewalk on Greenwood Way, proposed screening shrubs, video screens, and other items.

Alternate Kerby and the applicants discussed the landscaping proposed along Greenwood Way.

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Jake Fears, JHF Engineering, 8738 FM 225, Laneville, Texas, discussed the proposed site plan.

Commissioner McMahon and Mr. Fears discussed the option to remove the driveway on Greenwood Way.

Chair Welborn called Ms. Reaume to present the staff report. Ms. Reaume presented the staff report.

Commissioner Narayana and Ms. Reaume discussed sidewalks along Greenwood Way.

Commissioner Pekurney, Ms. Reaume, and the applicants discussed potential the occupancy loads, parking requirements, and access to adjacent streets.

Economic Development Director Craig Hulse discussed community surveys and feedback regarding restaurants in North Richland Hills.

Chair Welborn called for anyone wishing to speak for or against the request to come forward.

Timothy Duckett, 5400 Greenwood Way, North Richland Hills, Texas, spoke in opposition to the proposal. He stated concerns about alcohol sales, traffic, the driveway on Greenwood Way, location of refuse containers, and noise.

Teresa Franklin, 5305 Greenwood Way, North Richland Hills, Texas, stated her concerns about the driveway across from her property on Greenwood Way.

Chair Welborn called for anyone wishing to speak for or against the request to come forward. There being no one else wishing to speak, Chair Welborn closed the public hearing.

Chair Welborn and Mr. Gregg discussed subjects referenced during the public hearing including cooking odors, live music, alcohol sales, and traffic.

Commissioner Narayana and Alternate Kerby discussed possible planned development standards related to vehicle access and screening.

A MOTION WAS MADE BY COMMISSIONER NARAYANA, SECONDED BY ALTERNATE KERBY TO APPROVE ZC25-0137 WITH THE FOLLOWING CONDITIONS: INSTALLATION OF A SIDEWALK ADJACENT TO GREENWOOD WAY, INSTALLING A SHORT WALL IN ADDITION TO THE HEDGEROW ADJACENT TO GREENWOOD WAY TO SCREEN HEADLIGHTS FROM RESIDENTIAL PROPERTIES, CLOSURE OF THE DRIVEWAY ON GREENWOOD WAY IF WARRANTED BY TRAFFIC ANALYSIS, AND ADDING LANDSCAPING AROUND THE REFUSE CONTAINER ENCLOSURE. MOTION TO APPROVE CARRIED 6-0.