

Teresa Franklin
5305 Greenwood Way
North Richland Hills 76180

July 9, 2025

Mayor and City Council
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

Re: Case: ZC25-0137 – Proposed zoning change and development of 5301 Davis Blvd

Ladies and Gentlemen:

I hope this letter finds you well. My name is Teresa Franklin and I am a resident of North Richland Hills living at the address shown above. I am writing to express my concerns regarding the proposed zoning change from U (School Church and Institution) to NR-PD (Nonresidential Planned Development) and proposed development of two restaurants with outdoor seating for the property located at 5301 Davis Blvd (the “Davis Property”).

My family moved to North Richland Hills from Arlington in 1972 when I was 9 years old and my parents bought the house that I now own at 5305 Greenwood Way. I grew up in this house and attended Holiday Heights, North Richland Junior High and Richland High School. Other than the period of time when I was married and growing a family and lived elsewhere in North Richland Hills, I have called 5305 home. As my parents aged, I moved back to 5305 to help with their care.

I believe that the proposed zoning change and development of two restaurants will negatively impact the Nor’ East and other subdivisions located immediately adjacent to the west of the Davis Property as follows:

1. Traffic at the light (“Lola Light”) at David Blvd. and Lola Drive is already a concern, especially for those traveling northbound on Davis turning westbound onto Lola Drive. The increase of cars in the area related to the new development will cause further backup in this turn lane as new customers of the development will surely come from the south as well as north parts of the City.

The proposed site plan shows the existing curb cuts remain in place so customers of the restaurants will exit either (a) onto Davis southbound (if possible) when traffic is not backed up at the Lola Light, (b) directly onto Lola, which is a 2 lane road that can barely handle existing traffic, or (c) onto a residential only street of Greenwood Way impacting

residents who will be traveling to and from their homes. Traffic at the Lola Light headed eastbound turning either north or south will back up further and impact the school zone traffic headed from Holiday Heights Elementary (and maybe Richland High School) in the afternoons. These are new concerns since the previous use was limited to 3 hours on Sunday only for a very small congregation.

2. The site plan of the proposed use shows a larger footprint for outdoor seating/use than indoor. In addition, it shows 3 outdoor video screens which seem to be for customers to watch while dining. Since this area is proposed on the side of the lot facing residential neighbors, noise from these screens and dining will impact the residents/homes situated on Greenwood Way. Effectively, a proposed take of their peaceful enjoyment of their property without paying value. This is a new concern since the previous use was limited to 3 hours on Sunday only for a very small congregation that had one small children's play yard located at the rear of the church.
3. I've heard that one of the proposed restaurants is known to serve alcohol. This is a huge concern since homes are located immediately adjacent to this property. This goes directly to the proposed zoning change from a neighborhood use to the commercial use.
4. The change from a neighborhood use like a church/school to a commercial use of restaurants directly in front of residences that face the use negatively impacts the property value of these owners.

I kindly request that the City Council take the following actions:

1. Remove the existing curb cut onto Greenwood Way eliminating cars from exiting the parking lot of the proposed use and causing interference with homeowners entering and leaving their driveways. Since the use will be a change to a commercial use, cars should be limited to those roads that mainly serve commercial uses and not neighborhood uses.
2. Reduce the area for outdoor use by eliminating the area located on the Greenwood Way side of the lot so that the area for outdoor activities is located along Lola Drive. Add a restriction to the PD Ordinance that says no speakers or outdoor entertainment that includes music or noise of any kind is allowed in the outdoor activity area, including those for video screens.
3. Add a restriction to the PD Ordinance that states no alcohol is allowed to be served by the restaurants.
4. Add an obligation to the PD Ordinance that requires the property owner/tenants of the Davis Property to install and maintain in good condition a concrete/stone fence 8-10 feet high along the entire boundary common with Greenwood Way. If the property owner/tenants fail, the City should be prepared to use self-help rights to install or

maintain the fence at the property owner's expense by placing a lien on the Davis Property.

I am hopeful that you will take my concerns seriously since I've lived most of my life in North Richland Hills and now own a home here. Please give my concerns the weight they deserve as the proposed development will affect all aspects of my life going forward.

Thank you for your time and attention to this matter. I look forward to hearing from you and appreciate your continued service to our community.

Sincerely,

Teresa Franklin