



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 16, 2026
SUBJECT: PLAT26-0113 Consideration of a request from Greenway Parks LLC for a replat of Greenway Parks Residential, being 14.535 acres located at 8851 Bud Jensen Drive.
PRESENTER: Cori Reaume, Director of Planning

SUMMARY:

Greenway Parks LLC is requesting approval of a replat of Greenway Parks Residential. The 14.53-acre site is located at 8851 Bud Jensen Drive.

GENERAL DESCRIPTION:

The property is generally located on the north and south sides of Bud Jensen Drive immediately east of the NRH Centre and northeast of the NRH Library. The site is bounded on the north by Birdville High School, on the east by the Corporate Center at The Crossing office buildings, and on the south by the future Marriott TownPlace Suites hotel. The property is vacant.

The property is zoned R-PD (Residential Planned Development). The zoning was approved by City Council on April 14, 2025 (Ordinance 3902), and a preliminary plat was approved by the Planning and Zoning Commission on June 5, 2025, and by City Council on June 23, 2025. The proposed development includes 202 lots for the construction of detached single-family and townhouse units. Single-family detached lots range in size from 1,690 to 2,145 square feet, with townhouse lots ranging from 1,430 to 2,080 square feet. Apart from the lots facing Bud Jensen Drive and the new north-south street (Greenway Avenue), all residences would face green streets and open space areas. In this context the houses face landscaped open space areas with the fronts accessible by sidewalks and garage access at the rear.

The development incorporates approximately 2.98 acres of open space, which makes up 20.5% of the site. The open space is comprised of green street areas and other open spaces adjacent to streets and internal to the site. It also includes an open space lot on the east side of the property intended to be developed as a storm water detention area.

The plat boundary also includes land that is subject to a property exchange between the developer and the City. This land is in the southwest portion of the plat boundary and would be part of an open space lot (Lot 4X Block B). A separate replat of the two lots is under review by the Development Review Committee, and this replat only requires administrative approval.



CURRENT ZONING: The property is zoned R-PD (Residential Planned Development). The R-PD zoning district is intended to permit flexibility in the design of residential 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 limited to residential development of at least ten acres.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for Bud Jensen Drive and other internal streets and alleys is required for the property.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bud Jensen Drive	Street type ST-60-36	Urban Village	<ul style="list-style-type: none"> • 2-lane roadway • 60-foot right-of-way width • On-street parking
Grand Avenue	Street type ST-60-36	Urban Village	<ul style="list-style-type: none"> • 2-lane roadway • 60-foot right-of-way width • On-street parking

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	U (School, Church, and Institutional)	Community Services	Birdville High School athletic fields
WEST	O-1 (Office) U (School, Church, and Institutional)	Office Commercial Community Services	Seytec (distribution company) NRH Centre
SOUTH	TC (Town Center)	Urban Village	Vacant (future hotel)
EAST	O-1 (Office)	Office Commercial	Multi-story office buildings

PLAT STATUS: The property is platted as Lot 1R, Block 1, U.I.C.I. Addition. A portion of the southwest area on the site is platted as Lot 1, Block 1, North Richland Hills Civic Center Addition. A preliminary plat for Greenway Parks residential lots was approved by the Planning and Zoning Commission on June 5, 2025, and by City Council on June 23, 2025.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, and the abandonment of right-of-way and easements that are subject to City Council approval.

RECOMMENDATION:

Approve PLAT26-0113 with the conditions outlined in the Development Review Committee comments.