



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department    **DATE:** July 17, 2025

**SUBJECT:** 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.

**PRESENTER:** Cori Reaume, Director of Planning

### **SUMMARY:**

On behalf of MAD Concept Group (applicant), JHF Engineering PLLC is requesting a zoning change from U (School, Church, and Institutional) to NR-PD (Nonresidential Planned Development) on 4.41 acres located at 5301 Davis Boulevard.

### **GENERAL DESCRIPTION & HISTORY:**

The property is located at the northwest corner of Davis Boulevard and Lola Drive, with additional frontage on Greenwood Way. Formerly the site of Davis Memorial United Methodist Church, the building was demolished in 2023. The northern portion of the site is currently home to the Common Ground NRH Community Garden.

In June 2021, the City of North Richland Hills acquired the property primarily to preserve the existing community garden, while also planning for the future activation of the remaining land. Situated within the EZ Streets Empowerment Zone, the site is part of a mature corridor along Davis Boulevard characterized by elevated code violations, high vacancy rates, below-average rents, and declining commercial property values.

City surveys and other forms of community feedback have consistently identified sit-down, full-service restaurants as the most requested type of business. In line with this demand, the property was marketed for that purpose. However, for several years, interest was limited to fast-food concepts and drive-through coffee establishments.

Due to its exceptional visibility and access, the City remained committed to attracting a high-quality development that could serve as a catalyst for broader revitalization along the corridor. In June 2025, the City entered into an economic development agreement with MAD NRH, LLC to redevelop the site with two full-service restaurant concepts and a shared outdoor dining and play area.

The agreement, executed under Chapter 380 of the Texas Local Government Code, supports local economic development and commercial activity. It includes a significant

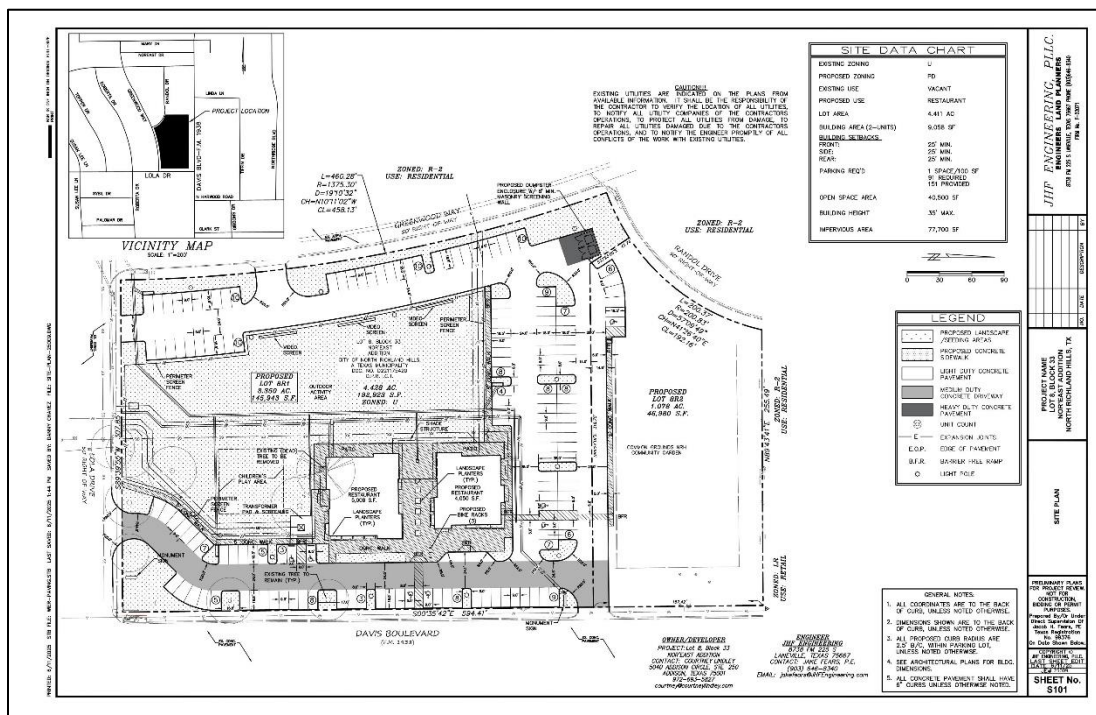
private capital investment by the developer, a portion of which is reimbursable by the City for site improvements and outdoor infrastructure. City participation will be funded through non-recurring revenue sources, including interest income, gas lease reserves, and the economic development fund—each designated for one-time investments. The agreement also includes a conditional conveyance of the land, developer performance measures, and City protections, including the City's right to recapture the property in the event of non-performance.

Full-service restaurants generate substantial local tax revenue through both sales and property taxes, helping to ease the tax burden on residential property owners while supporting a desired land use. This project presents a strategic opportunity to transform a non-revenue-generating, City-owned asset into a profitable long-term source of sustainable recurring tax revenue with lasting economic impact.

In conjunction with the approved agreement, the applicant proposes to rezone the property from U (School, Church, and Institutional) to NR-PD (Nonresidential Planned Development) to develop two full-service restaurants on a 3.35-acre portion of the property.

### Site plan and land use

A site plan package for the property is attached for reference. Planned improvements to the site include construction of two new full-service restaurants, outdoor patios and seating areas, and other site and landscaping improvements. The restaurants are approximately 4,000 square feet and 5,00 square feet in size with a common plaza area and shade structure. A site layout and building elevations are shown below.





Landscape areas cover approximately 21% of the site. These areas include existing setback areas adjacent to street frontages, new street trees along Greenwood Way and Lola Drive, parking lot trees, and other internal site landscaping. Primary access to the site is from existing driveways on Davis Boulevard and Lola Drive, with a secondary existing driveway on Greenwood Way. The parking lot contains 151 parking spaces. The current parking area pavement would be improved, with additional parking constructed on the north side of the buildings.

A monument sign is proposed on the Davis Boulevard frontage. The sign is ten feet in height and 120 square feet in area, which is larger than the standard monument sign of 7.5 feet in height and 75 square feet in area. The applicant is requesting approval of the sign design as part of the planned development standards. The sign is intended to include both restaurant tenants. Proposed signage for the property is included in the attached site plan exhibits.

The Common Ground NRH Community Garden will remain in its current location, with the proposed development considering garden-specific parking spaces and pedestrian routes for ease of access.

### ***Development standards***

The proposed conditions of approval for this NR-PD district are attached. Applications for rezoning to the NR-PD district provide an opportunity to address modifications to specific site development and building design standards for the site. These conditions are based on the applicant's proposed development of the property. These conditions may be modified throughout the public hearing process, and they are subject to final approval by City Council.

**VISION2030 COMPREHENSIVE PLAN:** This area is designated on the Vision2030 Land Use Plan as Community Services. This designation provides for non-profit activities of an educational, religious, governmental, or institutional nature. Schools, churches, hospitals, government buildings, fire stations, and public utilities are examples of community service areas.



**CURRENT ZONING:** The property is currently zoned U (School, Church, and Institutional). This district is intended to permit nonprofit activities of an educational, religious, governmental, or institutional nature.

**PROPOSED ZONING:** The proposed zoning is NR-PD (Nonresidential Planned Development). The NR-PD zoning district is intended to permit flexibility in the design of nonresidential 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 intended for nonresidential developments of three or more acres in size.

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-2 (Single-Family Residential) LR (Local Retail)	Low Density Residential Office Commercial	Single-family residences Service and office uses
WEST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
SOUTH	C-2 (Commercial)	Retail Commercial	Restaurant and commercial uses
EAST	C-2 (Commercial)	Office Commercial Community Services	Office and commercial uses Civic uses (fire station)

**PLAT STATUS:** The property is platted as Lot 8, Block 33, Nor'East Addition. Approval of a replat of the property is required prior to the issuance of building permits.

**CITY COUNCIL:** The City Council will consider this request at the August 11, 2025, meeting following a recommendation by the Planning and Zoning Commission.

**RECOMMENDATION:**

Approve ZC25-0137.