



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department      **DATE:** June 5, 2025  
**SUBJECT:** PLAT25-0088 Consideration of a request from Arcadia Group LLC  
for a preliminary plat of Greenway Parks, being 13.815 acres located  
at 8851 Bud Jensen Drive.  
**PRESENTER:** Cori Reaume, Director of Planning

### **SUMMARY:**

On behalf of CCI-Richland Hills II LP, Arcadia Group LLC is requesting approval of a preliminary plat of Greenway Parks. The 13.815-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). The proposed development includes 200 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 2.7 acres of open space, which makes up 19.8% 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.

**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"><li>• 2-lane roadway</li><li>• 60-foot right-of-way width</li><li>• On-street parking</li></ul>
Grand Avenue	Street type ST-60-36	Urban Village	<ul style="list-style-type: none"><li>• 2-lane roadway</li><li>• 60-foot right-of-way width</li><li>• On-street parking</li></ul>

#### **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. Approval of a preliminary plat, engineering plans, and a final plat of the property is required prior to the issuance of building permits.

**CITY COUNCIL:** The City Council will consider this preliminary plat at the June 23, 2025, meeting following action by the Planning and Zoning Commission.

**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, revisions of street names, and the addition of emergency passage and access easement areas.

#### **RECOMMENDATION:**

Approve PLAT25-0088 with the conditions outlined in the Development Review Committee comments.