

PUBLIC INPUT  
ZC22-0032 & ZC22-0033

**From:** [Joyce Brown](#)  
**To:** [Planning](#); [Clayton Husband](#)  
**Subject:** Sup zc22-0032. Sup zc22-0033  
**Date:** Thursday, September 15, 2022 10:16:38 AM

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Dear City of North Richland Hills,

As a resident of NRH I am in support of the SUP ZC22-0032 and ZC22-0033.

Joyce Brown  
8625 Davis Blvd  
Apt 6410  
NRH Texas 76182  
817-756-1083

Sent from my iPhone

**From:** [Ron Daley](#)  
**To:** [Clayton Husband](#)  
**Subject:** Permits for Bear Creek Village  
**Date:** Thursday, September 15, 2022 12:38:32 PM

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Hello Mr. Husband,

I'm writing you today to voice my support for the permits for HTeaO and the vet clinic. I, myself, am tired of seeing empty retail spaces around town. We should be welcoming these businesses rather than putting hurdles in front of them.

I hope the right things get done at the P&Z meeting. Please help to get these permits approved and show businesses that NRH is the place to be.

Sincerely,  
Ron Daley  
Montreal Mews Dr, NRH, TX

Sent via the Samsung Galaxy S10, an AT&T 5G Evolution capable smartphone

**From:** [Stacey Daley](#)  
**To:** [Clayton Husband](#)  
**Subject:** Support of Special Use Permit  
**Date:** Thursday, September 15, 2022 12:37:44 PM

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Hi Clayton,

Per my VM, I just wanted to express my support for the special use permit that is needed for HTeaO and the Vet Clinic.

Thank you for all you do to bring wonderful new businesses into NRH!

Stacey Daley  
8729 Montreal Mews, NRH

**PUBLIC INPUT**  
**ZC22-0032 & ZC22-0033**

**From:** [Sara DeKalb](#)  
**To:** [Planning](#)  
**Date:** Wednesday, September 14, 2022 8:55:11 AM

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Dear City of North Richland Hills,

As a citizen of NRH I am in support of the SUP ZC22-0032 and SUP ZC22-0033.

Sara DeKalb  
6137 Cliffbrook Drive  
North Richland Hills, TX 76180

PUBLIC INPUT  
ZC22-0032 & ZC22-0033

**From:** [Kevin Landis](#)  
**To:** [Clayton Husband](#)  
**Subject:** Special Use Permit for Berry Village  
**Date:** Monday, September 19, 2022 4:48:22 PM

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Clayton,

I am in favor of the Special Use Permit for Berry Creek Village. I have lived in the area for 30 years and am excited to have an overnight Vet Clinic and HTeoO close to my home.

Kevin Landis  
8808 Hilary Ct.  
NRH, TX 76182

PUBLIC INPUT  
ZC22-0032 & ZC22-0033

**From:** [Lauren Luke](#)  
**To:** [Clayton Husband](#)  
**Subject:** Berry Creek Village  
**Date:** Wednesday, September 14, 2022 8:28:21 PM

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Good evening,

I am emailing in support of the SUP request for Berry Creek Village. This would allow the vet office and HTeaO to be added. I know personally how popular HTeaO is and know people that drive to Grapevine just to get it. I would also love a vet clinic close by.

Thank you.  
Lauren Luke

**From:** [Ryan Luke](#)  
**To:** [Clayton Husband](#)  
**Subject:** SUP Support for Berry Creek Village  
**Date:** Thursday, September 15, 2022 10:58:33 AM

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Good Morning,

I am writing in support of the special use permits for Berry Creek Village. Being a pet owner; a close by vet clinic would be great for the area.

The development with an HTeaO drive thru would beautify the existing overgrown area.

Thank you for your time.

Sincerely,

Ryan Luke

817-658-7969

6812 Chase Street, North Richland Hills 76182

**From:** [Amy Normand](#)  
**To:** [Clayton Husband](#)  
**Subject:** In support  
**Date:** Thursday, September 15, 2022 10:56:59 AM

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Just wanted you to know we live in the neighborhood behind the development that wants to put in the Tea place and the overnight vet clinic. We are in support and excited to see business's being out there.

Blessings.

Joey and Amy Normand

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[Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.](#)

Amy Normand

*REALTOR®*

m: 817.707.7735

a: 5220 Locke Avenue Fort Worth, TX 76107



**From:** [Kelli Matheny](#)  
**To:** [Clayton Husband](#)  
**Subject:** Berry Creek Village  
**Date:** Wednesday, September 14, 2022 8:51:03 PM

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Hi Clayton,

It was brought to our attention that you were the person to contact regarding support the overnight vet clinic as well as the HTeaO Drive thru at Berry Creek Village.

Although both of these sound like wonderful new additions to our community, our concern (as well as our neighbors') is our privacy during all hours during this new development.

We purchased a home in the gated community behind the development two years ago and enjoy having privacy in our backyard and neighborhood.

Bringing in these businesses will bring more people (at all hours of day and night), right behind our home and ability to view straight into our back yards where our children play.

If the developers have a plan to block off visibility of our neighborhood, perhaps by replacing the metal gate with a full wood gate that cannot be seen through, then we would be happy to support this new development. Otherwise, we are not a fan.

Thank you for considering our opinions when deciding how to further progress the new development space.

Kelli Norris

**PUBLIC INPUT**  
**ZC22-0032 & ZC22-0033**

**From:** [Clayton Comstock](#)  
**To:** ["Susan Ortiz"](#)  
**Cc:** [Planning](#)  
**Subject:** RE: Proposed development case: ZC22-0033  
**Date:** Thursday, September 15, 2022 2:04:34 PM  
**Attachments:** [Property Owner Notification.pdf](#)

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Good afternoon, Ms. Ortiz -

Thank you for your email regarding case ZC22-0033. Your input will be forwarded to the Planning & Zoning Commission and City Council for their review and consideration as this case follows the zoning change request process. Public hearings for this case are scheduled for Thursday, September 15 (Planning & Zoning Commission) and Monday, October 10 (City Council). Both public hearings will be held at 7:00pm in the City Council Chamber on the third floor of NRH City Hall, 4301 City Point Drive.

Regarding your question about additional owners who are opposed to this item, I will point you to Section 211-006 of the Texas Local Government Code:

(d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either:

- (1) the area of the lots or land covered by the proposed change; or
- (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

(e) In computing the percentage of land area under Subsection (d), the area of streets and alleys shall be included.

I have attached additional exhibits for you. This is a multi-page document. The public hearing notification map (last page) establishes the 200 foot boundary referenced above. If 20 percent of the area within the 200 foot boundary opposes the case, City Council must have at least 6 votes in favor of the request for it to be passed.

Please call or email if you have any additional questions.

Thank you and take care,

Clayton Comstock, AICP, CNU-A  
Director of Planning & Inspections  
City of North Richland Hills  
(817)427-6301

-----Original Message-----

From: Susan Ortiz

Sent: Thursday, September 15, 2022 1:53 PM

To: Planning

Subject: Proposed development case: ZC22-0033

We are opposed to the above noted development. Our concerns are how close the dog run is to our property. The two things of concern are the noise of the dogs and the inevitable smell.

We would also like to get information on how to go about getting a plurality of homeowners/property owners who are opposed to this to put that forward. Also, what would a plurality be?

Thank you for your attention to this matter.

Luis and Susan Ortiz

6408 Rogers Dr

NRH, TX 76182

817-501-4884

Sent from my iPad

**PUBLIC INPUT**  
**ZC22-0032 & ZC22-0033**

**From:** [Ronda Polansky](#)  
**To:** [Planning](#)  
**Subject:** Development on the 8-acre track  
**Date:** Thursday, September 15, 2022 7:20:33 AM

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Dear City of North Richland Hills,

As a business owner in NRH I am in support of the SUP ZC22-0032 and SUP ZC22-0033.

Ronda Polansky  
DiagnosTEX  
817-514-6271

**PUBLIC INPUT**  
**ZC22-0032 & ZC22-0033**

**From:** [Pam Ragland](#)  
**To:** [Clayton Husband](#)  
**Subject:** Zoning change  
**Date:** Thursday, September 15, 2022 10:40:53 AM

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Dear City of North Richland Hills,

As a business owner in NRH I am in support of the SUP ZC22-0032 and SUP ZC22-0033. We feel that development of this vacant property would be an asset to the city as well as those of us who have businesses in this area.

Sincerely,

*Pam Ragland MS. CCC-SLP*

**DiagnosTEX LLC**

8913 Mid Cities Blvd

Suite 100

North Richland Hills, TX 76182

W: 817-514-6271

F : 817-514-6278

**From:** [patricia sifuentes](#)  
**To:** [Clayton Husband](#)  
**Subject:** SUP Permit  
**Date:** Wednesday, September 14, 2022 9:47:14 PM

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Hello ,  
Please be advised that I am for the special permit for the HTeaO and Vet clinic at the Berry Creek Village located on Mid Cities.

Sincerely,

Patricia Sifuentes  
6336 Brynwyck Ln  
North Richland Hills, Texas 76182

**PUBLIC INPUT**  
**ZC22-0032 & ZC22-0033**

**From:** [Steve Stallard](#)  
**To:** [Clayton Husband](#); [Planning](#)  
**Subject:** Real Estate Development  
**Date:** Thursday, September 15, 2022 1:23:39 PM

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Dear City of North Richland Hills,

As a property owner of NRH and a business owner based in NRH, I am in support of the SUP ZC22-0032 and SUP ZC22-0033.

Steve Stallard  
9292 Huntington Square  
NRH, TX 76182  
817.514.0200

**Steve Stallard**

Principal

PUBLIC INPUT  
ZC22-0032 & ZC22-0033

**From:** [Jill Stallard](#)  
**To:** [Clayton Husband](#)  
**Subject:** Supporting SUP for Berry Creek Village  
**Date:** Tuesday, September 20, 2022 11:59:53 AM

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Mr. Husband:

I am writing to you in support of the special use permit for Berry Creek Village. We are very excited about this development and think the HTeoO and the Vet Clinic would be great additions to NRH. It is exciting to see this property being developed. It will be great for the city.

Thank you for your consideration and all your work for the city.

Jill Stallard  
Stallard & Company, CPAs  
9292 Huntington Square Suite 300  
North Richland Hills, TX 76182  
O: 817-514-0200  
F: 817-281-6488