

## Clayton Comstock

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**From:** Bikash Saha <[REDACTED]>  
**Sent:** Thursday, October 20, 2016 12:22 PM  
**To:** Clayton Comstock  
**Subject:** Comment against the SUP 2016-04 for 8479 Davis Blvd

Hi Clayton,

It was nice talking to you regarding the hearing today for the use of Roll top doors on loading docs along Shady Grove.

The use of roll top door and loading docs is a bad idea. It will give an industrial appearance for the buildings and will be detrimental to the look and feel of the other commercial buildings and housing around it.

Moreover, it will create a bad view along Shady Grove. I am also concerned about heavy traffic along Shady Grove.

So, I am voting against it.

Thank you for considering my request.

Best Regards,

Bikash Saha  
On behalf of  
NRH Montessori

Sent from my iPhone

## Clayton Comstock

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**From:** Mark Hindman  
**Sent:** Monday, November 07, 2016 10:06 AM  
**To:** 'Joanne Crase'  
**Cc:** Clayton Comstock; Paulette Hartman  
**Subject:** RE: SUP 2016-04 Concerns

Thank you for providing us with your thoughts and perspective on SUP 2016-14. I am responding on behalf of the City Council to let you know that your email has been received and will be considered as they deliberate this zoning request. The City Council has been included in this response through a "blind copy" and your email has been forwarded to the staff in our Planning Department. Individual Council members may or may not respond to you directly, but they have received your comments and will be considering as they make their decisions.

As a resident directly across the street from this project your input is important and will be carefully considered. You have raised some very good points as to why you are concerned with the proposal as submitted and these points will be included in the information packet that is provided to the City Council at the time of their consideration of the issue. Thank you for contacting the City Council and I regarding your concerns. If you have questions, please feel free to contact me.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

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**From:** Joanne Crase [REDACTED]  
**Sent:** Sunday, November 06, 2016 10:11 PM  
**To:** [nrhoscar@sbcglobal.com](mailto:nrhoscar@sbcglobal.com); [nrhrodriguez@att.net](mailto:nrhrodriguez@att.net); [nrhwoujesky@charter.net](mailto:nrhwoujesky@charter.net); [nrhlombard@att.net](mailto:nrhlombard@att.net); [nrhtbarth@sbcglobal.net](mailto:nrhtbarth@sbcglobal.net); [wdwhitson@sbcglobal.net](mailto:wdwhitson@sbcglobal.net); [nrhsturnage@sbcglobal.net](mailto:nrhsturnage@sbcglobal.net); [tim-welch@sbcglobal.net](mailto:tim-welch@sbcglobal.net); Mark Hindman  
**Subject:** SUP 2016-04 Concerns

Dear Members:

I am addressing you with our concerns regarding SUP 2016-04, the screening and loading docks facing a public street (Shady Grove Road). We attended the Planning and Zoning Public Hearing on October 20, where it was voted/recommended to the City Council to allow this. We were disappointed that only one of the P and Z members opposed after objections were presented. Following are some of the concerns we have regarding the loading docks being included on the proposed buildings.

Noise is the major concern we have regarding the loading docks with roll up doors on the back of these proposed buildings. To include loading docks on buildings on this location, (since there is not frontage on N. Tarrant Parkway or Davis Blvd), would mean destination storefronts, most likely with goods being sold and loaded out the back of the building, facing Shady Grove. Our address is 8504 Southmoor Court, directly across Shady Grove Road from the proposed new buildings. This is less than 100 feet from our back door. Anytime there is something being delivered or sold/loaded from these locations, we would hear it. It would not only be the deliveries of goods to these locations, but the loading of sold goods as well. This would possibly include forklifts, and vehicles which make a beeping noise when backing up. We can already hear the order box from

the Smoothie King on the other side of said property so I am sure we would be able to hear the doors rolling up and down and the vehicles being used to load the sold merchandise. P and Z proposed a compromise of 2 doors per building rather than the originally proposed 4, but we would like to see no loading docks.

We understand that there is proposed landscaping for screening purposes, which will hopefully alleviate the light pollution, but the additional traffic behind the proposed buildings and the noise created by the vehicles loading goods will not be lessened by bushes and trees. Furthermore, though the landscaping will be more pleasant to look at than the back of buildings, it will likely take years for any landscaping to be effective for any purpose.

Finally, would there be any restrictions on the hours of operation for these buildings if loading docks are allowed? Again, the sound of the rolling doors, up and down, and the vehicles picking up the merchandise, or being delivered would be an ongoing nuisance. If the tenants in these locations were limited to medical or business offices, and not retail (which is what the rolling doors would be designed for), the hours of operation would be during regular business hours, and not disruptive to us and our neighbors during our hours at home. Decreased hours of operation would also decrease the amount of vehicular traffic on Shady Grove, which is another ongoing problem for our subdivision.

Thank you for your time in considering our concerns and we hope you can understand why the loading docks with rolling doors would not be in the best interest of our subdivision.

Regards,  
Joanne and Michael Crase

## Clayton Comstock

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**From:** Mark Hindman  
**Sent:** Wednesday, November 09, 2016 3:46 PM  
**To:** 'Brenda Cumby'  
**Cc:** Clayton Comstock  
**Subject:** RE: SUP 2016-04 before City Council on 11/14/2016

Thank you for providing us with your thoughts and perspective on SUP 2016-14. I am responding on behalf of the City Council to let you know that your email has been received and will be considered as they deliberate this zoning request. We have received other emails regarding this zoning case and we are utilizing the same procedure for each person who has contacted the City. The City Council has been included in this response through a "blind copy" and your email has been forwarded to the staff in our Planning Department. Individual Council members may or may not respond to you directly, but they have all received your comments and will be considering your input as they make their decisions.

As a resident directly across the street from this project your input is important and will be carefully considered. You have raised some very good points as to why you are concerned with the proposal as submitted and these points will be included in the information packet that is provided to the City Council for consideration of the issue. Your reasonable approach which indicates you are not just looking at this from your own perspective will be appreciated by the Council. Thank you for contacting the City Council and I regarding your concerns. If you have questions, please feel free to contact me.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

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

From: Brenda Cumby [REDACTED]  
Sent: Wednesday, November 09, 2016 2:22 PM  
To: [nrhoscar@sbcglobal.com](mailto:nrhoscar@sbcglobal.com); [nrhrodriguez@att.net](mailto:nrhrodriguez@att.net); [nrhwojjesky@charter.net](mailto:nrhwojjesky@charter.net); [nrhlombard@att.net](mailto:nrhlombard@att.net); [nrhtbarth@sbcglobal.net](mailto:nrhtbarth@sbcglobal.net); [wdwhitson@sbcglobal.net](mailto:wdwhitson@sbcglobal.net); [nrhsturnage@sbcglobal.net](mailto:nrhsturnage@sbcglobal.net); [tim-welch@sbcglobal.net](mailto:tim-welch@sbcglobal.net); Mark Hindman  
Subject: SUP 2016-04 before City Council on 11/14/2016

City Council Members/ North Richland Hills,

My name is Tony Cumby, and I live at 8501 Southmoor Ct. in the Steeple Ridge subdivision. I am writing to you concerning the SUP 2016-04 which affects the property just south of the entrance to our subdivision. Living at the front entrance to the subdivision, I have direct sight out my front door to the property and its already completed building. We were disappointed that the proposal was approved at the Planning and Zoning Public Hearing on October 20 by a vote of 5 to 1 in favor of the SUP. My purpose is to have the city council to reconsider this proposal.

The main concern that I have is for the noise that the approval of the building as described, with its two roll up doors and loading docks, would create. I have no objections to the mixed use development of this site, as the office use building that is currently on the acreage adjacent to the proposed site is quite acceptable and is owned by the same developer. The fact that the new proposed building site includes roll up doors adds a new perspective to the functionality of the building. I believe the mixed use of the building, and its lack of frontage road visibility, will

encourage a "destination tenent". Again, I have no problem with that type of tenent, however, with the addition of the rollup doors, I feel this could very well be a store-front type business which sells out the back door. Roll up doors can be very loud . If permitted to be allowed, the sounds of deliveries from trucks as well as the loading of customer vehicles out the back doors during hours of operation would add to the already high noise level of traffic from the very busy Shady Grove road which we already deal with on a daily basis.

While the developer has agreed to increase the landscaping to hide the roll up door loading zones, I do not think this would be sufficient to muffle the increased noise level. I would move that the roll up doors be eliminated and the building be used for office use and not retail development. If the roll up doors are permitted, I would ask that the hours of operation/deliveries be limited to regular business hours so that the adjacent neighbors would have less noise during the evening hours.

Thank you for taking the time to consider these concerns of allowing the two roll up doors/loading docks to the SUP 2016-04. I feel the roll up doors and the noise that would result would not be in the best interest of the adjoining neighborhood.

Regards,  
Tony and Brenda Cumby