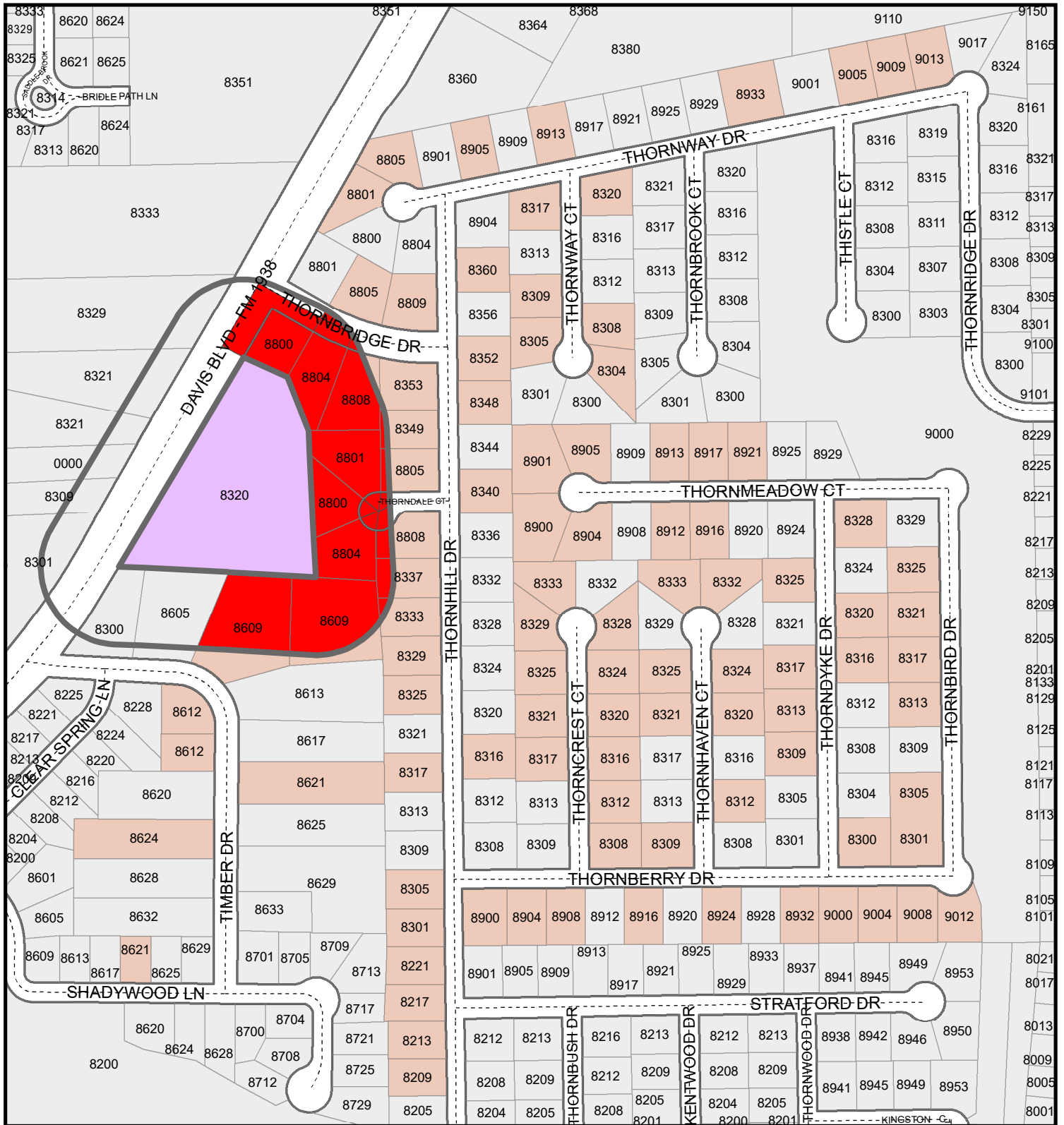


ZC 2020-03 Opposition Map

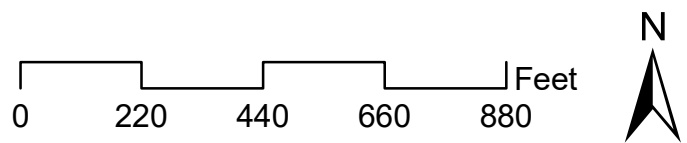
ZC 2020-03



Legend

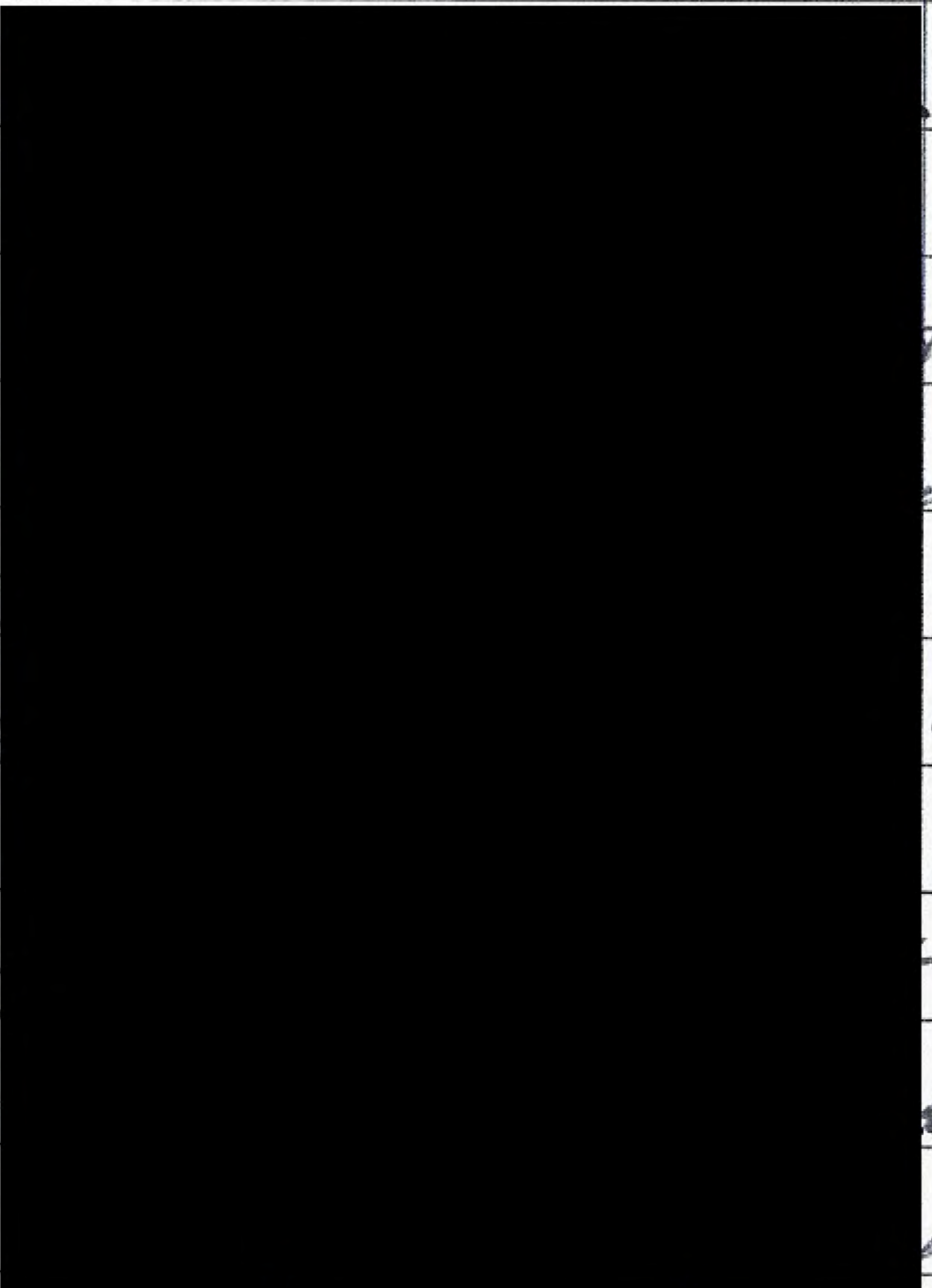
- Subject Property
- Opponents to Request
- Opponents Outside Buffer
- Public Notice Buffer (200 ft)

50.6% of property within the public notice buffer has objected to the proposal.



Thornbridge Petition to Oppose the Senior Living Development at 8320 Davis Blvd.	
Petition Summary	The John R. McAdams Company has proposed an apartment style senior living development at 8320 Davis known as Village Cooperate of Century Hills. The undersigned Thornbridge community residents vehemently oppose this development for the reasons provided below.
Detriment to Property Value	<ul style="list-style-type: none"> • Home values are lowered with adjacent high-density housing developments and large buildings. Thornbridge has experienced this with the commercial development adjacent to the north of our subdivision. • Despite efforts to call it otherwise, the building is clearly apartment housing with 61 units for a lot under 4 acres. • Homeowners are already seeing value impacts due to the development plans.
Detriment to Privacy	<ul style="list-style-type: none"> • Homeowners backing up to the development will lose their privacy in their backyards and windows into their homes. • We expect to experience light pollution (security, balcony, indoor lights) and added noise levels. We have experienced with this from Kroger and the Alamo Drafthouse.
Multiple Ordinance Variances for R-7-MF Zoning	<ul style="list-style-type: none"> • Lot is under 4 acre minimum. • Front line is under 25 feet limit from TxDot right-of-way. • Maximum height is over 50 feet limit. • Building is 4 stories tall at its peak. Building within 60 feet of R-1 housing must be single story. • No screening wall planned along Davis Blvd. as required. • No planned gated entry as required. • Not enough parking spaces for planned units.
Increased Traffic	<ul style="list-style-type: none"> • Traffic will increase on Davis with cars entering and leaving the development. • The development calls for 105 parking spaces. • NRH Panning & Zoning predicts 53 annual emergency service calls. • There is no planned deceleration lane.
Does Not Adhere to Vision 2030	<ul style="list-style-type: none"> • This development does not adhere to North Richland Hills' Vision 2030 Land Use Plan. Vision calls for small single-story offices. Our community would prefer single family homes first and foremost. • Vision 2030 foresees new high density housing in other areas to exemplify New Urban housing along the lines of The Venue at Home Town, not the proposed building design. • The development was recommended to be denied by NRH Planning & Zoning Development Review Committee and voted down 4-2 by the NRH Planning & Zoning commission.
Action Petitioned	We, the undersigned, are concerned citizens of North Richland Hills and Thornbridge residents who urge our city council to deny the senior living development proposed by the John R. McAdams Company Inc. known as Village Cooperate of Century Hills.

	Printed Name	Signature	Street Address	Email (optional)	Date
133)	Janet McCandless	Janet McCandless	8800 Thorndale Ct, NRH		5-9-20 com
134)	STELIOS SHACKELFORS	Stelios Shackelfors	8801 THORNDALE CT., NRH		5/9/20
135)	GORDON BRUCKS	Gordon Brucks	8352 THORNHILL DR		5/9/20
136)	RUTH BRUCKS	Ruth Brucks	8352 THORNHILL DR.		5/9/20
137)	Kathryn Peyton	Kathryn Peyton	8800 Thornbridge		5-9-20 com
138)	Norman Peyton	Norman Peyton	8800 Thornbridge		5-9-20 com
139)	Danny Roberts	Danny Roberts	8808 Thornbridge Dr		5-9-20
140)	Jammy Roberts	Jammy Roberts	8808 Thornbridge Dr.		5-9-20
141)	PAUL BURNS	Paul Burns	8805 Thornbridge Dr		5-9-20
142)	Peter Burns	Peter Burns	8805 Thornbridge Dr		5-9-20
143)	Jim Ewing	Jim Ewing	8809 Thorn BRIDGE DR.		5-9-20
144)	Kim Ewing	Kim Ewing	8809 Thornbridge DR		5-9-20
145)	Carlette Brown	Carlette Brown	8801 Thornway Dr		5-9-20
146)	Jimmy Beck	Jimmy Beck	8805 Thornway Dr		5/9/20 not
147)	Muriel Beck	Muriel Beck	8805 Thornway Dr		5/9/20
148)	Sunhee Ro	Sunhee Ro	8905 Thorn way dr.		5/9/20
149)	Wilma F. Zaglud	Wilma F Zaglud	8804 Thorndale Court		5/9/20
150)	Philip M. Zaglud	Philip M Zaglud	8804 Thorndale Court		5/9/20
151)	Howard Gee jr	Howard Gee jr	8805 Thorndale Ct.		5/9/20
152)	Wanda S. Gee	Wanda S. Gee	"		"
153)	MARK FREDRICK	Mark E. Fredrick	8340 THORNHILL DR		5/9/20
154)	PEGGY FREDRICK	Peggy Fredrick	"		5/9/20


	Printed Name	Signature	Street Address	Email (optional)	Date
1)	Mark McCandless	Mark McCandless	8800 Thorndale Ct NRH		5-9-2020
2)	Daryn Shugartford	Daryn Shugartford	8801 Thorndale, NRH		5-11-20
3)	Jeff Havens	Jeff Havens	8353 Thornhill Dr.		5-11-20
4)	Andrea Havens	Andrea Havens	8353 Thornhill Dr		5-11-20
5)	Amanda Carmichael	Amanda Carmichael	8333 Thornhill Dr.		5/11/20
6)	Eric Carmichael	Eric Carmichael	8333 Thornhill Dr.		5/11/20
7)	Jim Jones	Jim Jones	8804 Thorn bridge Dr		5/11/20
8)	Charlene Moore	Charlene K. Moore	8337 Thornhill Dr		5/11/20
9)	RANDAL ARMSTRONG	Randal Armstrong	8808 THORNDALE CT		5/11/20
10)	Kathy Armstrong	Kathy Armstrong	8808 Thorndale Ct		5/11/20 ail.com
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	Printed Name	Signature	Street Address	Email (optional)	Date
1)	MATHEW FREDRICK	<i>Matthew Fredrick</i>	8340 THORNHILL DR		NET 5/9
2)	Cynthia Gonzales	<i>Cynthia Gonzales</i>	8348 thornhill dr		5/9
3)	Steven Gonzales	<i>Steven Gonzales</i>	8348 Thornhill Dr		gman.com
4)	Don Phifer	<i>Don Phifer</i>	8360 Thornhill Dr		SP
5)	Deborah Phifer	<i>Deborah Phifer</i>	8360 Thornhill Dr		5/9
6)	Jennifer Curran	<i>Jennifer Curran</i>	8317 Thornway Ct.		5/9
7)	Charles Curran	<i>Charles Curran</i>	8317 Thornway Ct.		5/9
8)	Jackie Cagle	<i>Jackie Cagle</i>	8309 Thornway Ct		bal 5/9
9)	Charles Cagle	<i>Charles Cagle</i>	8309 Thornway Ct		5/9
10)	Natalie Flegor	<i>Natalie M. Flegor</i>	8305 Thornway		5/9
11)	Mark Simpson	<i>Mark Simpson</i>	8301 Thornway Ct		5/9
12)	Cathy Boots	<i>Cathy Boots</i>	8300 Thornway Ct		5/9
13)	Tom Nguyen	<i>Tom Nguyen</i>	8304 THORNWAY CT		5/9
14)	Ray Kimminau	<i>Ray Kimminau</i>	8308 THORNWAY CT		NET 5-9
15)	Patricia Kimminau	<i>Patricia Kimminau</i>	" " "		"
16)	Michael Trevino	<i>Michael Trevino</i>	8304 Davis Blvd.		5-10
17)	EDDIE O'BURN	<i>Eddie O'Brien</i>	8621 Timber Dr		NET 5-10
18)	Bess Sdomare	<i>Bess Sdomare</i>	8612 Timber Dr		
19)	Sabrina Hurley	<i>Sabrina Hurley</i>	8624 Timber Dr		5-10
20)	TIM SAVOY	<i>Tim Savoy</i>	8621 Shadywood Ln		us ✓
21)	Barbara Sparks	<i>Barbara Sparks</i>	8913 Thornway Dr		tt.net
22)	John Sparks	<i>John Sparks</i>	8913 Thornway Dr		etc

	Printed Name	Signature	Street Address	Email (optional)	Date
1)	AUSTEN STEVENS	<i>Austen Stevens</i>	8329 Thorncrest Ct.		5/10/20
2)	Jacque Stevens	<i>Jacque Stevens</i>	8329 Thorncrest Ct		5/10
3)	JOHN RUTLEDGE	<i>John Rutledge</i>	8333 THORNCREST CT		5/10
4)	JOE HARTIN	<i>Joe Hartin</i>	8328 "		5/10
5)	Jordan Thomas	<i>Jordan Thomas</i>	8324 Thorncrest Ct		5/10
6)	Gina Henry	<i>Gina Henry</i>	8320 Thorncrest Ct		5/10/20
7)	Mari-Beth Maple	<i>Mari-Beth Maple</i>	8316 Thorncrest Ct.		5/10 m
8)	Hester Cusny	<i>Hester Cusny</i>	8312 Thorncrest Ct		5/10
9)	Janet Travis	<i>Janet Travis</i>	8308 Thorncrest Ct		5/10
10)	TRON TRAVIS	<i>Tron Travis</i>	8308 THORNCREST CT		5/10 m
11)	Audrey Calaty	<i>Audrey Calaty</i>	8308 Thorncrest Ct.		5/10
12)	William Jacobs	<i>William Jacobs</i>	8309 Thornhaven		5/10
13)	ROBERT TUGGLE	<i>Robert Tuggle</i>	8321 THORNHAVEN CT.		
14)	Mark Clairmont	<i>Mark Clairmont</i>	8320 Thornhaven Ct		5/10
15)	Manuel Reynoso	<i>Manuel Reynoso</i>	8325 Thornhaven Ct		5/10 m
16)	Delana Williams	<i>Delana Williams</i>	8333 Thornhaven Ct		5/10 bal.net
17)	JOHN CRISLER	<i>John Crisler</i>	8332 THORNHAVEN CT		5/10
18)	CINDY CRISLER	<i>Cindy Crisler</i>	"		"
19)	Loyce Shirley	<i>Loyce Shirley</i>	8324 " "		"
20)	T. R. BROCK	<i>T. R. Brock</i>	8309 Thornhyke		"
21)	M.W. MADON	<i>M.W. Madon</i>	8313 Thornhyke		"
22)	R P Askam Robyn P. Askam	<i>R P Askam</i>	8317 Thornhyke Dr.		net 5/10/20

	Printed Name	Signature	Street Address	Email (optional)	Date
23)	Julie Taylor	Julie Taylor	8325 Thornadyke Dr. ^{NRH TX} 76182		5/10/20
24)	Shelby Harris	Shelby I	8916 Thornmeadow Ct, ^{NRH TX} 76182		5/10/20
25)	Suzanne Seidel	Suzanne Seidel	8904 Thornmeadow 76182		5/10
26)	BRYAN BERTHY	BRYAN	8900 THORNMEADOW 76182		5/10
27)	MARK ZORICH	Mark Zorich	8901 THORNMEADOW 76182		5/10
28)	Sam Landis	Sam Landis	8905 Thornmeadow ct. 76182		5/10/20
29)	Elizabeth Johnson	Elizabeth Johnson	8913 Thornmeadow Ct. 76182		5/10/20
30)	James T Johnson	James T Johnson	8913 Thornmeadow Ct 76182		5/10/20
31)	Amanda Dyniewicz	Amanda Dyniewicz	8328 Thornadyke Dr. 76182		5/10
32)	Sandra Hutchens	Sandra Hutchens	8316 Thornadyke Dr.		5/10
33)	Cherry Moore	Cherry Moore	8104 Thornwood Dr.		5/10
34)	Allen Ohman Jr.	Allen Ohman Jr.	8608 Thornadyke Dr.		5/10/20
35)	Reington Artho	Reington Artho	8300 Thornadyke Dr		5/10
36)	Kenneth N. Evans	Kenneth N. Evans	8301 Thornadyke Dr 76182		5/10
37)	Gary Barker	Gary Barker	8321 Thornbird Dr		5/10/20
38)	Michael Huseby	Michael Huseby	8325 Thornbird Dr.		5/10/20
39)	Carol Huseby	Carol E. Huseby	8325 Thornbird Dr.		5/10/20
40)	Carol Rodgers	Carol Rodgers	8312 Thornbird Dr.		5/10/20
41)	A. Scott McByrle	A. Scott McByrle	9012 Thornberry		5/10
42)	MIKE + Judy Richards	Mike Richards	9004 THORNBERRY Dr.		5/10
43)	Bob Alexander	Bob Alexander	8932 Thornberry		5/10
44)	Mary Beets	Mary Beets	8924 Thornberry		5/10

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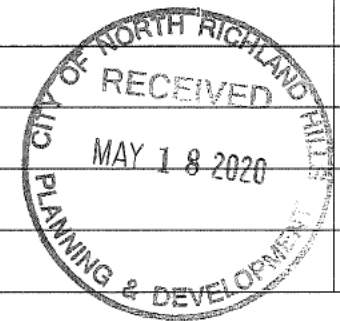
	Printed Name	Signature	Street Address	Email (optional)	Date
45)	Jack Cope	<i>Jack Cope</i>	8908 THORNBERRY DR		Oct 5/10
46)	Mitchel Edwards	<i>Mitch Edwards</i>	8904 Thornberry Drive		5/10
47)	Carl Coffman	<i>Carl Coffman</i>	8900 THORNBERRY DRIVE		5/10
48)	RUDOLPH INE MICHAEL	<i>RANK Michael</i>	8321 THORNCREST CT		5/10
49)	Carol McMichael	<i>Carol McMichael</i>	8321 Thorncrest Ct		5/10
50)	Jenny Rogers	<i>Jenny Rogers</i>	8357 Thorncrest Ct		5/10
51)	Robert Runte	<i>Robert Runte</i>	8325 THORNCREST CT		5/11
52)	Joseph Marini	<i>Joseph Marini</i>	8317 Thorncrest Ct.		5/11/20
53)	George Miller	<i>George Miller</i>	8312 Thornhaven Ct		5/11/20
54)	Morgan Versocki	<i>Morgan Versocki</i>	8316 Thornhill Dr.		5/11/20
55)	Andrew Versocki	<i>Andrew Versocki</i>	8316 Thornhill Dr.	5/11/20 rom	
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	Printed Name	Signature	Street Address	Email (optional)	Date
1)	Roger W Hartman	Roger W Hartman	8609 Timber Dr, NRHTX 76182	[REDACTED]	5-12-20
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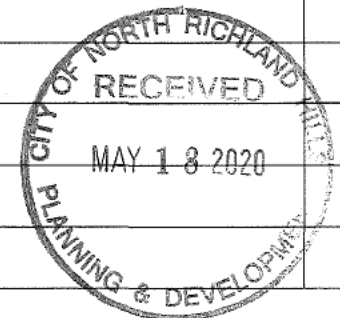
	Printed Name	Signature	Street Address	Email (optional)	Date
23)	Corey Winters	<i>Corey Winters</i>	8329 Thornhill ¹⁹		5/13
24)	Ken Winters	<i>Ken Winters</i>	8329 Thornhill		5/13
25)	LAWRENCE ROBATON	<i>Lawrence Robaton</i>	8349 Thorn Hill Dr		5/13
26)	Jose Magdalena Rodriguez	<i>Jose Magdalena Rodriguez</i>	(417) 849-8677		
27)	Andy Timmer	<i>Andy Timmer</i>	8317 Thornhill		
28)	Roger D. Stelwer	<i>Roger D Stelwer</i>	8309 Thornbrook		
29)	Scott McQuillen	<i>Scott McQuillen</i>	8305 Thornbrook		
30)	Robert F Smith	<i>Robert F Smith</i>	8301 Thornbrook		5/13
31)	MIKE HAAS	<i>Mike Haas</i>	8300 THORNBROOK		5/13
32)	Doug Norman	<i>Doug Norman</i>	9005 Thornway		5/13
33)	Aracelia Norman	<i>Aracelia Norman</i>	9005 Thornway		5/13/20
34)	Billy Brown	<i>Billy Brown</i>	9009 Thornway Dr.		
35)	KAREN BROWN	<i>Karen Brown</i>	9009 THORWAY DR.		5/13/20
36)	Peyton Luman	<i>Peyton Luman</i>	8933 Thornway Dr		5/13/20
37)	Jennifer Green	<i>Jennifer Green</i>	8209 Thornhill Dr.		5/13/20
38)	Aaron Green	<i>Aaron Green</i>	8209 THORNHILL DR		5/13/20
39)	Doug - Elaine	<i>Elaine Wagner</i>	9013 Thornway		
40)	Wagner	<i>Douglas Wagner</i>	DR. NRT#x		
41)					
42)					
43)					
44)					



	Printed Name	Signature	Street Address	Email (optional)	Date
1)	WILLIAM REGAN		8325 THORNHILL DR		5/13/20
2)	Valerie Myers		8325 Thornhill Dr.		5/13/20
3)	Michael Chapman		8305 Thornhill Dr.		5/13/20
4)	William Sharbine		8301 THORNHILL DR		5/13/20
5)	Robert Sampson	Robert Sampson	8221 THORNHILL DR		NET 5/13/20
6)	DANNA C THORNTON	Danna C Thornton	8217 THORNHILL DR		5-13-20
7)	GREGORY A THORNTON		8217 THORNHILL DR		5-13-20
8)	DAVID BUDDIN		8912 THORNMEADOW CT		5/13/20
9)	LINDA BUDDIN	Linda Buddin	8912 THORNMEADOW CT		5/13/20
10)	Chet McLain	Chet McLain	8213 Thornhill Dr		5/13/20
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	Printed Name	Signature	Street Address	Email (optional)	Date
67)	Don Gilley	<i>Don Gilley</i>	8917 THORNMEADOW CT	[REDACTED]	5/14/20
68)	Melanie Gilley	<i>Melanie Gilley</i>	8917 thornmeadow Ct	[REDACTED]	5/14/20
69)	Sara Gantham	<i>Sara Gantham</i>	8921 Ino. meadow Ct.	[REDACTED]	5/14/20
70)	RICHARD MCELROY	<i>Rich McElroy</i>	8320 THORNDYKE DR.	[REDACTED]	5/14/20
71)	KELSEY WEEKE	<i>Kelsey Weeke</i>	8305 Thornbird Dr	[REDACTED]	5/14/20
72)	Dennis Baw	<i>Dennis Baw</i>	8317 thornbird	[REDACTED]	
73)	Sindy Baw	<i>Sindy Baw</i>	8317 Thornbird	[REDACTED]	
74)	Dennis Brilliant	<i>Dennis Brilliant</i>	9008 Thorn berry Dr	[REDACTED]	5/14/20 T.M.T.
75)	David Dibsd	<i>David Dibsd</i>	9000 the berry Dr	[REDACTED]	5-14
76)	Jim Poole	<i>Jim Poole</i>	8914 THORN BERRY DR	[REDACTED]	
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	Printed Name	Signature	Street Address	Email (optional)	Date
1)	Richard G. Hartman	<i>Richard G. Hartman</i>	8609 Timber Dr. 76182	[REDACTED]	5/12/2020
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From: Carol Adams
Sent: Thursday, May 7, 2020 2:07 PM
To: Clayton Comstock
Subject: Senior Living on Davis

My husband and I own the house at 8904 Thornway Dr. We are extremely concerned about the senior apartments planned for just south of us on Davis. This is a large and tall facility and will back right up to the fences of houses in the Thornbridge neighborhood. One concern is the loss of privacy and increased noise as this looms above the houses. Waste disposal does not appear to be adequately planned either. Another is the increased traffic on Davis and increase in calls for EMS because of this facility. We know our property values will be affected negatively. With another very large facility going in north of North Tarrant Pkwy and west of Davis as well as all the apartments going in throughout NRH, there is a good chance that this facility won't have full capacity and therefore become run down very quickly. The comps in the neighborhood are already precarious. This will be enough to seriously drop our property values--no one will want to buy that close to the facility just like the houses on Thornway have been impacted by the Alamo Draffhouse and LA Fitness.

We hope you will not support this plan.

Thank you,
Carol Adams

From: Mark Hindman
Sent: Monday, May 18, 2020 11:57 AM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposition to zoning case for 8320 Davis Boulevard

Mr. and Mrs. Adams,

Your email regarding the zoning case and 8320 Davis Boulevard was forwarded to me from Mayor Trevino. Per our standard procedure on comments regarding zoning cases we will make sure that your comments are included in the record for the Agenda Item and a copy of this response is being sent as a blind copy to all the member of the NRH City Council.

Thank you for your comments and your interest in our community.

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

From: Carol Adams
Date: May 18, 2020 at 10:59:53 AM CDT
To: Oscar Trevino
Subject: ZC 2020-03 Ordinance No. 3649 McAdams

My husband and I own the house at 8904 Thornway Dr. We are extremely concerned about the senior apartments planned for just south of us on Davis. We did not see the petition opposing this but we would both have signed it. On the map, our lot is not marked as objecting although I sent a letter to the planning commission but we definitely are opposed and feel that this is a bad location for this type of facility.

This is a large and tall facility (3 story) and will back right up to the fences of houses in the Thornbridge neighborhood. One concern is the loss of privacy and increased noise as this apartment building looms above the houses. Waste disposal for that many apartments does not appear to be adequately planned. Another is the increased traffic on Davis and increase in calls for EMS because of this facility. We know our property values will be affected negatively. With another very large facility going in north of North Tarrant Pkwy and west of Davis as well as all the apartments going in throughout NRH, there is a good chance that this facility won't have full capacity and therefore become run down very quickly. Their self-chosen board will be accountable to no one as far as maintaining the property.

The comps in the Thornbridge neighborhood are already precarious. Our property values have dropped significantly with Alamo Draffhouse, LA Fitness and Kroger going in and not respecting the noise, privacy and light pollution issues. This will be enough to seriously drop our property values again--no one will want to buy that close to the facility just like the houses on Thornway have been impacted by the Alamo Draffhouse and LA Fitness. We have been very negatively affected by the noise and light pollution as well as destruction of green space from Alamo Draffhouse, LA Fitness and Kroger. People are moving out because of it, and the home values have dramatically decreased. There is no assurance that this new facility won't be the nail in the coffin. Those whose homes border this three story building will have no more privacy as those balconies will be looking right down into their back yards. The noise factor will be significant with cars coming and going, using that drive around the facility as the only access to the underground garage. The main entrance is planned for the east side which will additionally impact those homes with traffic and noise. Adequately lighting the entrance and drive, as well as the walking areas, will cause that lighting to shine right into the homes bordering the property.

We hope you will not support this plan. It is just not a good fit for this location.

Thank you--

Carol Adams

Cramer Adams

Mr

From: [Mark Hindman](#)
To: [Planning](#)
Cc: [Clayton Comstock](#); [Paulette Hartman](#)
Subject: ZC 2020-03 Ordinance No. 3649 McAdams
Date: Tuesday, June 2, 2020 8:56:47 AM

Mr. and Mrs. Adams,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. You have obviously taken the time to look into the issues and you have provided some very meaningful points for the City Council to consider. My conversations with City Council members reveal that they do understand the seriousness of this case and the long-term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Carol Adams
Date: June 1, 2020 at 8:27:32 PM CDT
To: Suzy Compton
Subject: **ZC 2020-03 Ordinance No. 3649 McAdams**

My husband and I own the house at 8904 Thornway Dr. The senior apartments planned for Davis south of Thornbridge are a serious concern. The development is already aggressively marketed as a done deal in the Star Telegram, by direct mailings

and on Zillow among other things. Although the developers have said they will make some changes to get rid of the patchwork quilt type of exterior surfaces and to pull the building back from the property line, there is no signed contract to assure it will be done. We have already seen how empty promises and city codes are after dealing with Alamo Draffhouse and LA Fitness. Significant noise, bright lights shining into houses and back yards all night and increased rodent activity on Thornway have seriously impacted the quality of life and the property values. The decreased selling prices for these houses affects comps for the whole neighborhood just as the decreased property values from this development will.

The TXDot right of way is violated by the plan. The structure exceeds the 50' height limit. Even the Alamo Draffhouse is only 40'. The closeness of the building to the property line defies all the rules that have been established for NRH—such as if the building is within 60 feet of R-1 houses then it must be a single story. There is no assurance that the suggested changes will be made—there is no signed contract.

Statistics for traffic issues don't appear realistic—the developers want to appeal to dynamic, active retirees, and these are the people who are on the go during the days. It is a demographic who will go out to eat a lot at night. The estimated 16 trips out for 61 households of this demographic at dinnertime is not realistic.

Landscaping is another problem. The developer thinks Live Oaks along the eastern border will solve the problem but even the developer's landscaper said they need to be on 30' centers (30' apart). These are slow growing trees. It will be at least 15-20 years to develop a canopy and many more years to actually make a screen. These are good trees, living 100-150 years, growing to 40' high and 65' wide BUT it takes many years to even approach those sizes. Meanwhile the neighbors to the east are subjected to a total loss of privacy, headlights as cars come around the building to the garage and increased noise-They don't have 30-40 years to wait for trees to grow. The main entrance to the building is on the east.

The developer states each resident owns his own apartment and won't have any maintenance but with no one in charge on site, who handles plumbing issues or fixes the broken air conditioner? Sounds like the only maintenance they are freed from would be the exterior landscaping. The developer heavily promotes meetings of the "family" in the common areas but who cleans up afterward with no one on site?

The developer repeatedly insisted these are not multi family units but homes. Still there are 61 units and there is no way that is not multi family. 61 units in under 4 acres is high density.

We sincerely hope these hearings aren't just for show. P&Z denied the plan but that appeared to be discounted by many on the council. The mayor described a close friendship with a property owner that could affect his neutrality but he discussed and voted anyway. There are still no legally binding guarantees that the proposed changes will actually be made. The concept is not a bad one but it needs to be on a bigger piece of property and not infringe on the quality of life for residents already in the neighborhood.

For all of the above reasons we are adamantly opposed to this project on this piece of land.

Sincerely,
Cramer Adams
Carol B Adams

From: R Armstrong
Sent: Friday, May 1, 2020 6:04 PM
To: Amber Sluder
Subject: RE: Development on Davis Blvd. - 3 Story Building

Hello Ms. Sluder this is Randal Armstrong at 8808 Thorndale Ct.

The wife and I are very concerned about the 3+ story building, it is my understanding that it will be a 3 story apartment complex with 2 stories of underground parking.

I am a Professional Home Inspector and I recently inspected a condo off 7th St in Ft. Worth, this building was also 3 stories with underground parking however the underground parking was only 1/2 underground and at 12' floor to ceiling at the interior of the garage with the added girders between Garage ceiling and 1st floor the building more closely resembled a 4 story unit.

That said it is now my understanding that the proposed building is to have a 2 story underground parking. **I have yet to see an elevation view of the proposed building with dimensions so I am assuming it will more closely resemble a 5 story building.**

If so my question is why is the City now intent on promoting a HIGH DENSITY RESIDENTIAL SKYSCRAPER in what has always been a low density residential area.

It is our intention to attend the virtual meeting to vote against this.

It is our contention that a HIGH DENSITY RESIDENTIAL SKYSCRAPER would serve to devalue our property as well as the entire Thornbridge Community, it would also most certainly be an eyesore.

My question to you is does the HOA have a relationship with a reputable appraiser, someone who could speak on the certain devaluation of any property within eyesight of this monstrosity.

Some of the neighbors shared after attending the first meeting that city staff is pushing to increase the tax base, while this proposed building may add some additional tax revenue the devalued properties would most likely offset any gains.

That of course allows for a normal reasonable consideration of an open minded person, something my past experience with Home Rule entities and TAD tells me is not going to happen.

Regards,

Randal Armstrong
Cell: 817-371-4759
Email:

From: Mark Hindman
Sent: Monday, May 18, 2020 5:41 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: FW: Request To Oppose the Senior Living Development at 8320 Davis Blvd Agenda Item C.2

Wanting to make sure that we have this one on the record.

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

From: Suzy Compton
Sent: Monday, May 18, 2020 5:28 PM
To: Mark Hindman
Subject: Fwd: Request To Oppose the Senior Living Development at 8320 Davis Blvd Agenda Item C.2

Sent from my iPhone
Suzy Compton

Begin forwarded message:

From: Kathy Armstrong
Date: May 18, 2020 at 5:01:28 PM CDT
To: Oscar Trevino
Cc: Tito Rodriguez, Rita Wright Oujesky, Suzy Compton Mason Orr <morr@nrhtx.com>, Mike Benton, Scott Turnage Tim Welch, R Armstrong
Subject: Request To Oppose the Senior Living Development at 8320 Davis Blvd Agenda Item C.2

Mr. Trevino.

I am writing on behalf of my husband and myself to voice our request that this senior living complex be denied tonight. We downsized and bought our home on Thorndale Ct. May of 2018 with excitement about the home and surrounding neighborhood being a good place to retire. We loved the neighborhood. We have and continue to invest a large amount of our time and money improving our home with the intention of increasing the equity as well as the attractiveness of our home for years to come. It has been a large investment for us. However, we would have NEVER bought this home if the land in the proposal had been zoned high density. I am a realtor. My husband is a home inspector. We are also real estate investors. We have seen the effects of a commercial building like this on surrounding homes. And I represent a national investment firm that will not buy houses that back up to commercial properties like this proposed complex due to the prolonged resale difficulty and poor resale value. The comps for this whole subdivision will be affected. Our home's equity will be greatly reduced and basically all the money we have invested into our home will be lost. Our future prospects for selling our home will be greatly reduced. We, our community, are asking for your help as if it were your home backing up to this 3-story building. We don't want our street views and back yard views decimated or the equity in our homes stolen. We ask that the city honor the current low density plan in place, the one we were promised when we purchased our home. Please support us. Everyone on the council, please support us and keep the current low density plan in place. We ask that you vote against Agenda Item C.2 tonight, please. Thank you very much!

Kathy and Randy Armstrong
8808 Thorndale Ct.

Mayor and City Council Members,

My name is Mark Fredrick. I am a retired software executive who purchased my home in 2018. The front of my home directly faces the proposed 3-story structure referenced in Agenda Item C.2. Before purchasing my home, my realtor conducted extensive research for the property on Davis Boulevard and was assured it was designated low density.

I currently have unimpeded views of beautiful, well maintained landscapes on Thorndale Court from my front porch. I would not have purchased my “retirement home” had the property on Davis Boulevard been designated high-density. I certainly do not want views like my Thornbridge Estates neighbors whose homes are near or back up to the Alamo Movie House.

I am opposed to Agenda Item C.2 and would ask that you also vote in opposition to the proposed zoning change that would allow construction of a 3-story structure visible to me and my neighbors.

Respectfully submitted,

Mark

Mark E. Fredrick
8340 Thornhill Drive
North Richland Hills, Texas 76182

From: Jim Beck
Sent: Wednesday, May 6, 2020 12:59 PM
To: Amber Sluder
Subject: Re: Development on Davis Blvd. - 3 Story Building

Amber

This is in regard to the proposed senior living building just south of our west entrance. As a home owner in Thornbridge, I am against this project as it may bring down our property values . Also, privacy would be an issue and concern.

Jimmy Beck

On Friday, May 1, 2020, 01:26:38 PM CDT, SBB Management wrote:

Hello Thornbridge Estates Homeowners,

The Board of Directors had sent out an email this week regarding the 3 story, 61 unit independent senior living apartment building that is in the planning process of being located on the 4 vacant acres just south of Thornbridge's entrance on Davis Blvd. This building may impact owner's privacy or maybe home values.

If this is a concern for you as an owner please contact Amber Sluder at and share your concerns.

From: Mark Hindman
Sent: Thursday, May 21, 2020 1:23 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Senior Living Project on Davis

Mr. Beck,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Jim Beck
Date: May 21, 2020 at 12:47:28 PM CDT
To: Oscar Trevino
Cc: Tito Rodriguez, Rita Wright Oujesky Suzy Compton , Mason Orr, Mike Benton Scott Turnage, Tim Welch
Subject: Senior Living Project on Davis

<EXTERNAL EMAIL> This email originated from outside of the organization. Please review the sender information and email content for legitimacy before clicking links or opening attachments.

In regards to the meeting on May 18th on the plans to build a Senior Living Center, I have the following concerns:

1. Mr Wright's comment - It would create the lowest possible traffic of any potential uses of the property. I would like to see a traffic study done on this.
2. Mr. Wright says there will be 2 entries to the property with all traffic coming in the north drive and then goes around the back . My question is how close to the east side of the property does it go?
3. A shadow study was done at 3:00 p.m. when the sun is at its highest point. My question is what will it be at other times of the day?
4. The building height is to be 51' not taking into consideration the ground level that can't be lowered because of sewer. The third floor deck will be at 23'. My question is where the sight level is at if a person is 6' tall bringing it to 29'.
5. Added noise of emergency units, police, fire, etc. would also be a problem. The projection of calls was 53 per year. That would be a little over 1 per week.
6. Landscaping: 53% of the trees will be on property lines. How close to the property lines are they? Live oaks normally grow 40-80 feet tall and may reach widths of 60-100 feet. If well sited, a live oak should reach its mature shape in approximately 75 years. Live oaks tend to grow only 2 and 1/2 feet per year. So, the privacy from the trees will take many years to develop.
7. Mr. Wright says the exterior elevations of the buildings would just be 53% brick or stone. Other commercial buildings and homes in the area are mostly ALL brick or stone.
8. Mr. Wright said more than once that he would put his own father in these units, BUT would he buy the house behind the Senior Center?
He also commented that the people living in the center should have a beautiful view. BUT what about the people that have homes there now? What will happen to their view?

This project looks like it is a great project, but with all the variances and exceptions that have to be made on this project, I believe that it is just not the place for it to be built.

Any of the council or planning and zoning board members that are associated with this project should exclude themselves from voting on this project.

Jimmy Beck
8805 Thornway Drive
North Richland Hills

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

From: Karen Breazeale
Sent: Wednesday, May 6, 2020 11:02 PM
To: Clayton Comstock
Subject: Zoning change

We are opposed to the zoning change allowing the construction of the 50 foot tall senior living complex south of Thornbridge Estates.

Thank you,
Karen and John Breazeale
8924 Thornmeadow Court
NRH 76182

Karen Breazeale
850-502-9864

"Bloom where you're planted...."

From: Linda Buddin
Date: May 6, 2020 at 6:55:23 PM CDT
To: Clayton Comstock
Subject: Senior apartment complex on Davis - AGAINST

We moved into our home in Thornbridge Estates about two years ago. It is a lovely neighborhood - peaceful, quiet, full of older trees and character. We moved here because of those characteristics - wanting to get away from concrete, commercial areas and tall buildings. We have recently learned about the possible rezoning of the acreage on Davis. Do not allow this to happen! It is totally unjust to those who have purchased homes both at the front of the neighborhood and at the back! There are plenty of other commercial areas where a building of this type can be put. Why ruin one of the nicest neighborhoods in NRH by rezoning! We are definitely against the senior apartments.! When we bought our home in this neighborhood, we assumed residential home/homes would be built in that area. A three story building would be an eyesore that we would see every time we drove into the neighborhood. We are not at the front of the neighborhood, but NO ONE wants that backing up to their property! When those individuals decide to sell their homes, they will sell for much less than if there were residential homes behind them. Then, as others further back in the neighborhood decide to sell, those homes will be used as comps and our property values will be affected! No, No. No !!!

Sincerely,
David and Linda Buddin
8912 Thornmeadow Ct
North Richland Hills, TX 76182

From: Linda Buddin
Sent: Wednesday, May 6, 2020 6:40 PM
To: Amber Sluder
Subject: Senior apartments

We are definitely against the senior apartments being built! Having more commercial property adjacent to our neighborhood can only hurt our property values. When we bought our home in this neighborhood, we assumed residential home/homes would be built in that area. A three story building would be an eyesore that we would see every time we drove into the neighborhood. We are not at the front of the neighborhood, but NO ONE wants that backing up to their property! When those individuals decide to sell their homes, they will sell for much less than if there were residential homes behind them. Then, as others further back in the neighborhood decide to sell, those homes will be used as comps and our property values will be affected! No, No. No !!!

Sincerely,
David and Linda Buddin
8912 Thornmeadow Ct
North Richland Hills, TX 76182

Dear Councilwoman Compton,

I have lived in Thornbridge for about two years. We moved to the area to be close to our children and grandchildren. We loved it because it was located close to stores we needed, yet seemed “tucked in” amidst treed areas and no tall buildings. Since then, The Alamo has been built and I cringe to see what those people now have as their backyard view!

The 3.8 acre area at the front entrance to the neighborhood now looks almost rural – a bit overgrown and woody – peaceful. A doctor office building, bike shop, quilt shop, woodworking store – could look classy and quaint and fit in to the architecture of the area. A three story apartment style building will stick out like a sore thumb! It will appear out of place and glare down upon passersby on Davis Blvd.

The attached documents show that:

- Only 39.1% of Village properties that are currently considered “open” have single family homes adjacent to them. The others are surrounded by churches, commercial property, apartments and fields.
- The average value (per Zillow) of one of these adjacent homes is \$197,053.
- The average value (per Zillow) of the 5 homes closest to the proposed Village property in NRH is \$483,200! That is **245.21%** of the value of homes currently adjacent to a Village property!
- Of the 45 homes currently adjacent to a Village property, only ONE has a swimming pool!
- The proposed NRH Village property has **4** pools adjacent to it! These will soon become nothing more than exhibitions for Village tenants to view. The one property (8804 Thorndale Ct) will be left with only 10.0 feet of privacy in their backyard! It will take 15 to 20 years for live oaks trees to grow to maturity and provide privacy!

At this point, I have to ask myself why the City Council would even CONSIDER this option for use of this land. Less than half of other cities/states have even allowed Village properties to be built adjacent to single family homes. They have obviously had P&Z plans that they have adhered to for the sake of their citizens. This option was voted DOWN by our P&Z committee, has had petitions signed against it, has generated emails to both the Mayor and P&Z committee, and does not even follow city ordinance codes that have been in place for years! (Distance from homes, entrance area, building materials, etc.) Our homes are worth almost two and half times (245.21%) of the other homes surrounding Village properties! This is a very beautiful, expensive, coveted, established neighborhood! Those of us who live here have made sacrifices and worked hard to buy these homes! Is the council willing to sacrifice our neighborhood for the 116 (approximate) future tenants of the Village property? You are basically saying they mean more to you than the hundreds of NRH citizens that already live in this neighborhood – who elected you and trusted you to care for this city and those who live here! Shame on you!

Please vote NO on this proposal. This land has been vacant for several years and it will not hurt for it to be vacant a few more. The current owner (the personal friend of the Mayor) can wait until another buyer comes along with a better proposition. A multi family dwelling (a pandemic petri dish) will devalue our homes and be an unattractive site as we drive by to get to our homes. Do not let this company do a “sales job” on you and convince you to throw away your previous plans for this land.

I would also respectfully request that the Mayor recuse himself from these proceedings due to his long standing relationship with the owner of the land.

Sincerely,
Linda Buddin
8912 Thornmeadow Ct

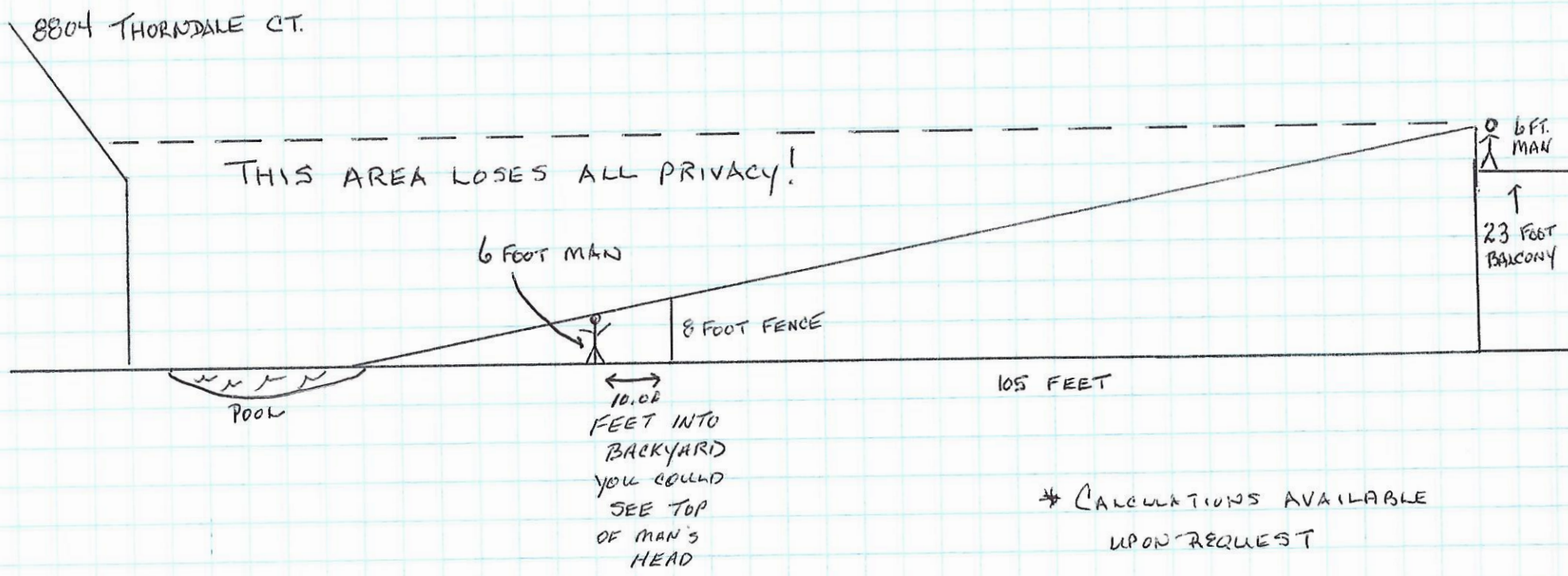
ALL VILLAGE PROPERTIES THAT ARE CATEGORIZED AS "OPEN"

	CITY	status	yr blt	#units	Surrounded by	pools	homes adjacent
1	Fort Collins, CO	open	2017	52	roads, businesses	NO	0
2	Ames, IA	open	2014	50	apartments, church	NO	0
3	Asbury IA	open	2010	50	townhomes \$175, 000	NO	0
4	Burlington, IA	open	2014	35	few homes built 2015, empty lots left! fields across from and behind 6 yrs later!	NO	2
5	Cedar Falls, IA	open	2013	50	open land sides and back , building condos in front now	NO	0
6	Cedar Rapids, IA	open	2015	65	backs to 2 streets, front beyond parking lot has 3 wood frame homes (2002)	NO	5
7	Clinton, IA	open	2013	44	front - townhomes, back & side open field, one side - homes	NO	4
8	Marshalltown, IA	open	2010	50	nothing but open fields	NO	0
9	Mason City, IA	open	2010	50	Open fields to sides, Great space behind		0
10	Sioux City, IA	open	2014	44	homes on all back sides. 1 side has native trees, others have an acre before building	1	14
11	W Des Moines, IA	open	2016	54	businesses, church, open field	NO	0
12	Lawrence, KS	open	?	52	streets on 2 sides, small businesses to right	NO	0
13	Lenexa, KS	open	2016	52	street, elementary school, forest	NO	0
14	Shawnee, KS	open	2015	53	Business one side, 4 homes on other (2004)	NO	3
15	Albert Lea, MN	open	2006	50	open fields all around	NO	0
16	Alexandria, MN	open	OLD	28	business to left, small frame homes (old)	NO	6
17	Austin, MN	open	2007	62	fields on 3 sides, homes on 1	NO	4
18	Fergus Falls, MN	open	2005	49	apartments in front, fields in back	NO	0
19	Red Wing, MN	open	2006	44	street, open land	NO	0
20	Lee's Summit, MO	open	2015	50	church, fields, homes across street to one side	NO	5
21	Kansas City, MO	open	2018	52	road, farm, rural homes	NO	3
22	Kansas City, MO	open	2017	?	assisted living, treed area	NO	0
23	Wausau, WI	open	2008	72	Insurance office, open fields,	NO	0

SINGLE FAMILY HOMES ADJACENT TO A VILLAGE PROPERTY THAT IS "OPEN"

CITY	ADDRESS	VALUE	NOTES ABOUT HOME
1 Burlington, IA	2500 Mason	\$88,000	
	2609 Lavendar	\$338,000	Built in 2005, just after Village. Zero homes built on that side of road SINCE!
2 Cedar Rapids, IA	1218 English Ln NE	\$196,300	
	1212 English Ln NE	\$203,900	These are all frame homes. Satellite view shows
	1206 English Ln NE	\$169,800	the trees or shrubbery that the Village planted at the
	1200 English Ln NE	\$203,000	back of the property still provides NO privacy after 5 years!
3 Clinton, IA	1134 English Ln NE	\$207,400	
	A	\$170,000	Homes directly across the street from these are appraised
	B	\$176,000	at \$40,000 more showing loss of privacy affects value!
	C	\$178,000	
	D	no data	
4 Sioux City, IA	A	\$203,000	
	B	\$195,000	
	C	\$177,000	
	D	\$192,000	
	E	\$166,000	Many homes surround this Village,
	F	\$191,000	however it sits on 7.2 acres of land
	G	\$171,000	and there is a almost an
	H	\$193,000	acre of land between
	I	\$182,000	the complex and the homes!
	J	\$190,000	
	K	\$223,000	
	L	\$191,000	
	M	\$189,000	
	N	\$180,000	
5 Shawnee, Kansas	A	\$222,000	Several of these homes were fortunate that
	B	\$299,000	established mature trees helped block view of Village.
	C	\$304,000	
6 Alexandria, MN	A	\$182,000	Looks to be an older Village property built in the
	B	\$152,000	middle of the city.
	C	\$179,000	
Alexandria, MN (cont.)	D	\$133,000	
	E	\$95,000	
	F	\$59,000	
7 Austin, MN	A	\$336,000	These homes are to the side of the Village.
	B	\$287,000	Satellite view shows that the trees or bushes that
	C	\$249,000	the Village planted will not provide any privacy
	D	\$222,000	for many many years to come!!
8 Lees Summit, MN	A	\$208,000	
	B	\$205,000	These homes are across the street from this Village.
	C	\$198,000	I almost did not include them, but wanted to be fair.
	D	\$198,000	
	E	\$193,000	
9 Kansas City, MO	A	\$224,000	Looks to be a rural area. I only included the homes
	B	\$148,000	on one side since the other side has established
	C	\$201,000	trees providing privacy.
AVERAGE VALUE OF ALL HOMES ADJACENT TO AN OPEN VILLAGE PROPERTY			
		\$197,053	
10 Proposed on Davis	A	\$465,000	These homes will be insanely close to the Village property.
	B	\$505,000	The proposed trees to be planted will take at least 10 to 15 years
	C	\$537,000	to provide privacy. Not all the trees suggested on the plan are even evergreen trees!
	D	\$416,000	The swimming pools will become exhibition areas for the Village owners.
	E	\$493,000	
AVERAGE VALUE OF ALL HOMES ADJACENT TO PROPOSED VILLAGE PROPERTY IN NRH			
		\$483,200	
DIFFERENCE OF HOMES ADJACENT TO VILLAGE PROPERTIES AND PROPOSED NRH PROPERTY			
		245.21%	*** Google maps used for satellite views and are available upon request***

PROPOSITION 2



From: Mark Hindman
Sent: Thursday, June 4, 2020 8:13 AM
To:
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: : Zoning Case ZC 2020-03

Mr. Buddin,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions and numerous factors to consider. My conversations with City Council members reveal that they do understand the seriousness of this case and the long-term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: David Buddin
Sent: Wednesday, June 3, 2020 2:59 PM
To: Tim Welch; Scott Turnage; Mike Benton; Mason Orr; Suzy Compton; Rita Wright Oujesky; Tito Rodriguez ; Oscar Trevino
Subject: Zoning Case ZC 2020-03

I am writing to you today in regard to the proposed Senior apartments to be built at 8320 Davis Blvd. While I think the concept is good, the location is far from good. Here are just a few bullet points expressing my concerns.

- The P&Z committee voted 4-2 against allowing the zoning change. Why have the P&Z if you are going to disregard their input?
- The proposed project has several ordinance variances for R-7-MF Multifamily zoning. Why have ordinances if you are going to disregard them?
- The NRH Vision 2030 Land Use Plan calls for small single story offices on this plot of land. It is supposed to be used “**as the primary document on which to base all zoning, platting, and other land use decisions**”. That was obviously deemed as the best use for this land, not R-7-MF Multifamily. Why have a Vision Plan if you are drastically going to veer away from it?
- The Senior Apartment plan is for 61 units, so approximately 116 people. The petition against this development was signed by 149 current residents in the Thornbridge subdivision. If you approve this zoning change and subsequent building, then you are saying that the current landowner, the developer and the 116 future residents are of more importance to you than those that currently live here!
- The trees at the back of the property to presumably provide privacy to the existing homes are live oaks and chinese lacebark elms. They will both start out with 3 inch trunks and be 12 feet high at 30 foot centers. The oaks grow at 24 inches/year & the elms 36 inches/year in **optimal** conditions. These will NOT provide privacy for many many years. The elms are also deciduous and will provide even less privacy in winter.
- The west side of the proposed building is stated at 60 feet and the property is just under 4 acres. That is an enormous height for a residential area. Are you aware that the White House is 70 feet tall and sits on 18 acres? Can you imagine something that large jammed into a 4 acre lot adjacent to a residential community? Are you kidding me?

You were elected to be good stewards for all North Richland Hills residents. If you allow this zoning change and subsequent building, in my opinion, you have not done that. Please vote no to the rezoning and building of these Senior apartments.

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

From: Donna Burch

Sent: Wednesday, May 6, 2020 8:44 PM

To: Clayton Comstock

Subject: 50 ft building???

Hi Clayton,

I understand they are trying to build a 50 ft building on Davis outside our Thornbridge entrance. Anyone I've spoken to in our neighborhood can't believe the city would even consider such a thing. It's bad enough we've been surrounded by Kroger, LA Fitness and the giant Alamo Movie Theater. I think everyone on the Zoning Board needs to ask themselves, if it were their house affected by this build, would they approve it?

Thanks for listening.

Donna and Glenn Burch

Sent from my iPad

From: Todd Byrd

Sent: Thursday, May 7, 2020 5:34 PM

To: Amber Sluder

Subject: Independent Senior Living apartments Davis Blvd.

I understand that the Zoning Board is meeting tonight to discuss the plan to build a senior living apartment building on 4 acres just south of the Thornbridge entrance on Davis Blvd. As a homeowner in Thornbridge, I would like to make it known that I am OPPOSED to this development and feel the building will negatively impact the privacy of our neighborhood as well home values.

If there is anything further I can do to make my voice heard, please let me know. We have already built up so much around our neighborhood, this proposed facility is a step in the wrong direction.

Regards,
Todd Byrd

From: Renee Byrd
Sent: Thursday, May 7, 2020 4:58 PM
To: Amber Sluder
Subject: Independent Senior Living apartments Davis Blvd.

I understand that the Zoning Board is meeting tonight to discuss the plan to build a senior living apartment building on 4 acres just south of the Thornbridge entrance on Davis Blvd. As a homeowner in Thornbridge, I would like to make it known that I am opposed to this development and feel the building will negatively impact the privacy of our neighborhood as well home values.

If there is anything further I can do to make my voice heard, please let me know.

Thank you,

Renee Byrd

From: Mark Hindman
Sent: Thursday, May 21, 2020 1:01 PM
To: Planning
Cc: Clayton Comstock
Subject: Senior Living

Mr. Cooper,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Mike Cooper
Date: May 21, 2020 at 5:59:23 AM CDT
To: Oscar Trevino, Mike Benton, Tim Welch
Subject: Senior Living Center Opposition

Oscar, I am against building the Senior Living Center on the 4 acres identified! Besides being an eye sore, it would decrease the value of our homes in Thronbridge. There may be a better spot across Davis from the Doggie Park! Thank you for your considerations.

Michael and Vickie Cooper
8205 Thronhill Drive
North Richland Hills, TX. 76182
817-808-6066

From: Michael Dickerson
Sent: Tuesday, May 5, 2020 6:53 PM
To: Amber Sluder
Subject: Re: Development on Davis Blvd. - 3 Story Building

Hi Amber, my family's comments below.

A retirement community in this location has the potential for future blight as the market/demand for senior living communities diminish due to the COVID-19 pandemic. The virus is spreading like WILDFIRE through these facilities worldwide. I would anticipate many unoccupied units and the owners forced to close the facility, despite the large number of baby boomer retirees. Seniors will gravitate towards living with family members, or on their own. Even if the facility were to survive, communities like these are not built to stand the test of time due to; evolving design trends, poor quality stick-framed construction, and lack of maintenance. Not to mention, there is already another senior living community

project underway at Davis and Precinct Line....

Mike Dickerson
8209 Edgemont Court

From: Rick | Metcon
Sent: Thursday, May 7, 2020 10:46 AM
To: Craig Hulse; Clayton Comstock; Paulette Hartman; Mark Hindman
Cc: Oscar Trevino
Subject: Davis Condo Development

To The Great City of NRH, Good Morning

I look forward to seeing new projects in NRH and I have worked on being a part in the development community by always supporting new concepts and businesses.

Derek Anthony at Woodmont is my broker and we were discussing about some of his deals and he mentioned an “active adult” community project in the works just south of Alamo Draft house on Davis. I believe that this project would add a unique/custom and different aspect to the community, Not just another 200+ unit apartment complex.

60+ units of active folks with income and spending dollars is great! What a great concept, looking forward to seeing the design and function.

I am in support of the usage and project! I hope we can see that happen!

Thank You

Rick Figueroa
Carpe Diem

From: Mark Hindman
Sent: Monday, May 18, 2020 8:47 AM
To:
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposing Agenda Item C.2

Mr. Fredrick,

Your email to the members of the City Council regarding opposition to the proposed zoning case at 8320 Davis Boulevard was forwarded to me to make sure it was included in the official record for the item. Your comments are being included in the record for this item and I have included the City Council as a blind copy to this response. This is our standard approach on communications, such as this, which are sent to all City Council members. We use this practice to prevent any inadvertent violations of the Texas Open Meetings Act.

We appreciate your interest in this issue and your sharing your concerns regarding the proposed zoning change.

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

bcc: NRH City Council

From: Mark E Fredrick
Date: May 16, 2020 at 2:20:42 PM CDT
To: Oscar Trevino <otrevino@nrhtx.com>, Tito Rodriguez, Rita Wright Oujesky
, Suzy Compton, Mason Orr, Mike Benton
, Scott Turnage, Tim Welch
Subject: Council Meeting - 05-18-2020 – Opposing Agenda Item C.2

Mayor and City Council Members,

My name is Mark Fredrick. I am a retired software executive who purchased my home in 2018. The front of my home directly faces the proposed 3-story structure referenced in Agenda Item C.2. Before purchasing my home, my relator conducted extensive research for the property on Davis Boulevard and was assured it was designated low density.

I currently have unimpeded views of beautiful, well maintained landscapes on Thorndale Court from my front porch. I would not have purchased my “retirement home” had the property on Davis Boulevard been designated high-density. I certainly do not want views like my Thornbridge Estate neighbors whose homes are near or back up to the Alamo Movie House.

I am opposed to Agenda Item C.2 and would ask that you also vote in opposition to the proposed zoning change that would allow construction of a 3-story structure visible to me and my neighbors.

Respectfully submitted,

Mark

Mark E. Fredrick
8340 Thornhill Drive
North Richland Hills, Texas 76182

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

From: Sue
Sent: Thursday, May 7, 2020 8:56 AM
To: Clayton Comstock
Subject: Proposed Senior Living Facility

We are just hearing about this proposed living facility outside our Thornbridge subdivision. Although we need more senior living facilities, we've not sure this is the best location for this proposed building. Our concern is a negative impact to our property values.

Thank you.

Jess & Sue George
8213 Fenwick Drive in Thornbridge East

From: [Tony Gerth](#)
To: [Planning](#); [Mark Hindman](#)
Cc: [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Re: Opposition to proposed senior living center development on Davis Blvd
Date: Monday, June 1, 2020 1:57:11 PM

Thank you for the quick response and your consideration in this matter. I appreciate council members who are so engaged.

Sincerely,
Tony Gerth

On Monday, June 1, 2020, 12:16:28 PM CDT, Mark Hindman wrote:

Mr. Gerth,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at 8320 Davis Boulevard. Since your email was sent to at least one member of the City Council and perhaps to others as well, I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. All members of the City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long-term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

Mark Hindman

City Manager

City of North Richland Hills

817-427-6007

From: Tony Gerth

Date: June 1, 2020 at 9:58:38 AM CDT

To: Suzy Compton

Subject: Opposition to proposed senior living center development on Davis Blvd.

Councilwoman Compton,

I am writing you to state my opposition to the proposed Senior Living Center development on Davis Blvd. I live in Thornbridge Estates and oppose the development because it will negatively impact the quality of the neighborhood as well as potentially property values. Honestly, I'm less worried about the property value than the visual impact on the neighborhood.

The proposed structure is 52 feet tall and will tower over the backyards of my neighbors and be visible from blocks away in the interior of the neighborhood. We already have this issue on the north side of the neighborhood with LA Fitness and the Alamo Drafthouse theater.

Thank you for considering the neighbor's perspective on this proposed development when this is discussed in the council meeting June 8.

Sincerely,

Tony Gerth

8216 Thornbush Drive

812-272-3069

From: Mark Hindman
Sent: Monday, May 18, 2020 4:54 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposition to proposed zoning change at 8320 Davis

Your email expressing concerns for the zoning change proposed at 8320 Davis Boulevard was forwarded to me by Mayor Trevino. Per our practice on comments regarding City Council Agenda Items we are including your comments in the record on this item and I am including the City Council in this response as a "blind copy".

Thank you for your concerns and interest in our community.

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

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

From:
Sent: Monday, May 18, 2020 4:23 PM
To: Oscar Trevino
Subject: Apartments on Davis. C.2

Mayor, we are strongly against the building of the assisted living facility on Davis just south of our neighborhood. We have always voted for and supported you but we will be paying close attention to the vote tonight. If the building is approved our support will change 180 degrees. Thanks for your consideration.

Sent from my iPad

From: Julie Gray
Sent: Wednesday, May 6, 2020 11:55 AM
To: Clayton Comstock
Subject: Re: ZC 2020-03 Century Hills Information

Clayton,

I oppose this structure. My family and I have been negatively impacted by the Alamo DraftHouse. So from personal experience I voice my concern. Having a structure this tall behind our homes negatively impacts our home values and our way of life. The lighting has been terrible, the sound of garbage trucks collecting trash at 5:30 in the morning is horrible. It has caused the value of my home to decrease because who wants to look at that every day. When we want to sell our homes it will definitely hurt us financially. It will also impact the whole neighborhood because an appraiser will use these comps for the entire subdivision. I personally don't understand why only 20 residences are notified when I feel it will impact all 500 plus residences of the Thornbridge neighborhoods.

I am willing to voice my opinion in person and appreciate the chance to let me point of view be heard.

Thank you,



D Magazine Best 2016-2019
Texas Five Star Professional 2016-2020

Julie Gray, GRI
Ebby Halliday Realtors
817-690-7330

www.juliegray.ebby.com
www.ebby.com

From: Hunter Hayes

Sent: Wednesday, April 29, 2020 8:34 AM

To: Paulette Hartman; Clayton Comstock; Mark Hindman; Oscar Trevino

Cc: Derek Anthony

Subject: 8310-8320 Davis Blvd (LAND FOR NOW) New Active Adult Condo Development from REE

Good Morning All,

I hope that everyone is staying safe and healthy. As we start to see the light at the end of the tunnel, I just wanted to personally say thank you for everything you have done for the community of NRH and will continue to do. I know it is going to be a slow start back to what will be the, "new normal", but thankfully we will all get through it together.

As a local Leasing broker, I have been able to witness the true impact it is having on the local businesses, investors and communities. Now more than ever we will look at new ways to help draw the attention/crowds back into the once busy shopping center(s). With that being said, I was talking with Derek Anthony at Woodmont. He was telling me about his proposed rezoning for an "active adult" condos. I just personally wanted to reach out and let you all know I am in support of a development such at this one. I can only imagine how this could have a positive impact on the two shopping centers I lease and the ones around them. I am looking forward to the next steps and getting the project in the trade area pleas.

Have a wonderful Day, let me know if there is anything I can do to help!

-Hunter

Hunter Hayes

[Vcard](#) | [Profile](#)

NAI Robert Lynn

Direct 817 872 3911



From: Mark Hindman
Sent: Thursday, May 21, 2020 1:11 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Senior Apartments On Davis

Mr. & Mrs. Johnson,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Liz Johnson
Date: May 20, 2020 at 6:17:57 PM CDT
To: Suzy Compton
Subject: Senior Apartments On Davis

We oppose the plan to build a senior living building on 4 acres just south of the Thornbridge entrance on Davis Blvd.

James and Elizabeth Johnson
8913 Thornmeadow Ct
NRH, TX 76182

From: Jones, Jim
Sent: Friday, May 1, 2020 2:10 PM
To: Amber Sluder
Subject: RE: Development on Davis Blvd. - 3 Story Building

Amber,

I live at 8804 Thornbridge Dr with my wife and two small children which butts up to that back of this property. Yes I am very concerned about the building height of this project as well as other potential issues. The privacy of our backyard and pool area was a major factor that was taken into consideration when making the decision to buy our home 3 years ago. I'm also quite confident that this type of project will reduce our homes value and will not be something desirable to live beside. The noise that will be generated from the concentration of people living on this property and the traffic that will be naturally generated as a result of it will be a nuisance. The plans show a 6' concrete wall intended to be built along the back of the property for this project, but I don't see where that does that much more than the current 6' fence that every homeowner currently has. First I would prefer that this property was a normal residential project of 1 or 2 story homes, but knowing that its likely going to continue as proposed if I like it or not, I would really want that wall to be built at 8' or 9' high to help with the privacy and noise of this project.

I have not seen anything as it relates to proposed start and completion dates. If you have seen anything on that could you please share that with me?

Jim Jones

From: PATRICIA MARLING
Sent: Thursday, May 14, 2020 2:39 PM
To: Oscar Trevino
Subject: City Council concern for May 18 meeting

Dear Mayor Trevino and North Richland Hills City Council,

We presently live in the Hometown subdivision in North Richland Hills and have been contemplating moving to the proposed Village Cooperative of Century Hills, also in North Richland Hills. We enjoy living in North Richland Hills with the wonderful amenities and want to stay in the city. As senior residents of the city for the last 15 years, we are looking forward to possibly downsizing to a one story condominium style of living which would allow us to have less maintenance worries and no stairs.

When we investigated the Village Cooperative, we understood it to be a type of condominium concept where each person owns a share in the cooperative that consists of the unit that you purchase with a hefty downpayment. In our case, we would be paying \$158,000 plus a monthly payment to meet the mortgage, taxes and operating costs. Sixty-one units with members paying from \$95,000 to \$218,000 down covers a substantial down payment on the property. With this investment, we question why it is being considered an apartment complex. This category eliminates our senior property tax status, as we would be purchasers and not renters. By designating this a rental property, it would end the homestead senior tax freeze that most seniors now qualify for.

Is there not a more accurate category of the property that would better characterize this form of development and maintain the homestead senior tax freeze for the 65+ purchasers?

Thank you for your time.

Brad and Pat Marling
8513 Olmstead Terrace
North Richland Hills, TX 76180
817-691-8228

From: Larry Mason
Sent: Wednesday, May 6, 2020 12:42 PM
To: Planning
Subject: Case: ZC2020-03

Planning and Zoning Commission,

I am sending this email in response to Public Hearing Notice for Case ZC 2020-03. My family lives at 8925 Thornway Dr in Thornbridge subdivision. After reading through the notice we are **opposed** to the proposed change which would allow such a tall building in our immediate vicinity. We currently have Alamo Drafthouse on the immediate north side of our property. We feel it's size, light pollution and noise pollution is detrimental to our property value. Please do not add to this by allowing something so large (height especially) almost within our subdivision.

Sincerely,

Tamarali and Larry Mason
8925 Thornway Dr.
North Richland Hills, TX 76182

From: Janet McCandless
Sent: Tuesday, May 5, 2020 10:01 PM
To: Planning
Subject: Case ZC 2020-03 - Strong Opposition From Lot8 Block4 ThornbridgePhase1

To Planning & Zoning Department for the City of Richland Hills:

It is our understanding that there is a public hearing on the zoning change from AG to R-PD at 8320 Davis Boulevard, North Richland Hills, TX. This property is adjacent to our property at 8800 Thorndale Court (Lot 8 Block 4 Thornbridge Phase 1). **We strongly oppose** this development because it will **greatly reduce our privacy, increase noise, and reduce our property's security.**

Privacy A building corner containing three stories of balconies overlooking our backyard and driveway is 52 feet from our back fence. Multiple windows will provide a view of our back porch. These same windows will have a view into our bedroom when we decide to open our windows to let the sun or fresh air in.

Noise The main driveway around the perimeter of the proposed development will bring cars up to and along our back fence. The visitor parking lot and the main building entrance faces our property. The only noise buffer between any cars, the people they carry, plus people entering/leaving the building will be the fence between our properties.

Security The main driveway around the perimeter of the proposed development provides direct access to our back fence and ultimately our back yard. This same main driveway provides an easily accessible escape route.

My wife and I have a home where we feel safe and secure. **We strongly oppose** this development because it will greatly reduce our privacy, increase noise, and reduce our property's security. We understand that the property may be developed in the future but a more reasonable business venture would be one-story office buildings.

Respectfully,
Mark and Janet McCandless
8800 Thorndale Court, NRH TX 76182
682-478-6361 Cell

From: Janet McCandless
Sent: Wednesday, May 6, 2020 8:34 PM
To: Planning
Subject: Case ZC 2020-03 - 8FeetPerimeterFenceHeightRequest
FromLot8Block4ThornbridgePhase1

To Planning & Zoning Department for the City of Richland Hills:

The property at 8320 Davis Boulevard, North Richland Hills, TX, is adjacent to our property at 8800 Thorndale Court (Lot 8 Block 4 Thornbridge Phase 1). We currently have an 8 feet high fence along the property line between our property and the property at 8320 Davis Boulevard. The site plan for 8320 Davis Boulevard published on the NRH's Planning and Zoning website shows a 6 feet high fence is to be installed along this same property line. We request the fence height be changed to 8 feet minimum. This additional fence height will help reduce noise from the proposed development, provide more privacy to the development's main entrance and our back yard, plus make either property harder to access from the other.

Respectfully,
Mark and Janet McCandless
8800 Thorndale Court, NRH TX 76182
682-478-6361 Cell



Virus-free. www.avq.com

From: Mark Hindman
Sent: Monday, May 18, 2020 8:50 AM
To:
Cc: Clayton Comstock Paulette Hartman
Subject: Opposition to Agenda Item C.2

Ms. McCandless,

Your email to the members of the City Council regarding opposition to the proposed zoning case at 8320 Davis Boulevard was forwarded to me to make sure it was included in the official record for the item. Your comments are being included in the record for this item and I have included the City Council as a blind copy to this response. This is our standard approach on communications, such as this, which are sent to all City Council members. We use this practice to prevent any inadvertent violations of the Texas Open Meetings Act.

We appreciate your interest in this issue and your sharing your concerns regarding the proposed zoning change.

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

From: Janet McCandless
Sent: Sunday, May 17, 2020 6:07 PM
To: Oscar Trevino; Tito Rodriguez; Rita Wright Oujesky
; Suzy Compton; Mason Orr; Mike Benton
; Scott Turnage; Tim Welch
Subject: OPPOSITION to Agenda Item C.2 – ZC 2020-03 on May 18, 2020

To the Mayor and City Council Members of North Richland Hills -

Thank you for your service to the City of North Richland Hills.

There is a public hearing before the City Council on a zoning change from AG to R-PD at 8320 Davis Boulevard on Monday, May 18, 2020. If approved, the balconies of this 3-story development will be

able to look directly into my backyard, back porch, living room windows, and master bedroom windows at 8800 Thorndale Court (Lot 8 Block 4 Thornbridge Phase 1). The edge of the proposed building will be 52 feet from our back fence which is much too close! Therefore, I am **strongly opposed** to this proposed development.

This proposed development does not align with the Vision2030 Plan for this property. The high density residential occupancy does not fit in the neighborhood for this plot of land. Other areas in North Richland Hills would be a better fit for this type of development.

Also, the traffic and noise from this proposed plan would greatly increase in our neighborhood. Traffic on Davis and on the proposed property would increase all hours of the day and night due to the residents, workers, and ambulance calls.

Other concerns for this project are lower property values for Thornbridge property owners, developer's lack of respect for North Richland Hills ordinances, and light pollution.

Please vote to oppose this proposed zoning change, Item C.2 on the Agenda.

Respectfully submitted,

Janet McCandless

8800 Thorndale Ct

North Richland Hills, TX 76182

From: Mark Hindman
Sent: Monday, May 18, 2020 12:36 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Agenda Item C.2-zoning change at 8320 Davis Blvd.

Mark,

Your email expressing concerns for the zoning change proposed at 8320 Davis Boulevard was forwarded to me. Per our practice on comments regarding City Council Agenda Items we are including your comments in the record on this item and I am including the City Council in this response as a “blind copy”.

Thank you for your concerns and interest in our community.

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

From: Mark McCandless
Sent: Monday, May 18, 2020 11:57 AM
To: Oscar Trevino; Tito Rodriguez; Rita Wright Oujesky; Suzy Compton; Mason Orr; Mike Benton; Scott Turnage; Tim Welch
Subject: OPPOSITION to Agenda Item C.2 – ZC 2020-03 – Invasion of Privacy

Dear Mayor and City Council Members of North Richland Hills,

On May 18, 2020 there is a City Council public hearing on the zoning change from AG to R-PD at 8320 Davis Boulevard, North Richland Hills, TX. This property is adjacent to my property at 8800 Thorndale Court (Lot 8 Block 4 Thornbridge Phase 1). **I strongly oppose** this development because it will **greatly reduce my privacy, increase noise, reduce my property’s security, and is not in line with the Vision2030 Land Use Plan.**

Privacy A building corner containing three stories of balconies overlooking my backyard and driveway is 52 feet from my back fence. These balconies along with multiple windows will provide a view of my back porch and driveway. These same windows and balconies will have a view into my master bedroom and living room when I decide to open my windows to let sunlight or fresh air in. Is that legal to be that close to my property with that tall of an apartment type building?

Noise The main driveway around the perimeter of the proposed development will bring cars up to and along my back fence. The visitor parking lot and the main building entrance faces my

property. The only noise buffer between any cars, the people they carry, plus people entering/leaving the building will be the fence between the two properties.

Security My back fence and ultimately back yard will be directly accessed from the main driveway around the perimeter of the proposed development. This same main driveway provides an easily accessible escape route.

Vision2030 The lot at 8320 Davis Boulevard is designated office commercial in this City of Bedford Land Use Plan.

My wife and I have a home where we feel safe and secure. **I strongly oppose** this development because it will greatly reduce our privacy, increase noise, and reduce our property's security. We understand that the property may be developed in the future but a more reasonable business venture would be low density office buildings.

Respectfully,
Mark McCandless
8800 Thorndale Court, NRH TX 76182
682-478-6361 Cell

From: Ricky
Sent: Friday, May 1, 2020 8:49 PM
To: Amber Sluder
Subject: Thornbridge resident response about Senior Living Building.

I did not see the prior email from the Board, but I did get notification from the city emails.

My property is not near the front of the neighborhood, but my concern is that there are no 3 story structures anywhere near there on Davis and it is going to be an eyesore driving down Davis no matter how much landscaping / putting up a wall, etc they do. There is a senior apartment complex on the other side of Davis just south of where they are proposing to put this one on the opposite side. The big difference is that it sits back off the road partially blocked by mature trees. The west side of Davis drops off so the height is not so obvious. Also, I think it is only 2 stories.

My personal opinion is that if they are going to build it then the building should only be allowed to be 2 stories and not 3.

Regards,
Ricky McElroy
8320 Thorndyke Dr.

From: Ricky
Sent: Thursday, May 7, 2020 4:18 PM
To: Clayton Comstock
Subject: Opposed to Senior Apartments next to Thornbridge Estates.

Clayton,
I would like to formally oppose the Senior Living Apartments proposed outside the Thornbridge neighborhood.

My main objection is them building an unsightly 3 story building right there on Davis that will back up to the Thornbridge neighborhood.

I am not opposed to the use of the land but the fact they are planning to build something that will stand out like a sore thumb there on Davis and from the neighborhood. I would not object if this was a 1 story and possibly 2 story to fit in the esthetics of the area. If I am not mistaken, there are some senior apartments on the opposite side of Davis that fit in nicely but they are only 2 story buildings and that side of Davis is lower than the street and not higher like the East side where these apartments are being proposed.

Thanks,
Concerned NRH citizen.

Ricky McElroy
8320 Thorndyke Dr.

From: Mark Hindman
Sent: Thursday, May 21, 2020 1:03 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Proposed senior living apartment building on Davis Blvd.

Mr. McQuillen,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Scott McQuillen
Date: May 20, 2020 at 8:51:57 PM CDT
To: Oscar Trevino, Rita Wright Oujesky, Tito Rodriguez, Suzy Compton Mason Orr, Mike Benton Scott Turnage Tim Welch

Subject: Proposed senior living apartment building on Davis Blvd

Dear City Council Members,

I am writing to voice my concern over the proposed senior living building on Davis Blvd, adjacent to Thornbridge Estates. I am a resident of T.E. and I am OPPOSED to this building going up at the currently proposed location. I understand the decision on this issue was brought up and discussed at the last City Council meeting, and then postponed until a later date, supposedly for a month so the developer can submit some changes. I have also heard that public commentary for this issue is technically closed. Public commentary should NEVER be closed. We, the public, put you in positions of leadership, so you should never stop listening to your constituents. You work for us, the citizens of this community, to do the best possible job you can to make our community the best that it can be. Putting this building in the proposed location is not good for anyone, especially the residents of T.E.

Let me correct that last statement. This is not good for anyone except the developer and the landowner. Which brings me to my next point. The Mayor MUST RECUSE HIMSELF from further discussions, debates, and decisions regarding this issue. In the Mayor's own words at the last meeting, he and the landowner are "very close" friends. This is a serious conflict of interest noticed by all.

So in closing, I'd like to sum up the above:

I am OPPOSED to this building.

Public commentary must continue at any/all future City Council meetings r.e. this issue.

Mayor Trevino MUST recuse himself from these proceedings.

Only the developer and the landowner stand to benefit from this project (unless perhaps Mayor Trevino is benefitting somehow from his "very close" friend's land deal), while all of us residents in T.E. will suffer.

Sincerely,

Scott McQuillen

8305 Thornbrook Ct.

Thornbridge Estates

Sent from my iPad

From: Michelle Meehan
Sent: Thursday, May 7, 2020 2:59 PM
To: Clayton Comstock
Subject: Zoning Change Request for 3 Story Retirement Complex

I am writing to oppose the 3 story retirement complex requesting to be built on Davis next to the Thornbridge Estates neighborhood.

I live in this neighborhood at 8909 Stratford Dr. It is a very sought after neighborhood and feel it would negatively affect our property value.

There is a retirement complex being built right down the street off Davis and Precinct, no need for one to be built right next to our community.

Thank you for your time.

Michelle Meehan
314-703-3049

From: [JJ Morgan](#)
To: [Mike Benton](#)
Subject: Upcoming City Council Agenda Item Regarding Village Cooperative at Century Hills
Date: Thursday, May 14, 2020 1:16:52 PM

Mike,

I'm writing directly to you because of being fellow church members as well as our past relationship with Jaye caring for your son, Ben, when he was younger.

I want to ask for your consideration for an item which will appear on the agenda at next week's council meeting. It concerns a zoning change request for a property at 8320 Davis Blvd. to allow construction of an independent senior living complex to be known as the Village Cooperative at Century Hills.

The P&Z Commission denied the change in a 4 to 2 vote on May 7. Several of the residents in the adjacent Thornbridge neighborhood spoke against the project. Their biggest concern was the height of the building combined with proximity of one wing to their property. I think some of their concerns can be addressed by the developer.

Jaye and I are very excited about this project and have already begun the process to secure a unit in the building. The cooperative approach provides an ownership aspect not available in other products in our area. It is also attractive due to a lower buy-in cost than purchasing townhomes, and lower monthly costs than similar sized apartments. Several units are already reserved, mostly by current NRH residents. It provides a great opportunity for older residents to downsize and reduce expenses, while staying close to friends, families, churches, shopping and dining in this area.

I think the developer can make some adjustments that might appease the neighborhood, and it would end up being an asset to the community.

Thanks for your consideration,

Jarrel (Jerry) and Jaye Morgan
6413 Westgate Dr.
North Richland Hills, TX 76182

817-266-1814 (cell)

From: Lisalee Parisi
Sent: Thursday, May 7, 2020 9:35 AM
To: Clayton Comstock
Subject: Senior Housing Building

Hello. We live in this community for over 4 years. We are opposed to this development being built so close to those living here. The changes that have happen since, are affecting the housing cost, when built so close. The Environment is also right up there too. A lot of Texas natural landscapes have taken a heavy hit. You will have no going back point which we are deeply inbedded in at this time. Not happy with this situation At this time . Thank you,,Mrs. Lisa Parisi and Mr. Lou Parisi

From: Mark Hindman
Sent: Friday, May 22, 2020 11:16 AM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposition to Senior Building Proposal

Scott,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Scott Pierce
Sent: Friday, May 22, 2020 10:25 AM
To: Mason Orr
Subject: Opposition to Senior Building Proposal

Dear Mr. Orr,

I live in the Thornbridge Estates area very near that proposed site. I can't believe anyone would allow such a tall building to be built there so close to what is likely the best neighborhood in this city! I am in favor of progress

and development, it is just that this proposed building is way too high for this area it will diminish a lot of property values and be quite the eyesore around Thornhill Drive.

Thanks very much for your favorable consideration on this important matter, I would be very happy to speak further if you desire.

Scott Pierce
8328 Thornhill Dr, North Richland Hills, TX 76182
817-937-5842

From: Karen Peyton
Sent: Thursday, May 7, 2020 2:39 PM
To: Clayton Comstock
Subject: Fwd: Senior Living Apartment Building

Dear Mr. Comstock,

I would like to submit a request to oppose the plan to build a Senior Living community on Davis Blvd on behalf of my parents, Norman & Kay Peyton, who live on the corner house at 8800 Thornbridge Dr. Their direct phone number is 817-479-7410.

The main concerns are the great increase in traffic noise from residents and visitors coming and going, as well as deliveries from vendors.

Often emergency vehicles are summoned to senior living facilities, particularly during the night. The sirens from Fire and EMS would be a frequent disruption.

Invasion of privacy - one of the desirable features of their property is the lack of a structure near their backyard fence.

They are not opposed to having an improved development on the Davis property of some sort, especially in order to beautify what is now a neglected lot. A single story, commercial building that keeps normal business hours and is not dense with residents would be much more appropriate.

Thank you for your consideration in this matter.

Best Regards,

Karen Peyton

817-454-5471

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

From: Danny Roberts

Sent: Thursday, May 7, 2020 8:06 AM

To: Clayton Comstock Mark Hindman

Subject: Proposed Senior Living Facility on Davis

To All Concerned, I have several concerns related to the proposed senior living center.

1. I live at 8808 Thornbridge which is the 3rd house on the right when you enter Thornbridge from Davis. Traffic on Davis continues to increase. I have seen the results of multiple wrecks involving vehicles exiting Thornbridge turning south on Davis. This new development is going to exponentially add to the already existing danger. This is BIG.

2. The height of the building will block natural light to our homes for a period of time every day.

3. With that many people in that small of a space the noise factor could be a real issue. This facility backs up to our homes.

4. To think that many units would be put on that small of a footprint makes no sense. They need to find a lot that has some green space. We welcome new neighbors but not under these conditions. I bought my home because it is on a 2/3 of an acre lot. It's the largest in Thornbridge. We are in Thornbridge because we like space. I would have never imagined that such a high density development would be considered so close to one of the few non cookie cutter developments in the city.

I would be more than happy to speak to someone in person or on the phone about this matter. Danny Roberts 972-898-4796.

Sent from my iPad

From: Mark Hindman
Sent: Friday, May 22, 2020 10:49 AM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Senior Facility Next to Thornbridge

Danny,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Danny Roberts
Date: May 21, 2020 at 9:51:50 PM CDT
To: Oscar Trevino
Cc: Tito Rodriguez Rita Wright Oujesky Suzy Compton, Mason Orr, Mike Benton, Scott Turnage Tim Welch
Subject: Senior Facility Next to Thornbridge

Oscar, Even though I am directly addressing Mayor Trevino I wanted all of the council to hear its content. I appreciate the opportunity to speak both at the zoning commission and city council meeting. I have been the executive pastor at North Richland Hills Baptist Church and a resident of North Richland Hills and Thornbridge for 16 years. I am at 8808 Thornbridge Dr. which is the 3rd house on the right when you enter Thornbridge from Davis. My property does not touch the 3.93 acres in question but it is about 12 feet from it. This greatly effects my property. I still believe that North Richland Hills, Texas is one of the best places to live in America. A lot of that has to do with good leadership who keeps us on the right side of moral issues and love for our community and country. Oscar, you have led the charge well and I am grateful.

I do want to do what is best for our city on this issue involving the senior residence facility. I also fully understand this development would be a great addition to the city from a property tax perspective. The senior residence concept is a good concept in certain situations for some people. As a matter of fact in 3 or 4 years given the right location and situation, Tammy and I may consider this type of senior residence. The challenge is not what the facility is. The challenge is where they want to put what they're planning.

The facility is still too tall according to code. It's still too close to residential for its size according to code. It's still too close for the setback to Davis according to code. It's still technically suppose to have another gate according to code. Even though not by much it's still too small of a piece of property 3.93 acres instead of 4 acres according to code. Growing up my mother would say that it's like we're trying to put 10 pounds of sugar in a 5 pound sack. We're trying to put a little over 100 people on a little less than 4 acres. I strongly believe the "shadow test" is inaccurate because I viewed my tree shadows around sunset and found that the shadows would come directly from the direction of the senior residence. The senior residence will cast a shadow on my property. We need an "official traffic study" because we already need a traffic light at Thornbridge and Davis and I do not trust the data which says that there would only be an impact of 16 cars during the peak hour of traffic. The point was made that other uses for that property would bring as much or more traffic. That is not a fact that has been substantiated. Even though not required it does not fit the 20-30 Vision for future land use adopted just last year. The zoning commission and the council seemed concerned with the appearance of the facade and its lack of architectural nuances. I do as well. The zoning and planning commission voted to deny. Why do we have this filtering group if we don't take their recommendations?

With an issue that is such a hot topic to so many citizens (Thornbridge) I have several requests or suggestions:

1. With the myriad of changes between the zoning and council meetings consider making the next council meeting an open meeting and give the Thornbridge residents an opportunity to speak intelligently with the actual plans in front of them. I do realize this is not a courtroom but wouldn't our city officials want to hear what informed citizens believe to be in everyone's best interest?
2. Investigate the possibility of having an in person meeting if we can do so with proper social distancing and proper protocol. With the governor's most recent explanations, I do believe that it would be in line.
3. Consider sending this back to the zoning and planning commission since what we are seeing now is so different from what they saw.

Oscar, I have the highest respect for you and have always and still do consider you a man of integrity. I believe that you put yourself in a very difficult position by disclosing your relationship with one of the people involved in this situation. I do not believe that you allowed that to sway your leadership in your role as moderator but for those who don't know you as well as I do, you opened yourself up for criticism by not recusing yourself.

Even if this does not go the way I believe it should, I still appreciate your leadership and still love North

Richland Hills. I would be interested in your opinion of what I presented. Thank you for your service and do let me know if I can ever do anything for you. Blessings on you and your family, Danny Roberts 972-898-4796

From: Carol Rodgers
Sent: Friday, May 1, 2020 2:25 PM
To: Amber Sluder
Subject: Development on Davis

Amber,
I am very concerned that the proposed development on Davis will negatively impact our neighborhood value and privacy.

As I noted on the site plan that they have published, the building will sit very close to the Davis side of the property. The main building is over 40 ft in height, I believe and with the approx. 10 ft grade above Davis, this building, so close to the street, will look like a monster.

Add that with the fact that there will be so many occupants packed into such a small space, there will be additional traffic problems with our exit from our neighborhood onto Davis...it's already quite a problem.

Please keep us up to date on what we can do to further voice our opinions and help preserve the value of our properties.

Thank you, Amber!

Carol B. Rodgers, CPA
8313 Thornbird Drive
North Richland Hills, TX 76182
(817) 281-8180
(817) 681-1121 (mobile)

From: Carol Rodgers
Sent: Thursday, May 7, 2020 3:48 PM
To: Clayton Comstock
Subject: Proposed Sr Living Apt Development on Davis

Mr. Comstock,

I live in the Thornbridge community and I am very opposed to this development being proposed.

I believe that this development will have a very negative impact on the value and the beauty that our community has right now.

Anyone would be concerned to have a three story....actually, 4 stories if you count the underground parking structure so close to a single family home neighborhood. It detracts from the neighborhood feel and certainly has a negative impact on the privacy and quietness that our neighborhood believes (as EVERY neighborhood would) is important.

Please understand that the best use of this property would not be something so densely developed and overbearing as this structure and development will be.

Carol B. Rodgers, CPA
8313 Thornbird Drive
North Richland Hills, TX 76182
(817) 281-8180
(817) 681-1121 (mobile)

Any tax advice in this communication including any attachments is not intended or written by Carol B. Rodgers to be used, and it cannot be used, by any person or entity for the purpose of avoiding tax penalties imposed by any governmental taxing authority or agency. This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy disclose or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message.

From: Darci Shackelford
Sent: Wednesday, May 6, 2020 8:37 PM
To: Planning
Subject: ZC 2020-03 Public hearing and consideration of a request from The John R. McAdams Company Inc. for a zoning change from AG (Agricultural) to R-PD (Residential Planned Development) at 8320 Davis Boulevard, being 3.93 acres described as Tract 7A4, Stephe...

Dear Planning and Zoning Commission,

We live at 8801 Thorndale Court which backs up directly to the 8320 Davis Blvd proposed development. We have serious concerns about the proposed changes to the property. We feel the height of the proposed building and the proximity to our property will negatively impact our privacy and be visually unappealing. This type of high density building should not back up to single family residences. The additional traffic will make the heavy traffic we already experience on Davis Blvd even more difficult. We highly agree with the Development Review Committee: RECOMMENDATION: Deny ZC 2020-03.

We request that any changes to the zoning for 8320 Davis Blvd should deny any high density residential buildings.

Thank you,
Stelios & Darci Shackelford
8801 Thorndale Ct

From: Mark Hindman
Sent: Monday, May 18, 2020 4:58 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposition to proposed zoning change at 8320 Davis

Ms. Shackelford,

Your email expressing concerns for the zoning change proposed at 8320 Davis Boulevard was forwarded to me by a member of the City Council. Per our practice on comments regarding City Council Agenda Items we are including your comments in the record on this item. In addition, I am including the City Council in this response as a "blind copy" since they were all included in the original email.

Thank you for your concerns and interest in our community.

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

From: Darci Shackelford
Sent: Monday, May 18, 2020 4:25 PM
To: Oscar Trevino; Tito Rodriguez Rita Wright Oujesky
; Suzy Compton; Mason Orr; Mike Benton
Scott Turnage Tim Welch
Subject: C.2 ZC 2020-03, Ordinance No. 3649, Public hearing and consideration of a request from The John R. McAdams Company Inc. for a zoning change from AG (Agricultural) to R-PD (Residential Planned Development) at 8320 Davis Boulevard, being 3.93 acres descr...

Dear City Council,

We live at 8801 Thorndale Court which backs up directly to the 8320 Davis Blvd proposed development. We have serious concerns about the proposed changes to the property. We feel the height of the proposed building and the proximity to our property will negatively impact our privacy, property value and be visually unappealing. This type of high density building no matter how you label it should not back up to single family residences, its an apartment building. The additional traffic will make the heavy traffic we already experience on Davis Blvd even more difficult.

The NRH Vision 2030 plan was just finished in 2019, so why after putting all the time and effort into that would you even consider approving anything that is contrary to that vision? This development will be a huge negative to not only my property but for the entire Thornbridge community.

We strongly disagree with this high density apartment building proposal.

Thank you,

Stelios & Darci Shackelford
8801 Thorndale Ct

From: Austen Stevens
Sent: Friday, May 1, 2020 2:24 PM
To: Amber Sluder
Subject: Fw: Development on Davis Blvd. - 3 Story Building

Amber, you already know I'm concerned. Here are my specific concerns.

- Overall home values lowering with adjacent high-density housing.
- Risk of development homeowner actions that we can't control (unsightly flags, lights, noise).
- Privacy for those lots backing up to the development.
- Light pollution (security, balcony, indoor lights). We have experience with this from Kroger and the Alamo Drafthouse.
- Traffic caused by cars entering and leaving the development.

Thank you,
Austen

From: SBB Management
Sent: Friday, May 1, 2020 1:26 PM
To:

Subject: Development on Davis Blvd. - 3 Story Building

Hello Thornbridge Estates Homeowners,

The Board of Directors had sent out an email this week regarding the 3 story, 61 unit independent senior living apartment building that is in the planning process of being located on the 4 vacant acres just south of Thornbridge's entrance on Davis Blvd. This building may impact owner's privacy or maybe home values.

If this is a concern for you as an owner please contact Amber Sluder at a.sluder@sbbmanagement.com and share your concerns.

From: Mark Hindman
Sent: Friday, May 22, 2020 11:13 AM
To: Planning
Cc: Clayton Comstock; Paulette Hartman; Maleshia McGinnis; Alicia Richardson
Subject: Concerns over ZC 2020-03

Austen,

The current situation with COVID-19 has made public meetings such as this more challenging. We are attempting as best we can to replicate the experience of a regular City Council meeting, but we acknowledge that it is hard. Interested individuals who are comfortable with using a system like WebEx should sign on and watch the proceedings as a way of making your presence known. For those that are not as technically savvy we would recommend that they send an email or even a letter to us with their opinions and thoughts on this item. While there will be some questions answered and possibly a few tweaks to the development proposal at the June 8, meeting, most of the major issues have already been laid out for review and discussion, providing the topics on which residents may want to express their opinion.

While we understand that it is not the same as being in a physical, public meeting I do know that the Council is not looking to hide behind their computers as they decide on this case. They understand that the emails, calls and letters are from real people, many of which they know personally. We do not have plans to convert this to a regular meeting in the City Council chamber, but we are doing our best to replicate that type of meeting as best we can.

Bcc: NRH City Council

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

From: Austen Stevens
Date: May 22, 2020 at 7:58:44 AM CDT
To: Oscar Trevino, Tito Rodriguez Rita Wright Oujesky
Suzy Compton Mason Orr Mike Benton Scott Turnage Tim Welch Mark Hindman
Subject: Re: Concerns over ZC 2020-03

One last point I want to make. Our neighborhood is predominately senior citizens and therefore in a high risk group for COVID-19. Obtaining the petition signatures was difficult and took extra precaution. Since the council is operating via Webex, we are unable to make our presence known at City Hall. And many of our neighbors are not computer savvy can't view the meeting online or receive the Webex call in number to have their voice heard. Also we've only canvassed half of the neighborhood. A full canvassing would like double

the signatures to around 300. I just want to make sure you understand that we are at a disadvantage when voicing our opinion.

Thanks,
Austen Stevens

From: Austen Stevens
Sent: Wednesday, May 20, 2020 2:20 PM
To:
Subject: Concerns over ZC 2020-03

Mayor/Council,

I'm writing to further expound upon my objection to the senior living development planned at 8320 Davis Blvd (ZC 2020-03).

The timeline of this development did not flow through the normal means whereby the developer approaches the city to find an appropriate site for the project. Instead the developer put a contract on the land, did almost zero community outreach, and filed for a zoning change. I understand your point that Vision 2030 is a suggested plan. However, before overriding it we should give more thought to the location this project. Do we really want an apartment building on a hill near single family homes? Wouldn't it make more sense to move it to a location such as the Venue at Hometown off Hwy 26? With current vacancy rates and the huge Watermere development under construction (<https://www.watermerepreserve.com/>), is this type of housing even needed in the city? We should answer these questions before addressing things such as design and landscaping.

Taking a few steps back to answer these questions and working with the developer to find the perfect location would be the best option for our great city. The Vision 2030 plan works due to its fluid zoning design and high architectural standards. Veering from the plan without thorough review only leads to disjointed design and a less valuable community.

I hope that you take these thoughts into full consideration and reopen public commentary on this agenda item for the June 8th meeting.

Sincerely,
Austen Stevens
8329 Thorncrest Ct.

From:
Sent: Wednesday, May 6, 2020 12:42 PM
To:
Cc: Planning
Subject: 3 Story Building

Hello,

The Studer's at 8901 Thornway Drive OPPOSE this proposed building outside the S Thornbridge entrance on Davis.

Thank You

Sent from AOL Mobile Mail

From: Mark Hindman
Sent: Thursday, May 21, 2020 1:19 PM
To: Planning
Cc: Clayton Comstock; Paulette Hartman
Subject: Senior Living Apartment Development Planned at 8320 Davis Blvd (ZC 2020-03, Ordinance No. 3649)

Ms. Thornton,

Thank you for reaching out to us regarding the Zoning Case ZC 2020-03, proposed zoning change at [8320 Davis Boulevard](#). Since your email was sent to all of the members of the City Council I am responding on their behalf to let you know that they have received your comments which will be included in the records for the agenda item. The City Council members are included in a blind copy of this response so that we avoid any potential violations of the Open Meetings Act should someone hit "Reply All".

The proposed rezoning is an item over which there are differing opinions. My conversations with City Council members reveal that they do understand the seriousness of this case and the long term impact on this highly valued area of the community. While I do not know how the Council members will vote on this item, I do know they are interested in objectively looking at both sides of the issue before making a decision.

At the May 18 City Council meeting, City Council asked that the applicant make a number of revisions to their proposal and continued the item to the June 8th City Council meeting. Any updates provided by the applicant will be made available to the public to view online prior to the June 8th Council meeting. Although the public hearing was closed following input at the May 18th Council meeting and there is no requirement that it be reopened, the Council could consider reopening the hearing at the June 8th meeting.

Thank you for your input and your interest in our community.

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

From: Danna Thornton
Date: May 20, 2020 at 2:48:11 PM CDT
To: Oscar Trevino Tito Rodriguez, Rita Wright Oujesky
Suzy Compton, Mason Orr Mike Benton
Scott Turnage, Tim Welch
Cc: Danna Thornton
Subject: Senior Living Apartment Development Planned at 8320 Davis Blvd (ZC 2020-03, Ordinance No. 3649)

My name is Danna C. Thornton, and I live at 8217 Thornhill Dr., North Richland Hills, TX, 76182.

We have just been informed that the public commentary on the referenced issue is technically closed. I am asking that you REOPEN the commentary on the referenced matter. It is unfair to close the matter to residents, but to keep listening and being swayed by the applicant. He can keep saying all the things you want to hear, and pumping up his project, but we aren't allowed to express our concerns and answer back to his claims. That is not fair and equal representation. You were elected to act on behalf of the residents of NRH, and to care about them and their concerns. Only listening to the developer is one-sided and should be in conflict with the rules/regulations of the office you hold. It has to be fair to ALL those with questions and concerns, whether they/you are for or against the project.

I also ask that ANYONE that is friends with, associates of, and/or partners with the landowner and/or developer to recuse themselves from voting on this matter. It isn't fair to the citizens of NRH to be that close to an issue and cast a vote concerning same.

I am opposed to the planned development at 8320 Davis Blvd., North Richland Hills, TX for the following reasons:

1. The Developer mentions numerous times during the hearing held 5/18/2020, "that's how it is at our other facilities", or "we can see about that", "we can look at that", "we don't plan on that", "we can consider that", and other non-legally binding, non-factual, non-supported answers. As you know, unless EVERYTHING you are requesting is legally written and executed by all parties, no one has to do anything they stating would be "considered", "looked at", "assumed" or "promised", whether verbally or written but unexecuted. As far as how things are done at their other facilities, as you know, there is no guarantee that it will be the same here. There again, it is not a factual statement, and has no tangible factors to say it will actually be the same here. It's all supposition. And, if this Developer/Owner should sell the property to someone else, the new owner is not subject to any promises or assumptions unless it is in writing and executed by all parties. Most of us could prove this concern by past experience and common sense.
2. The city will lose money in property taxes, along with the local school systems. Once the facility is built, one or more homeowners that it directly effects may chose to sell his/her residence. With the large facility behind these homes, the list prices will be less (few people want to live with something like that behind them), and money will be lost. Then, as other properties are sold in Thornbridge Estates, appraisers will be using these lesser amounts in the comparisons, causing other homes to be valued and sold and lower amounts. With property values declining, so will property taxes on a subdivision-wide basis. The new facility won't offset those losses. I'm sure this concern can easily be confirmed by multiple reputable real estate agents in the area.
3. During the conversation about the trees to be planted along the back fence line (east side), the Developer stated it would be up to the Coop owners to decide if they wanted to spend the money on the upkeep on landscaping (replacing dead trees, maintaining trees, etc.), that it would be put to a vote how the Coop spends their money. He was quick to go over this point, and never revisited it. Once the trees are planted by the developer (which plan should be in writing and executed), if they begin to die at some point, whether by disease, drought, etc., there is absolutely no guarantee that the Coop will vote to replace those trees. Nothing in writing, nothing legal to fall back on to make sure it gets done (including what it has to be replaced with; specifics). You know as well as I do, there is no guarantee that a tree will live or die once planted, nor it's life expectancy due to various elements. If you were on a fixed income, as most seniors are, and you had to vote to spend reserved money on replacing a tree that benefits your back neighbors, instead of spending the money on something that impacts you personally, which one would you vote for? Most likely not the trees. **All matters concerning the fence line trees, from planting to present/future maintenance (including type of trees) should be in writing and executed by all parties. No assumptions to be made.**
4. The Director of Planning NRH provided numbers concerning the possible need for more emergency resources to cover this facility; I believe it was 53. The Mayor made a comment of "I'm not buying into staff's comment about 53 calls over a given year. If those 61 homes were in neighborhoods, they'd still have those 53 calls, they'd just have to go into those neighborhoods instead of just one location". This will be a facility that has multiple condos/apartments housing elderly residents. That is a fact. So, it is reasonable to think, and the

calculations do show it based on past numbers, that it is possible there will be an additional 53 calls to this one location. The Mayor said the “61 homes” would otherwise be in neighborhoods, but not necessarily. The people moving into the facility are moving to the facility specifically because it is a senior living facility, and would not otherwise be purchasing a home in a neighborhood somewhere else in NRH, nor may they already own a resident in NRH. The Mayor’s comments need to be reviewed for accuracy if the “staff’s” comments are being called into question.

5. I ask that you put yourself in our shoes, or better yet, our homes. If you had invested lots of money, time and love into your residence, and had done your homework before purchasing your home to make sure it was a smart buy, located in an area that should not lose value, would you want a large, multi-family facility being built behind your house, or next to your home? Please don’t brush this off with the thought that it’s not going to happen to me, or it doesn’t personally impact me, because some day it may. We never dreamed it would us after doing our homework on the area, but it did.

We are not against the building of a senior living facility in NRH. I know we, or a family member, will need this type of facility some day. Our concern is the location of the facility. There are other more open lots that don’t directly back up to residences (at the present size of the facility) that would be better locations in NRH for this facility. I believe the lot owner of the location right now also owns property across the street. Maybe that would be a better fit. From the last meeting, it was evident that some of you have already made up your minds. I do appreciate those that still have open minds and are willing to consider the concerns of the residents in Thornbridge Estate. I do hope that you will ALL take a step back and consider or reconsider your positions and look at what your own Director of Planning has told you (this is someone the city employs and trusts to act for the betterment of the city), what the residents of the nearby community (your constituents) have stated, and vote to deny the application for the facility to be located at 8320 Davis Blvd., North Richland Hills, Texas.

Thanks you for your time and consideration,

Danna C. Thornton
325/226-3214
8217 Thornhill Dr.
North Richland Hills, TX 76182

From: [L.C. Tubb](#)
To: [Alicia Richardson](#)
Subject: Zoning 8320 Davis Blvd
Date: Thursday, May 7, 2020 11:38:19 AM

To the Council and members of the Planning and Zoning Committee of the city of North Richland Hills:

Ladies and Gentlemen,

I have lived at 8333 Davis Blvd since 1974. My family members have been on the property since the late 1800's.

Davis Blvd has changed from a two lane farm to market road to a seven lane urban thoroughfare. The one issue that has been constant in all those years is change. Who in their right mind would have ever thought we would have a Walmart, Target, movie theater and six banks just down the street at North Tarrant.

The zoning request is for a "non assisted living" complex for seniors who are still active. North Richland Hills is full of people who are still active but who do not want to keep up the maintenance at their houses. These seniors who have paid their taxes all of these years deserve a place in the community they have grown and served in. No such place exists now. When you age you can stay where you are or go to an assisted living space.

The citizens of North Richland Hills deserve the opportunity to still be active but to have their maintenance issues handled by other people.

Something different (change) is sometimes hard at first but we get used to it. Davis Blvd will change, a new building will give it a new life with more people out shopping, eating and going to the movie.

I admit I do own the property requesting the zoning change and I live across the street on Davis from the property. The more I understand the usage the more I see the need for the product. We do not need more "garden offices" to set empty on Davis.

Respectfully Submitted,

L. C. Tubb

From: Mark Hindman
Sent: Monday, May 18, 2020 8:58 AM
To:
Cc: Clayton Comstock; Paulette Hartman
Subject: Opposition to zoning case at 8320 Davis

Ms. Tuggle,

Your email to the members of the City Council regarding opposition to the proposed zoning case at 8320 Davis Boulevard was forwarded to me to make sure it was included in the official record for the item. Your comments are being included in the record for this item and I have included the City Council as a blind copy to this response. This is our standard approach on communications, such as this, which are sent to all City Council members. We use this practice to prevent any inadvertent violations of the Texas Open Meetings Act.

We appreciate your interest in this issue and your sharing your concerns regarding the proposed zoning change.

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

bcc: NRH City Council

From: Robert Tuggle
Sent: Sunday, May 17, 2020 11:50 AM
To: Oscar Trevino
Subject: Apt. Complex on Davis

Dear Mayor Trevino,
As a 20 year resident of Thornbridge Estates , I am strongly against a 3 story apartment complex close to our entrance to our neighborhood on Davis. Not only will the occupants increase traffic, but the building will tower over the homes on Thornhill Drive. Please vote against this complex!

Thank you,
Catherine Tuggle

From: CAROL A WINTERS
Sent: Tuesday, May 5, 2020 9:48 PM
To: Planning
Subject: Fwd: Devepoment in Davis behind Thornbridge estates

From: CAROL A WINTERS
Date: May 5, 2020 at 6:36:20 PM CDT
To:
Subject: Devepoment in Davis behind Thornbridge estates

I have many concerns with this proposed senior residence. First of all do they plan on purchasing the 3 Acres adjacent to the back of the 4 acres, if so are they planning to basically build a continuing apartment complex across the west side of Thornbridge for seniors ? How are we to have any privacy with them gazing into our back

yards. Over on the north side of Thornbridge they put in landscaping between Th. & the theatres that are so small it'll take years for those trees to be big enough to cover anything. Small trees are not adequate. 60 apts are a lot , the dumpsters for these places are always in the back, next to Thornbridge? Not good!!!! Between possible bad smells & rats this is something we don't need. How do they plan on their residents getting onto Davis road, this is not slow traffic , no way there isn't going to be accidents. Emergency vehicles for this amount of senior apts ?? There is no way this will not hurt our property value especially if they are trying to acquire the other 3 acres. We are planning to do some major updates to our house and I fear with this size of a commercial dev on behind us will mean we are flushing money down the toilet . Theyve already put a theatre right in our face . Give us a break!

Thank you for any help
Sent from my iPhone

From: Philip Zagloul
Sent: Friday, May 1, 2020 2:44 PM
To: Planning
Cc: Clayton Comstock
Subject: Comments for Public Hearing ZC 2020-03

Homeowner Concern NRH Public Hearing Notice Case ZC 2020-03

My name is Philip Zagloul. My wife Wilma and I live at 8804 Thorndale Court, N.R.H. and our property immediately borders the proposed Senior Development which is being contemplated for 8320 Davis Blvd. As 23 year residents of Thornbridge Estates, who will be directly and permanently impacted by this project, I would like to state my concerns to the Planning and Zoning Commission for their consideration.

Based on the map provided by you, I have concerns with both **noise and light pollution** which if not properly planned and addressed, in advance would have an extremely adverse effect on my property values and quality of life.

According to the plan, all vehicle access is gained from Davis Blvd and directed onto a two lane roadway which winds around the circumference of the property, **immediately adjacent to my property.**

The plans call for a “6’ SUPERIOR CONCRETE COBBLE PATTERN MASONRY SCREENING WALL” separating Thornbridge residents from the apartment complex.

It is my contention that 6’ is inadequate to suppress traffic noise and that wall must be increased to 8’in height. At a minimum the wall should be *comparable* to the concrete barriers that were mandated by the city of NRH to shield North Thornbridge residents from the Kroger Grocery complex on North Tarrant Parkway, and shield Thornbridge residents on the south from the Gas Well complex. Both are 8' high.

I am also concerned about any specialty lighting that would be installed for the complex. I do not see it expressly described in the plans however based on the problems that arose with north Thornbridge homeowners, where this was not considered in advance; I would like to remind the Planning and Zoning Department that any **lighting should be properly situated and positioned** and if necessary, “**shielded**” to prevent any undue nuisance light spillage onto my property.

Since its quite obvious that this project will be speedily approved based on potential revenue to the city, I believe my concerns and possible solutions are both reasonable and practicable. I would expect that the Planning and Zoning Department would also come to that conclusion.

Please feel free to contact me if you need any other information or clarification. I would also appreciate any status changes.

Please enter this email into the Planning and Zoning Commission meeting on our behalf for review and consideration.

Best regards and stay safe,

Philip & Wilma Zagloul
8804 Thorndale Court
NRH, TX 76182
(817)675-9051

May 15, 2020

Dear City of North Richland Hills,

I want to take this opportunity to let you know how thrilled I am that Village Coop is planning on building a retirement center in NRH. I live in Hurst, and so does my daughter and grandchildren. I have looked at many places and am excited that there will be a **NEW, AFFORDABLE** center for me to live in and still be close to my family. I have looked at many places and this one is a blessing.

Hope you approve their construction.

Thank you,

Priscilla Adam

Prospective Homeowner

From: Ann Barnes
Sent: Friday, May 15, 2020 11:54 AM
To: Village Coop of Century Hills
Subject: Dear City of North Richland Hills

Dear City of North Richland Hills,

What a wonderful opportunity you have to be chosen for the location of Village Cooperative of Century Hills. The exact location they have chosen is perfect for those of us in their age demographic. Everything, and anything, we need is right around a corner.

We are not presently residents of your city but it is exactly where we were looking to locate. And this fits our lifestyle and preferred location. From the first word we heard about Village Cooperative we knew this is precisely what we want.

We are excited about this endeavor and excited about moving to this wonderful facility, and living in your city.

Regards,
Dudley and Ann Barnes

May 15, 2020

Dear City of North Richland Hills,

As longtime residents of North Richland Hills we are thrilled that we will be able to stay in this city. We grew up here and went to Birdville ISD. We love the city. As we explored options to downsize and live a more maintenance free lifestyle we wanted to find a community where we could interact with our peers. It was also important to us to have the benefits and pride of homeownership. Village Cooperative is the perfect fit. The fact that the project is just down the street from our home of 19 years makes it even more appealing. As a voting member of this community we are not subject to third party changes but have a voice in all decisions made. This gives us the confidence that the property will remain well kept and community friendly. This project will be an asset to the city of North Richland Hills and the surrounding community. We are proud to be members and owners in this Village Cooperative project.

Thank you for your consideration,

Mike and Lynne Hipp

5-14-2020

Dear City of North Richland Hills:

We are excited about the prospect of moving into the Village Cooperative of Century Hills, which will be located in NRH. Our relatives have lived in the Village Coop in Wausau, Wisconsin for the last 10 years. That building is pristine and the persons living there take such pride in it. From the grounds, to the common areas, to the hallways and to each individual unit, it is impressive how well run this building is. The persons living there live as a close-knit family.

On a whim we looked up where all the Village Cooperatives were because we heard of new development in Colorado. Those units sold out very quickly but then we noted there was one right here in the metroplex and very close to us.

We have been exploring the city of NRH and we are impressed and excited to move to this area and become part of this community. Although we are both still working, we believe the longer commute will be so worth it for all the city has to offer.

Regards,

David and Lynn Littleton

From: Village Coop of Century Hills
Sent: Monday, May 18, 2020 9:08 AM
To: Shane Wright
Subject: Fwd: Village Cooperative of Century Hills

Follow Up Flag: Follow up
Flag Status: Completed

Sent from my iPhone

Begin forwarded message:

From: Linda Sorenson
Date: May 16, 2020 at 1:41:09 PM CDT
To: Village Coop of Century Hills
Subject: Village Cooperative of Century Hills

To: city Council N Richland Hills

Dear council Members,

I am a resident and home owner in Euless. I have joined the Century Hills Cooperative. In viewing their pictures, floorplans, and videos I have come to the conclusion that this will be a lovely place for those 62 and over. It is for homeowners not for those who need assisted-living or any kind of nursing care. The floorplan I chose is actually 600 ft.² larger than my current two story home. 600 ft.² larger than my current two-story home. I have driven by the property in the area. I truly believe it will be an asset to your community. The 61 units will certainly bring more business, City revenue, city taxes, and raise the quality of the area.

Sincerely

Linda Sorenson
817-366-1756 (text ok)
Sent from my iPhone

Dear City of North Richland Hills,

I am writing in support of the Village of Century Hills Cooperative. I first learned about cooperative living when exploring housing options after my husband passed away. I have lived in Keller for nearly 30 years and wanted to stay in this area but found very few housing options for senior independent living that were affordable. I do not need assisted living but wanted something that required less maintenance and upkeep. There are very few independent living options in this area – one or two apartment complexes or cottage home developments that are in my budget.

I did not want to move into an apartment with the possibility of increasing rents over time since I am on a fixed income. Many of the townhomes or cottage homes were too expensive, and very few seem to come available for purchase. I have been exploring options for over a year at this point. Other independent living communities are too far away from friends and doctors. I really would like to stay in this area – it is home to me.

Cooperative living offers me the chance to own my home yet not have to take out a new mortgage above what I would receive for my current home. It provides maintenance and peace of mind if I do travel to visit my family for an extended period of time, without having to ask friends to check on my house. It allows me to build equity that can then be left to my heirs unlike renting.

When exploring housing options after my husband passed away and I realized my current home was too much for me to maintain I thought cooperative living or CCRC would be the best option, so I was excited when I saw the promotions for Village Cooperative.

I hope that you will approve the development of this housing option for active seniors in this area.

Sincerely,
Nancy Stone

May 14, 2020

Dear City of North Richland Hills:

We were very excited to learn about The Village Cooperative of Century Hills coming to our city. Since we are over the age of 62 years old, we would very much like to participate in that project and feel that it would be advantageous to us. We are planning to secure a unit and have let the Cooperative know of our intentions. We think that it will be an excellent opportunity for having a community of senior citizens living together where there will be security, fellowship and the convenience of places to shop with restaurants available as well as community activities.

We are currently residents of North Richland Hills and have enjoyed our 33 years living here with a place to worship, shop, and being a good neighbor. We look forward to continuing our next move.

Bill & Helen Wishard
7836 Shady Oaks Drive
North Richland Hills, TX 76182