

From: [Oscar Trevino](#)
To: [John Hollis](#)
Cc: [Planning](#); [Mark Hindman](#); [Paulette Hartman](#); [Clayton Comstock](#); [Mary Peters](#)
Subject: RE: No Sup 2018-14
Date: Wednesday, November 28, 2018 9:54:35 PM

John,

Thank you for your email regarding this case. I appreciate your input and concern. This is a different plan than what was considered last year in that the hotel is not being proposed to be located on the currently vacant land by the school. The City Council listened and heard very clearly that the citizens did not want a hotel next to the school, which is why the previous zoning change request was denied by the City Council. The developer is now proposing to locate a hotel on the vacant land behind the Kroger/Office Depot buildings, which is one of the locations suggested by some residents during last year's public hearings.

This is being proposed as part of the developer's plan for the buildout of Hometown on the remaining 22 acres of vacant land in the development. There are 3 components to this plan as follows:

1. A Special Use Permit is being requested on the 16 acres across Parker Blvd from Walker Creek Elementary School to allow some single-family lots to be less than 40 feet in width. This 16 acres would develop in the same manner and style as the phases across Bridge Street from Walker Creek Elementary.
2. A Special Use Permit is being requested on the 4 acres between Hawk and Parker for 2- and 3-story for-sale townhomes and a maximum of 60 multi-family units. Townhomes would be closest to the school; the multi-family units would be closest to Stormy Plaza (the open space with the large sculpture in front of the Library).
3. A Special Use Permit is being requested on the 2 acres between the Library and the Kroger/Office Depot for a 4-story, 120-room TownPlace Suites by Marriott hotel.

Exhibits for these proposals have been posted online at www.nrhtx.com/map . Simply zoom to the area and select the property. The developer has also posted this information online in a more streamlined single document. You can view their exhibits here:

http://hometownnrh.com/media/pdf/HomeTown-Buildout-NABR_4-0.pdf

The Planning and Zoning Commission and the City Council will consider these items and public hearings will be held on December 6th and December 10th respectively.

Your email will be provided to the Planning and Zoning Commission as well as the City Council and will be entered into the public record.

Again, I appreciate you contacting me and voicing your concerns. All input will be taken into consideration as we consider this proposal.

Thank you,

Oscar



Oscar Trevino - Mayor

[REDACTED]

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

From: John Hollis [REDACTED]
Sent: Wednesday, November 28, 2018 12:46 PM
To: Planning [REDACTED]
Cc: Oscar Trevino [REDACTED]
Subject: No Sup 2018-14

We went through this a year ago and my opinion of an Extended Stay hotel has not changed. The proposed location is still too close to our schools.

I know you have to go through the process, but at the end, you couldn't have already forgotten the feelings of the residence.

Please do not approve the permit.

John

Sent from my iPhone

From: [Clayton Comstock](#)
To: [REDACTED]
Cc: [Clayton Husband](#)
Subject: RE: Rezoning Issue - 5E01 - Vote NO
Date: Wednesday, November 28, 2018 10:57:44 AM

Hi, Kimberly –

Thank you for your email and thanks for chatting with me on the phone this morning. Your email will be filed under the official public record for the hotel case and will be forwarded to the Planning & Zoning Commission and City Council for their consideration. We appreciate your input and want to make sure you have all the information you need. The developer's plan for the buildout of Hometown on the remaining 22 acres of vacant land includes 3 components:

1. A Special Use Permit is being requested on the 16 acres across Parker Blvd from Walker Creek Elementary School to allow some single-family lots to be less than 40 feet in width. This 16 acres would develop in the same manner and style as the phases across Bridge Street from Walker Creek Elementary.
2. A Special Use Permit is being requested on the 4 acres between Hawk and Parker for 2- and 3-story for-sale townhomes and a maximum of 60 multi-family units. Townhomes would be closest to the school; the multi-family units would be closest to Stormy Plaza (the open space with the large sculpture in front of the Library).
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The public hearings for these cases are:

Planning & Zoning Commission
7:00pm, Thursday, December 6

City Council
7:00pm, Monday, December 10

Please contact our office with any additional questions you may. Thank you for your interest and have a wonderful day,

Clayton Comstock, AICP, CNU-A
Director of Planning
City of North Richland Hills

(817)427-6301

From: Clayton Husband
Sent: Wednesday, November 28, 2018 9:58 AM
To: Clayton Comstock [REDACTED]
Subject: FW: Rezoning Issue - 5E01 - Vote NO

From: Kimberly Brandt [REDACTED]
Sent: Wednesday, November 28, 2018 9:57 AM
To: Clayton Husband [REDACTED]
Subject: Rezoning Issue - 5E01 - Vote NO

To Whom It Should Concern ~

I have 2 children that go to Walker Creek Elementary. I am fortunate enough to be able to take my kids to school and pick them up. However, there are many parents that are not in that situation. I see several young children walking to and from school. Having a hotel in this location is potentially very dangerous. You leave those children's safety in the hands of whoever decides to get a hotel room. I can tell you now with all the human trafficking, kidnappings, and other horrible things going on in this world I DON'T want a hotel next to where my kids or any other kid goes to school. This is a horribly irresponsible decision.....and for what....money? There is plenty of land next to TCC on 26! Not to mention you would see it better. So it would get more business.
We literally just voted NO on this rezoning. Why is this coming up again? You will drive down this community with a hotel next to a school. The people of this community are concerned for the safety of the children and people that live here.

The city has pretty much blocked in the school with condos and houses. Now we have to worry about who will be in and out of a hotel?????

I vote NO for rezoning!!!!

Thank You
The Brandts
[REDACTED]
8249 Pearl St.
North Richland Hills, TX 76180

From: [Craig Hulse](#)
To: [Clayton Comstock](#); [Clayton Husband](#); [Chad VanSteenberg](#); [John Chapman](#)
Subject: FW: Excellent development planned for HomeTown!
Date: Thursday, November 29, 2018 2:05:08 PM

Craig Hulse Work: 817) 427-6091 Mobile: 972) 849-3858

From: Michael Parks [REDACTED]
Sent: Thursday, November 29, 2018 11:58 AM
To: Craig Hulse [REDACTED]
Subject: Excellent development planned for HomeTown!

I live at 8605 Olmstead Terrace in Hometown, and I wanted to give you some feedback since I am already seeing "No Hotel in Hometown" signs popping up in the neighborhood.

When the first hotel was proposed a year or two ago, I was one of the ones strongly opposed to it because it was more or less across the street from the Walker Creek Elementary School and because it just did not make good sense for the benefit of the neighborhood. The new proposal that was recently unveiled that calls for expanded cottage homes, townhomes and stacked homes makes much better use of the vacant space. In addition, placing the proposed hotel behind Kroger and across from the library is an excellent concept and one that I completely support. It is a much better location for the hotel, and I fully agree that a hotel in the right place will be an excellent addition to the overall NRH Center development. Congratulations to the developer and city officials who worked on this plan to create a far better vision of what Hometown will and should be!

Please convey my support of the program to the Planning and Zoning Board members or whomever else will ultimately vote

on this proposal. Most development ideas will always have some who are opposed, and I understand that. However, I genuinely believe that more thought on the concept has produced a far better outcome than before, and I genuinely hope the folks who will ultimately make the decision on this will vote to approve it. Thanks for listening.

Respectfully,
Michael R. Parks
817-691-9224

From: Troy Brandt
To: [Clayton Husband](#)
Subject: Rezoning Issue - 5E01 - Vote No
Date: Wednesday, November 28, 2018 10:06:14 AM

To Whom It Should Concern ~


I have 2 children that go to Walker Creek Elementary. I am fortunate enough to be able to take my kids to school and pick them up. However, there are many parents that are not in that situation. I see several young children walking to and from school. Having a hotel in this location is potentially very dangerous. You leave those children's safety in the hands of whoever decides to get a hotel room. I can tell you now with all the human trafficking, kidnappings, and other horrible things going on in this world I DON'T want a hotel next to where my kids or any other kid goes to school. This is a horribly irresponsible decision.....and for what....money? There is plenty of land next to TCC on 26! Not to mention you would see it better. So it would get more business.

We literally just voted NO on this rezoning. Why is this coming up again? You will drive down this community with a hotel next to a school. The people of this community are concerned for the safety of the children and people that live here.

The city has pretty much blocked in the school with condos and houses. Now we have to worry about who will be in and out of a hotel?????

I vote NO for rezoning!!!!

Thank You
The Brandts


8249 Pearl St.
North Richland Hills, TX 76180

From: [Clayton Comstock](#)
To: [REDACTED]
Subject: HomeTown Public Hearings
Date: Thursday, November 29, 2018 4:53:47 PM

Good afternoon, Mr. Tufteskog –

Thank you for contacting the Mayor, Councilmember Benton and City staff regarding your concerns related to upcoming public hearings and proposed new development in the Hometown area. Your email will be provided to the Planning and Zoning Commission and to the City Council as public input related to this case, and will be considered as the Planning and Zoning Commissioners and City Council members weigh their decisions on these cases along with all other public input received.

I'd like to share some information related to your concerns.

- A. Walker Creek Elementary School is already over crowded. Lots of apartments, houses, and townhouses to be constructed.

The City has a good working relationship with Birdville ISD and shares information related to development plans so the district can plan for the impact to their schools. Walker Creek Elementary has an "optimal capacity" of 713 students. As of today, they have 576 students enrolled. A recent demographer report that BISD commissioned demonstrates that the west side of HomeTown yields 0.3 students per dwelling. This yield is lower in the east phases of HomeTown, showing 0.19 for the Canal District, 0.23 for the Villas at Hometown, and 0.13 for the Dolce Apartments. These ratios are for total students, meaning that they include elementary, middle and high school aged students. Furthermore, the Walker Creek Elementary school building itself was designed to easily expand. The vacant land area immediately north of the school along Bridge Street is room for additional classroom expansion if ever needed. In summary, WCE is not overenrolled and BISD has incorporated the growth of HomeTown in their future student growth forecasts for Walker Creek Elementary as well as Smithfield Middle School and Birdville High School.

- B. Grand Ave. only has parking on the south side for the apartment residents, the street is not going to be widened to make more parking for the additional residents on the north side of Grand Ave.

The developer proposes to provide additional pavement as part of this development on Parker Boulevard, Hawk Avenue, Grand Avenue and Bridge Street for the purpose of on-street parking spaces to support these proposed developments. The HomeTown Master Plan always provided for Parker Blvd to have on-street parallel parking along its entire length. On-street parking is a requirement of the HomeTown area and factors in to the walkability of the district, as it provides a buffer between pedestrians on the sidewalks and the travel lanes of the street.

- C. The hotel was voted down before at the other location by the school. The corner of Grand Ave. and Walker across from the library is not a place for a hotel. The safety of children going

to the library after school is one concern. The location is hid from any major streets, roads, or freeways.

Regarding the new proposed location for the hotel, the primary message received last year from the community was for the hotel not to be next to the school. As such, the developer has moved their proposal further from the school to a location that was suggested by many of the residents who attended and spoke at the last public hearing. In this current proposal, the plans for the hotel do not have any guest rooms on the first floor along Parker Blvd and the first floor along Grand Avenue immediately across from the library building.

- D. The streets are not designed or built to handle all of this traffic or to allow parking to handle all of the future residential residences. This nice quiet, convenient area will no longer be a nice place to live, And E (I understand that no streets in the zone change areas are going to be widened.

Traffic impact analyses were performed prior to and during development of the HomeTown area. Those analyses made future traffic assumptions based on a significant amount of high-traffic generating commercial uses and the streets were designed to accommodate those commercial uses. Now that much of the area is proposed to be various forms of residential uses, the ultimate traffic impact will be less than what was planned. Activity on the street is also a good thing. On-street parking, street trees, pedestrians, crosswalks, parking curb bulb-outs, etc. all help reduce vehicle speeds. Active streets also provide a sense of security by providing multiple sets of eyes on the area throughout much of the day.

I hope this information is helpful in addressing your concerns. Again, your email will be provided to the Planning and Zoning Commission and the City Council for consideration in making their decision. If you haven't seen the exhibits yet for the proposals, the developer has them posted online at http://www.hometownnrh.com/media/pdf/HomeTown-Buildout-NABR_4-0.pdf.

Thank you and take care,

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

From: Oscar Trevino

Sent: Thursday, November 29, 2018 1:45 PM

To: Paulette Hartman [REDACTED] Mark Hindman [REDACTED]

Subject: Fwd: Zone changes-- In opposition

Begin forwarded message:

From: Melvin T [REDACTED]
Date: November 29, 2018 at 1:39:29 PM CST
To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Zone changes-- In opposition

I'm in opposition to 3 Public Hearings approval(sup 2018 -16 : 9005 Grand Ave., Sup 2018 -13 : 6201, 6101 Parker Blvd, and 8951 Grand Ave).

Reasons are:

A (Walker Creek Elementary School is already over crowded.) Lots of apartments, houses, and townhouses to be constructed.

B (Grand Ave. only has parking on the south side for the apartment residents, the street is not going to be widened to make more parking for the additional residents on the north side of Grand Ave.

C (The hotel was voted down before at the other location by the school. The corner of Grand Ave. and Walker across from the library is not a place for a hotel. The safety of children going to the library after school is one concern. The location is hid from any major streets, roads, or freeways.

D (The streets are not designed or built to handle all of this traffic or to allow parking to handle all of the future residential residences. This nice quiet, convenient area will no longer be a nice place to live.

E (I understand that no streets in the zone change areas are going to be widened.

Thank you,
Melvin Tufteskog
6020 Kessler Dr.
N Richland Hills, Tx. 76180
[REDACTED]

Sent from [Mail](#) for Windows 10

From: Robert Chu, OD
To: [Planning](#)
Subject: Hometown NRH - Tract 7 Marriott Development
Date: Saturday, December 1, 2018 10:01:46 AM

To City of NRH,

I represent the ownership of the property adjacent to the proposed development (Tract 7) of the Townplace by Marriott. Specifically, our property includes the Office Depot, Chipotle building, and vacant lot adjacent to Office Depot on Walker Street.

This message is written to express support of the proposed development (Tract 7) of the Townplace by Marriott as detailed in the following presentation.

http://hometownnrh.com/media/pdf/HomeTown-Buildout-NABR_4-0.pdf

We believe completing the build out of Hometown will be beneficial for the area and increase revenues to area businesses.

Please feel free to contact me if I may be of further assistance. Thank you-Robert Chu

Best Wishes for Continued Success,
R. Chu, OD

Robert Chu, OD.
Doctor of Optometry
Managing Director



EYEWORXS | Chu Eye Institute

From: Lucy Campos-Wood
To: [Planning](#)
Subject: Hotel Idea=Bad
Date: Sunday, December 2, 2018 11:02:00 PM

My husband and I do not want to see a hotel near Walker Creek Elementary. Think of your own children and grandchildren's safety!

Why not do what Hurst did and let the hotels go up near the police station, away from single-family homes!

There's plenty of room over by City Hall. We hope you listen to your constituents.

We appreciate you taking the time to read about our concerns.

Sincerely,

Lucy & Tom Wood

Sent from my iPhone

From: [REDACTED]
To: [Planning](#)
Subject: Hometown Zoning Changes
Date: Monday, December 3, 2018 10:10:46 AM

Planning and Zoning Commission

As a resident of Hometown for 15 years, I want to let you know that I am pleased with the latest revision in the Hometown development plan and hope you will approve it at the earliest possible date. That support includes homes, townhomes, hotel, business park—everything!!!

Thanks,
Russell Maddox
8608 Bridge Street

From: Fairen Wyatt
To: [Planning](#)
Subject: Rezoning
Date: Tuesday, December 4, 2018 7:57:55 PM

No hotel by library and elementary school. Bad idea!

[Sent from Yahoo Mail on Android](#)

From: Diane Kneis
To: [Planning](#)
Subject: Hotel and Apartments
Date: Wednesday, December 5, 2018 8:33:17 AM

I oppose building a hotel in Hometown. We are soon going to be called Apartment City rather Hometown. The lovely warmth of Hometown is being shredded by all these apartments. How about our children who go to the elementary school??? To me this is very sad to take away the beauty of our neighborhood.

Diane Kneis
6216 Lake Way
817 427-4177
Sent from my iPhone