

# DRENNER GROUP

June 21, 2018

Mr. Clayton Comstock  
Planning and Zoning Department  
4301 City Point Dr.  
North Richland Hills, TX 76180

*Via Electronic Delivery*

Re: 8851 Bud Jensen – Zoning change application for a 13.815 acre piece of property located at 8851 Bud Jensen Drive, North Richland Hills, Tarrant County, Texas (the “Property”)

Dear Mr. Comstock:

As representatives of the owner of the Property, we respectfully submit this letter to accompany the zoning change application dated March 5, 2018. The request is to rezone the Property from O-1 Office District to R-7-F Multifamily District. Under R-7-MF zoning, multifamily use is a conditional use requiring a special use permit, which we will submit at a later date.

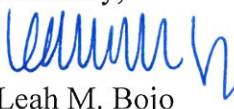
The purpose of this zoning change request is to allow for multifamily residential use on the Property. It is our opinion that the North Richland Hills market has a need for multifamily development. Multifamily development is consistent with the goals and objectives of the 2015 Town Center Plan, which calls for higher density residential and civic uses in the adjacent Neighborhood Core subdistrict. Additionally, this zoning change will bring City of North Richland Hills a significant increase in ad valorem tax base.

The Property consists of Lot 1R, Block 1, U.I.C.I. Addition, a replat of Lot 1, Block 1, U.I.C.I. Addition as recorded in Cabinet A, Slide 10230 in the Official Public Records of Tarrant County, Texas. The boundaries of this zoning change request are coextensive with the 13.815 acre tract illustrated on the plat prepared by Winkleman & Associates, Inc. sealed October 27, 2011. The Property is currently undeveloped. Bud Jensen Drive, a public right-of-way, connects Hawk Avenue with adjacent properties to the east.

Per your email communication dated March 6, 2018, a Trip Generation Form is required and included with this submission, as is a revised site plan showing proposed grade and sizes for each lot, building lines for each lot, parking for each lot, access to public streets, proposed open spaces and recreation areas, elevations and building materials, proposed areas for refuse containers, and a survey of the tract. This request is consistent with the land uses within ¼ mile of the Property, which include residential, an elementary school, and a variety of retail uses.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo