

From: [Scott Kunkel](#)
To: [Planning](#)
Subject: Public Hearing Notice Case: SDP 2020-02
Date: Tuesday, May 26, 2020 4:04:43 PM

Comments regarding the May 21st planning & Zoning public hearing, case: SDP 2020-02 regarding Urban Trails Beaten Path Development LLC.

Although P&Z approved the hearing request, my general comment is that it appears that Urban Trails continues to downsize and fit more into a small area. They have gone from 88 units to 100 units and are again running out of space and are now wanting to compact their development even more with this zoning change. They already shortened the width of the buildings, added more units, and now want to lower the plate height and eliminate parking.

As the property owner to the east at 7795 Mid Cities and 7801 Mid Cities, the parking space decrease will cause residents to use my parking lot. As it is, with limited green space in the development, I am sure the empty one acre of grass on my property at 7795 Mid Cities will become the dog walk park. I will now be comforted in knowing that I will provide parking in the evenings and over weekends.

As a 30-year business owner in North Richland Hills of Scott A Kunkel, CPA, PC and a 23-year owner and occupant of the office building at 7801 Mid Cities, I oppose any more changes and ask that the city along with neighboring property owners expect the developer to live up to their original commitment and build what they have already been approved to build. When do they stop the profit motive and become "good neighbors" and sacrifice for the good of the community? At this point, a lack of integrity on the developer's part is coming out.

Thanks,

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