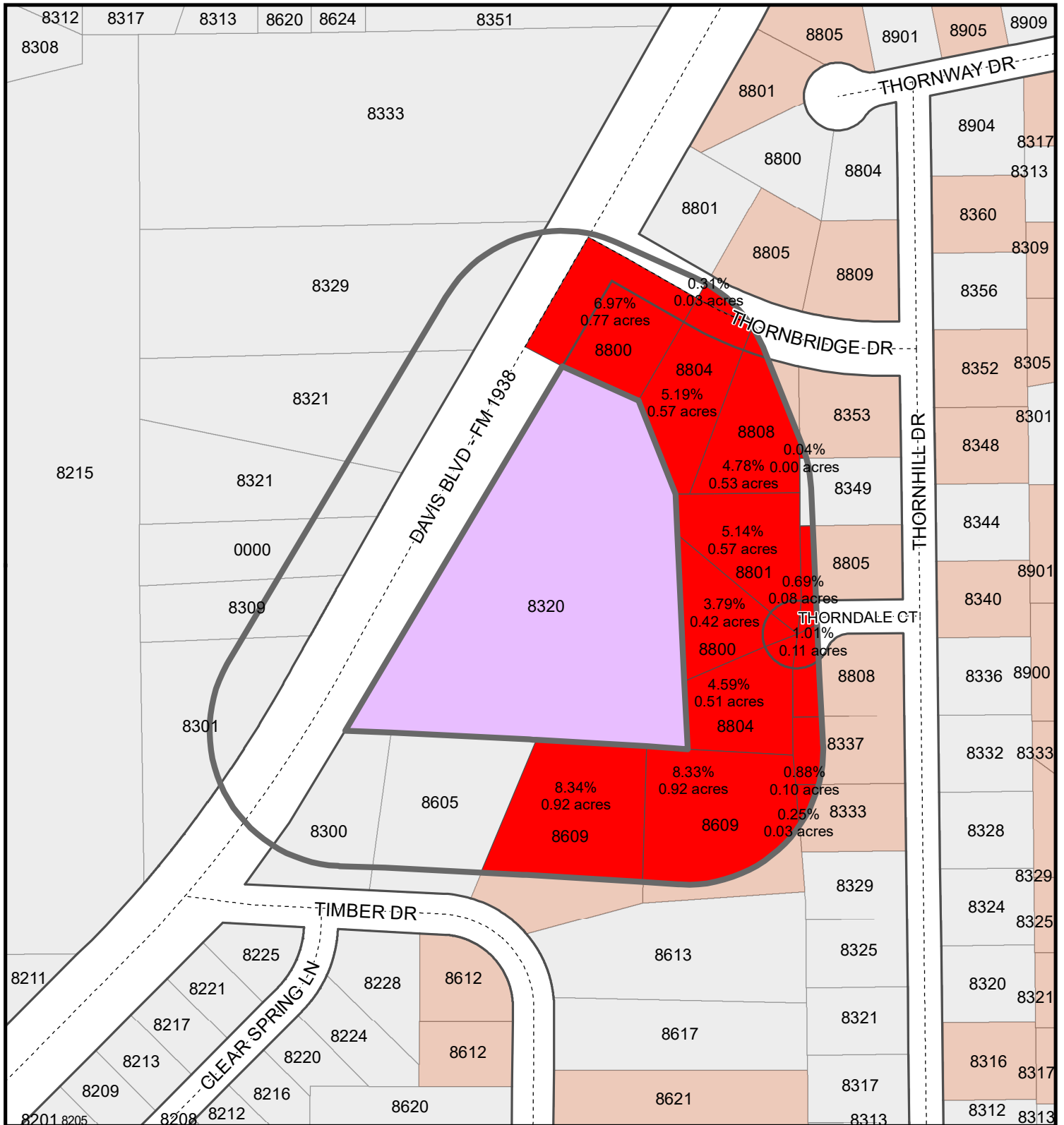


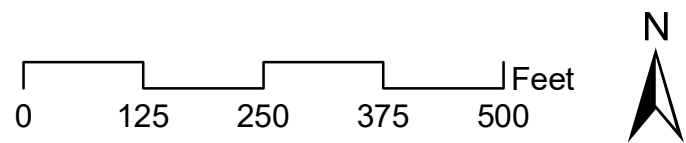
ZC 2020-03 Opposition Map



Legend

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

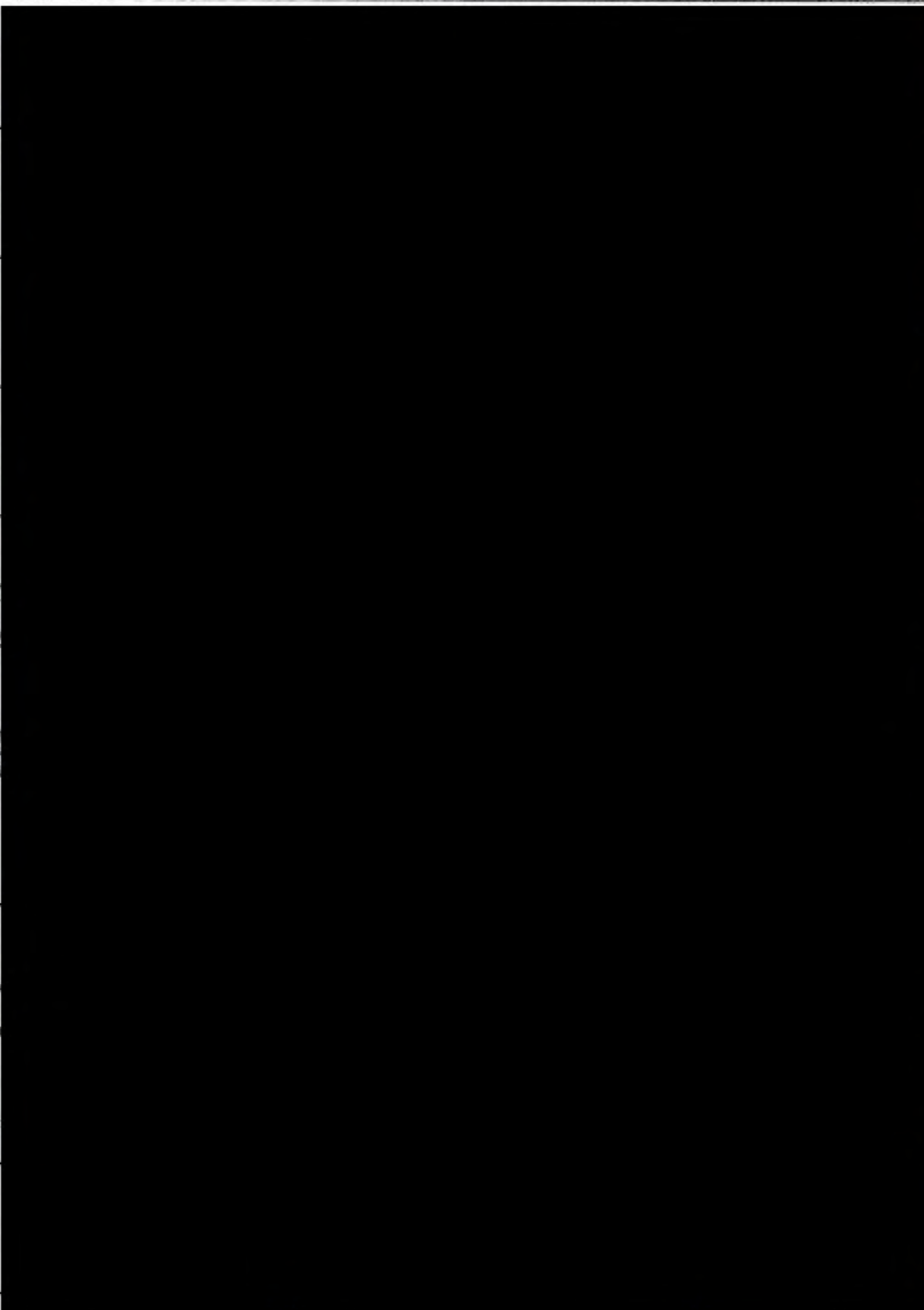
50.3% of property within the public notice buffer has objected to the proposal.



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 SHACKELTON	Stelios Shackleton	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	Kathy 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. Zaglod	Wilma F Zaglod	8804 Thorndale Court		5/9/20
150)	Philip M. Zaglod	Philip M Zaglod	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 OSBURN	<i>Eddie Osburn</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>	8315 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 Dyniewski	Amanda Dyniewski	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

	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)	Alan Coffman	<i>Alan 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 Versock.	<i>Andrew Versock</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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3)					
4)					
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22)					

	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
2)					
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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: 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: 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.

-----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

-----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: 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

-----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: 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: 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: 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: 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: 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: 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: 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: 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:
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: 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