

Emily Marlow

From: Steven Callicott
Sent: Thursday, May 11, 2023 4:57 PM
To: Planning
Subject: New development Brookhaven St.

I'm writing to voice my opinion because unfortunately I can't make the meeting scheduled to discuss proposal for a new neighborhood going in off Davis Blvd in between Stoneybrooke and Odell.

I live at 8404 Brookhaven Dr. second house from the top of the hill which is a dead end. My concern is our street is no where near wide enough to make a thru street like what is being proposed. Please understand that 2 cars cannot drive past each other while other cars are parked on the road (me and my daughter are forced to park on the road as I have 2 other working vehicles as well) Please consider keeping us a dead end or an emergency exit for fire or police with some type of lock or code if at all possible, we are even ok with a gate for walk through purposes. We are not equipped to handle that kind of traffic on Brookhaven, please keep us a dead end, we would be very grateful if that's the case.

SC Low Voltage Wiring
Steven Callicott
817-366-6023

From: [Beth Clark](#)
To: [Planning](#)
Subject: New build ZC23-0051
Date: Thursday, May 18, 2023 1:37:51 PM

I just want to make my voice heard. I am very strongly opposed to building this area into 63 homes! Just more houses crammed together, more very unwanted traffic on Davis. I live in Thornbridge and have a horrible time just getting in and out of my subdivision, this will just add more traffic. I would love to see this area left natural instead of just building up every open area in the city. The movie theatre was approved, built, failed sat empty for a very long time and has now reopened and if you drive by it us not very busy and doubt it will last long term. The Braums was approved and it just sits there after minimal construction. Our area would have been much better off had these areas been left undeveloped. I definitely do not feel like the long term impacts are considered when granting these approvals to build. Please do not build up every open parcel of land !!!

Sincerely, Elizabeth Clark

From: Patrick Cooke
Sent: Friday, May 19, 2023 8:52 AM
To: Clayton Comstock
Subject: ZC23-0051 Stoneybrooke

Mr. Comstock, first of all, the presentation and overall direction of the PnZ meeting for this case was great!. Thank you so much for your expert navigation of this project. When this came through in 2019, I was originally concerned about the cut-through. The density of the the development and the condition of Stoneybrooke were my concerns. With the change to the density and the improvements that are planned on Stoneybrooke later this year, I now would welcome the cut-through/connector on any of the streets. Stoneybrooke does dead-end into Rumsfield creating quite a bottleneck. We need more connectivity not less.

I am not concerned with the time or the cost it may take this applicant to work through whatever hoops the Corp requires to get this drainage channel functional and mostly maintenance free. The Corp will issue a permit for this project, and it will take a long time, but the neighborhood, both existing and new, will greatly benefit from this installation.

I do not believe that the cost and time would de-rail the project. If the channel is left natural at all, it will be a very heavy lift for this relatively small HOA to keep in good shape. I am also not in favor of leaving it to the City Staff. I'm sure like most municipalities NRH is a very lean organization. I do not want to add more tasks to an already stressed system, especially with a new development.

Paving the channel will get the grade set right and will be easily maintained 20 years from now. It will look stark at first, but eventually natural, native vegetation will grow around it.

Again, great job. Thank you for your diligence in our community. I grew up on Bursey Road and now live on Stephanie Drive. We are very fortunate to have such a professional, courteous staff in my hometown.

Pat Cooke

817-727-5053

From: [caleb dunn](#)
To: [Emily Marlow](#)
Subject: Re: Zoning Case ZC23-0051 and ZC23-0063
Date: Wednesday, May 17, 2023 5:13:55 PM
Attachments:

Name: Caleb Dunn

Address: 6901 Ruthette Ct, North Richland Hills, TX. Lived here 10 Years

C.1 I am not in Support. This does not follow the City's master land use map and one thing we need in this area is more commercial services that would be supported under the Current C-1 Zoning either with the base zoning or with a specific use permit.

Thank You,

Caleb

To Whom It May Concern;

We live in the Stoneybrook housing edition and have for the past 34 years. We live south of Hightower. Although the zoning change does not affect us directly, we are opposed to the zoning change for more housing. We feel that the landscape needs to remain as it is so that the natural creatures that live in our city will continue to have their habitat they've always had. We feel that the city is already built out and is causing animal life to relocate into public areas where they've never been. It's nice to see that we still have wooded areas (although fewer and fewer) that are not developed to show a mixture of city and country life. NRH is a wonderful place to live, but it is becoming more of a "concrete" city with small plots of undeveloped land dropping numerous houses into such small spaces (i.e Rumfield Estates, newer housing off of Amundson and in our own neighborhood on Hightower and Davis Blvd.)

Also, we've noticed that the areas developed around the Stoneybrook edition has also greatly impacted our TAD amount considerably. Not that we've added onto our house, but the newer homes around us are causing our taxes to inflate heavily. Our TAD amount increased by 22.6% for this year.

We also have a major concern about the traffic in that area between the new edition and Smithfield Elementary. It is already a nightmare at drop off and pickup with one lane being "closed" southbound as parents line up to drop off or pick up, closing Davis to two lanes instead of three. That, including the train rails going down every 15 minutes and the two school

zones, and big rigs pulling out of Smurfit Kappa adds to the traffic nightmare between Mid-Cities and Starnes/Rumfield road.

We therefore request to deny this zoning change so the natural landscape can remain as it has been for so many years, beautifully undeveloped.

Thank you so much for consideration of this request.

Respectfully;

Mark and Ann Dvorak

8620 Brookridge Drive

North Richland Hills, TX 76182

From: [TOM GERBER](#)
To: [Planning](#)
Subject: Development on Davis Blvd
Date: Thursday, June 1, 2023 11:12:26 AM

I am opposed to the development of any vacant property on Davis Blvd. that is south of Hightower Dr.

Thomas Gerber
6100 Browning Dr. # 1305
North Richland Hills, TX 76180
Phone or text; 817-692-1456

From: [Mike Gerber](#)
To: [Planning](#)
Subject: proposed development on Davis Blvd 76182
Date: Thursday, June 1, 2023 2:48:20 PM

To whom it may concern,

I am writing in opposition to any development in the small forest behind my house at 8409 Timberline ct. NRH 71682

The heavily wooded area is a natural noise reduction to the heavy traffic on Davis Blvd. I think developing that area is a bad idea as it is one of the few remaining natural forest areas left in this city.

Please do not re-zone or allow it to be cut down.

Thank you,
Mike Gerber

We live at 8400 Brookhaven Drive. We have lived here for 46 years. Our home has flooded several times over the years.

Approximately 10 years ago the City installed a culvert drainage system at the end of Brookhaven Drive. We also dug a channel/drainage swale next to our property which captures the water to facilitate the flow into the culvert. This culvert solved flooding issues for many homes on Brookhaven Drive.

The first set of plans the developers presented for Willow Springs had Brookview Drive as the connector street between the Stonybrook subdivision and Willow Springs. This made sense. Cut-through traffic from Davis Blvd. would be slowed as they would have to make a few turns to get to Brookview Drive. It would also make the cut through from Davis Blvd. into the Stonybrook subdivision a less attractive option for traffic trying to avoid the soon to be installed traffic light at Hightower. It would allow the culvert drainage system to remain in place providing unobstructed water flow from the runoff in the 20-foot buffer zone and any runoff from the yards backing up to the buffer zone. We had thought that Brookhaven Drive was dead ended when the drainage project was completed. We were very surprised when the latest set of plans for Willow Springs was revealed with Brookhaven Drive as the connector street. The developer stated at the Planning and Zoning meeting on June 1 that if it was decided that Brookview Drive should be the connector street it would eliminate one home building site.

If Brookhaven Drive becomes the connector street, we would like to request that speed calming bumps be placed in the street, like those in Rumfield Estates, as there will only be one slight curve in the new street to slow the traffic coming downhill from Davis. The elevation of Davis is significantly higher than Brookhaven Drive so there will be a downhill slope which does not tend to slow traffic. We would also like some sort of drain to be installed to handle the runoff from the 20-foot buffer zone.

We are not against the land being developed but we do have major drainage and traffic concerns. Why eliminate something that is working when there are other options? Don't underestimate the power of water.

Thank you,

Chuck and Gail Geserick





Brookhaven Drive Drainage Culvert





Brookview Drive

Emily Marlow

From: Gail Geserick
Sent: Thursday, May 11, 2023 1:54 PM
To: Planning
Subject: Public Hearing ZC23-0051 6900-7100 Davis Boulevard

We have lived at 8400 Brookhaven Drive for 46 years. It is a quiet, friendly, narrow street.

We have no objection to the development of the property next to us. We would like, however, to request that an "Emergency Only" gate be placed at what is currently the dead end of our street.

Without the emergency access gate I feel that Brookhaven Drive will become a cut through street for traffic coming off of Davis Boulevard once the traffic light is installed at Hightower. I don't think the residents of the new neighborhood or this established neighborhood want that volume of traffic coming past our homes.

We are a quiet neighborhood street, not a main thoroughfare and would like to maintain that quality of life.

Thank you,
Gail Geserick
8400 Brookhaven Dr
NRH, TX 76182

From: [Donna Hart](#)
To: [Planning](#)
Subject: Case # is ZC23- 0051; Davis Blvd
Date: Friday, May 26, 2023 3:42:19 PM
Importance: High

Planning & Zoning Commission,

I am totally against the proposed development for the forest property at 6900 - 7000 Davis Blvd. It would be a disaster for the Stonybrooke neighborhood. Unfortunately, due to foot surgery I was unable to attend any of the meetings in person so I am sending my concerns via email.

- 1. That is the most dangerous section of Davis Blvd & any traffic entering or exiting is guaranteed to generate a lot of accidents as well as a fatality waiting to happen.*
- 2. Traffic on Stonybrooke Dr would increase & be a hazard to residents walking in the neighborhood, especially areas with no sidewalks.*
- 3. Due to its higher elevation, flooding is guaranteed especially with the loss of vegetation that absorbs the water.*
- 4. The loss of wildlife habitation. There are coyotes, bobcats, raccoons, opossums, rabbits, & many other critters that live there that would be displaced with virtually nowhere else to go.*
- 5. Filling every space with buildings is bad for climate change. Removal of all of those trees eliminates a natural barrier that provides protection against straight line winds or*

tornadoes for the Stonybrooke neighborhood.

6. *A majority of people living in the Stonybrooke neighborhood are senior citizens on fixed incomes. Higher priced homes*

will increase our taxes again because our homes are no comparison to higher priced high end homes yet we are compared to & taxed at their values. That's what happened when the area on Northeast Pkwy was developed with all those townhomes & single family homes with a base price 3 times higher than our homes (high end versus builder grade which isn't taken into account in tax valuations). These tax issues could eventually force us out of our homes.

7. *It would destroy the quality of life for existing residents.*

This development is contrary to creating a quality of life for city residents as well as contrary to family friendly which NRH tries to promote. Filling every empty space with buildings is putting profit over people & destroys the quality of life that is supposed to draw people here.

Donna Hart

817-600-4419

6924 Crystal Ln

NRH, Tx 76182

Clayton Comstock, Director

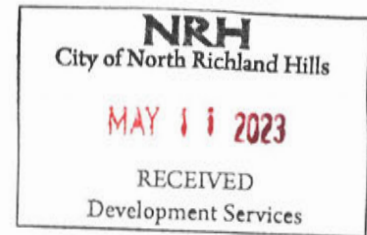
Clayton Husband, Principal Planner

Chad VanSteenberg, Planner

Emily Marlow, Planning Technician

4301 City Point Drive

N Richland Hills, TX. 76180



Members

I wish to voice my disappointment and opposition to the planned destruction of the forested area at 6900 Davis Blvd, North Richland Hills, Tx. I understand plans are in consideration for the development of 63 (more or less) residential structures on this plot of undeveloped land.

At one time I believed it was being set aside as a wildlife and nature preserve much in the vein of the Colleyville Nature Preserve. I would suggest that this action be revisited and as such, implemented.

This bucolic plot has been a fixture in our community for years and has been much appreciated for its Example of the historic "Cross Timbers" of Northern Texas. As you are aware, the "Cross Timbers" have been venerated for years as a uniquely Texas landmark. Of course, much of this forest has given way to development and progress, understandably. However, the few remaining stands of this forest feature should be preserved for history as well as for the enrichment of our busy lives as this community continues to grow.

This small area provides home and survival for a variety of wildlife which is always appreciated Whenever native individuals are spotted. I would refer the committee to the social website "Nextdoor" and view the many postings of photographs of wildlife spotted and the joy such observations bring.

In summation, I would implore the Committee to reject the development of this small area of significant value and let Nature win one for the benefit of us all. North Richland Hills has been my home for 30

years and feel the development of homes in this area is not the best alternative in my opinion.

Thank you for consideration and I am hopeful that we can preserve those small places "Where the Wild Things Are"

Sincerely,



Annette Huffaker

7309 Coventry Circle

N Richland Hills, Tx 76182



Emily Marlow

From: Sara Jackson
Sent: Wednesday, May 10, 2023 10:02 AM
To: Planning
Subject: 6900-7100 Davis blvd

Hi,

I am writing to express my concern about the zoning change for the heavily wooded area covering 6900 to 7100 Davis Boulevard.

My house is directly behind this area and I live on a downward slope. I think that any residential items built behind this area would cause a lot more flooding and I would now have significantly decreased privacy for my backyard.

I have a toddler that plays in the backyard regularly as it is very private now. If there are to be houses on the hill behind us, based on the development plan there would be about 3 or 4 houses that would be able to look directly down into my backyard and into my living room.

Additionally, the issue of flooding would be greatly increased as the amount of trees and other landscaping that is in the area now helps slow down and deter water from my house. I am concerned from what I have heard about other developments that are similar to mine that this would present as an issue for my house if the topography were to change drastically in the area.

Lastly, the hill is very steep, we already have retaining walls that need to be replaced and I worry that additional weight and change in the land will cause this issue to be escalated to unsafe conditions.

I strongly urge the Planning and Zoning board to not approve this change for the sake of the existing homeowners in NRH.

Thanks,
Sara Jackson
817-915-8682

Emily Marlow

From: kersten kee
Sent: Thursday, May 11, 2023 7:06 AM
To: Planning
Subject: CASE: ZC23-0051

Hello,

I am a resident of North Richland Hills, and strongly oppose the proposed zoning change to build of this new housing addition on the current wooded area off Davis. The city of North Richland Hills has enough congestion and traffic as it is, and this will add to the problem. This area should become a park or wildlife area that serves the public and current residents. Please indicate this email as a vote against the request for zoning change CASE: ZC23-0051.

Thank You,

Kersten Kee

Territory Manager : Fort Worth/Arlington/Waco

M: 817.991.7287 |

925 commercial St. Palo Alto, CA 94303

From:
To: [Planning](#)
Subject: ZC23-0051 Regarding land use at 6900-7100 Davis Blvd
Date: Thursday, June 8, 2023 5:03:04 PM

To The Planning and Zoning Committee :

I am an NRH resident and am strongly against the use of this land for commercial or residential development. There are very few green spaces left in this town and this would be better used as a wildlife habitat or park. It is sad how the town is turning into cement everywhere and buildings crammed in all over. It is a shame because this town is losing its beauty and taking or allowing the taking down of beautiful trees that have taken years to grow.

Please don't let this town lose its beauty and uniqueness of having at least a little of its green space left. The trees clean the air and there is already a lot of pollution especially from Davis.

Thank you and please consider what is happening to this town as bldgs go up everywhere and the quality of life of those of us who live here.

Susanne Lafitte
7009 Crabtree Ln.
NRH, Tx 76182

From: [Debbie Lamar](#)
To: [Planning](#)
Subject: Case #ZC23-0051
Date: Thursday, June 1, 2023 12:22:40 PM

Please accept this email to explain that I am a resident of North Richland Hills and have been for 48 years and who is directly affected by the sbove-mentioned Proposed Zoning Change and development, and wish to register that I am strongly opposed to this proposal for many reasons:

The increase of the amount and danger of traffic on Davis Boulevard and all the surrounding streets, already such a mounting problem of terrible congestion.

The loss of the lovely green space that adds to the beauty of our City of which I have always been so proud.

The loss of the habitats of wild-life and many beautiful birds, some endangered,many of which are rapidly disappearing and that loss would be exacerbated by the type of development that is being proposed.

Strain on City Services which would have to be provided to added homes, etc., services which are already being stretched.

I ask for your consideration of my request to leave our Forrest for the above reasons for the current residents of our City and future residents who are drawn to our City just for areas such as this lovely green space.

Sincerely
Deborah Lamar
8413 Timberline Court
NRH

Emily Marlow

From: Sherrill Pecere
Sent: Monday, May 15, 2023 3:11 PM
To: Planning
Subject: re: ZC23- 0051

PLEASE find a way to leave this area undeveloped and allow it to be left as it is. A park or garden area would be nice. NRH has gone CRAZY developing EVERY SQUARE INCH (undoubtedly for tax purposes first and foremost) and there needs to be SOME areas left 'wild'. As it is already, there is TOO MUCH concrete/cement and not enough left as it's been for decades. Stop the crazy developing now!

Sherrill Pecere

From: [patricia nolan](#)
To: [Planning](#)
Cc:

Subject: ZC23-0051/ P & Z Meeting Thursday 5/18/2023
Date: Thursday, May 18, 2023 3:40:04 PM

To Planning and Zoning Commission/Honorable Mayor and Council-
My concern today is the agenda item for 6900-7100 Davis Blvd, change from C-1 to R-PD. Please consider these facts as you think about changing this zoning...

- 1) Applicant in the first plan, did not do their homework about the trees/environment.
- 2) It does NOT fit unto the Master Plan as it was planned and intended use.
- 3) The Venue at Hometown did NOT work well with retail on the bottom. Still a lot of empty space. .
- 4) We need RETAIL on Bedford Euless Road where At Home is.
- 5) Apts overlooking homes, so that the apt dwellers can see into family homes.
- 6) More traffic down Davis and potentially another Red Light, will impede traffic flow, as it does today.
- 7) We need and like the trees/terrain.
- 8) The existing terrain will be damaged and potentially flood the existing homes.
- 9) Once the developer leaves a situation(not assessing future issues), the homeowner is charged with fixing it.

Solution is to leave the property ZONED as it is today and what the Master Plan/Comprehensive Plan intended use.

Regards-
Patricia Nolan
817-721-5598

From: Joe Procter
Sent: Friday, June 9, 2023 2:16:29 PM
To: Kelvin Deupree
Subject: Proposed Zoning Change on Davis Blvd

Councilman Deupree,

I am writing to ask that you not support the zoning change request that is currently going through the process for the 16 acres on Davis adjacent to Odell street. I am a resident in the Stonyridge neighborhood near this proposed development project. I attended one of the public meetings of the Planning and Zoning Commission and expressed my opposition which is two-fold:

1. Traffic is already bad on Davis and there have been two new traffic lights installed on this stretch of road, one at Smithfield Elementary and now one at Hightower. Peoples ability to commute quickly is one of the greatest factors that people consider when choosing to live in a place. The commute is getting more and more difficult as Davis, Precinct line and Mid-cities continue to be developed. Adding these 60+ homes will add to the already bad situation.
2. Our neighborhood has no park space that is close. I would prefer that the City purchase the land from the owner for a fair price and then develop the 16 acres into a Nature retreat or Park. NRH needs to better balance runaway development against providing quality park space for the current residents.

It is my understanding that there is a Council meeting, Monday, June 12 during which this topic will be considered. I am asking you to depart from the usual course of approve any and all development for more tax revenue and consider keeping this section of land with old-growth trees to provide a sanctuary for people and nature. If you want to keep NRH a city where people want to live, consider this carefully.

Regards,

Joe Procter
8604 Matt Dr, NRH
817-602-2399

Emily Marlow

From: Joe Procter
Sent: Thursday, May 18, 2023 4:14 PM
To: Planning
Subject: Comments regarding planned zoning change on Davis Blvd

In reference to item C-1 on the May 18, 2023 meeting agenda regarding a zoning change request from C-1 to R-PD at 6900-7100 Davis Blvd, I am writing to voice my opposition to this zoning change request. I am the homeowner and resident of 8604 Matt drive, which is right around the corner from this proposed housing development on the 16.5 acres.

I oppose this zoning change because I would prefer the city develop the property as park space. Where I live there is no park within walking distance. If the city really cares about making this city a quality place to live, then the leaders will stop developing every inch of land for housing or business. The people need and will more appreciate additional park space for people along the Davis corridor.

Additionally, I oppose this proposed development because traffic along Davis is already horrible and getting worse. The city put in a new traffic light at the Smithfield elementary and is now putting in another at Hightower. The commute on Davis is becoming a joke with all of us having to stop every quarter of a mile or less. Runaway development does NOT improve the quality of life for any of us.

Regards,

Joe Procter
817-602-2399
8604 Matt Drive

Sent from [Mail](#) for Windows

Emily Marlow

From: Peg Spradling
Sent: Friday, May 12, 2023 5:00 PM
To: Planning
Subject: Fwd: Nature Preserve

My family is against the development of 6900-7100 Davis Blvd [Case ZC23-0051]. Please refer to my attached email to NRH Parks and Adrien Pekurney's response. Her response indicates the land in question is not ideal as a park. I agree. It needs to be a Nature Preserve. As stated in the Ecowatch article cited in the link above "[Rewilding restores an area to its original, uncultivated state](#)", shifting away from the centuries-long practice of controlling and managing nature for human need." The land on Davis Blvd is already a "wild" area with some narrow dirt trails where neighborhood kids have been walking, running, and exploring for decades. NRH would only need to ensure that it remains as it is right now. There is no need to "control or manage it", just let it "be". The small adjacent plot where the developer shows a rendition of a commercial building would be ideal for a small gravel parking lot with a sign identifying the land as a Nature Preserve. Nothing more needs to be done, that's the whole point of this being a nature preserve vs being a park.. A public/private/grant effort where NRH citizens could volunteer to raise the funds in order for NRH to purchase the land from the current owners *is* possible. I believe NRH is capable of helping its citizens meet this goal. I saw how my sister-in-law, Dianne Spradling, and NRH, were able to achieve the goal of creating NRH Common Ground Community Garden. My hope is that the two Master Gardeners in my extended family, Dianne Spradling and Phyl Baloga [a retired employee of the NRH's Economic Development office] will join me in volunteering to bring a Nature Preserve to NRH. This will benefit the citizens of NRH and improve our quality of life.

----- Forwarded message -----

From: **Peg Spradling**
Date: Sun, May 7, 2023 at 10:33 AM
Subject: Nature Preserve
To:

Prior to the pandemic, there was a commercial owner/developer proposal to NRH zoning to develop the heavily treed land at 7100 Davis Blvd and its adjacent lot to the north at 7001 Davis Blvd. The citizens of North Richland Hills living in nearby residential neighborhoods were against this development due to the removal of the hundreds of trees, levelling the land, and building high density residential housing.

The city of North Richland Hills and Mayor Oscar Trevino were wise to reject the development of the property on Davis Blvd at that time.

The development of land and resulting loss of green space in North Richland Hills over the years creates rainwater runoff from concrete overlaying the earth and also increases heat temperatures that would be helped by keeping tree cover and undisturbed land.

Some US cities are forward thinking and maintaining and/or increasing green space in their cities. The attached article describes 8 Cities Rewilding Their Urban Spaces.

<https://www.ecowatch.com/cities-rewilding-2653383263.html>

Would the City of North Richland Hills Parks and Recreation Department consider obtaining this land and using it as a Nature Preserve? Would you consider exploring this option through public/private funding or grant programs available to fund the purchase and preservation of this heavily treed area?

Peggy Spradling
7528 Kirk Rd
214-534-2449

Since I originally wrote the draft of this email, I see that this plot of land is attempting to get approval for 63 single family residential homes. Say NO to more density and YES to green space to enhance your citizens life quality in NRH.

From: Peg Spradling

Sent: Friday, June 9, 2023 5:17:44 PM

Subject: Development of 6900-7100 Davis Blvd [Case ZC23-0051]

ZC23-0051

During my career as a residential real estate appraiser, I reviewed appraisals from locations all across the US and performed appraisals in DFW. I am retired now and still receive data that impacts valuation and highest & best use of properties. It is clear that severe weather [winds/tornadoes/hurricanes/floods] and drought [fires, severe shortages of drinking water] are playing a greater role in the valuation of property.

Forward thinking cities are preparing by “rewilding” urban areas, planting trees, providing green space to collect rain water, using infrastructure to reduce heat/pollution, making neighborhoods less car-centric and more people friendly.

Examples:

Instead of concrete, porous pavement is being used in cities like Alexandria, DC, New York, Miami, Chicago, Tampa, and Key [are all using Flexi-pave]. It allows 2500 gallons of water per square foot per hour to pass through it, but microbes in the 23% void spaces eat up contaminants like nitrates/orthophosphates. The water that filters through it is up to 86% cleaner.

Researchers at Purdue University have developed a new ultra-white paint that reflects 98.1% of sunlight and can keep surfaces up to 19 degrees Fahrenheit cooler than their ambient surroundings. If painted onto the roof of a 1,000-sq ft home, that translates to a cooling power of 10 kilowatts, which is more powerful than most residential central air conditioners. This would be useful for NRH government buildings, or something to put into the city building codes. This will reduce heat, electric use, and save us money.

Chicago is one city that is increasing walkability/bike riding of streets to reduce pollution and traffic. Wouldn't it be wonderful if walking across Davis Blvd, Precinct Line Rd, etc to neighborhood businesses, stores, and restaurants was the norm? This translates to less heat, pollution, etc.

This appraisal article from CoreLogic explores climate change risks on the national housing market. Prices are going up but inevitably come down. The article's map denotes DFW as a high risk area with high costs to repair weather damaged properties. We are already experiencing national insurance companies refusing to write new policies for homes in Texas this year. Lack of access to home insurance can impact the value of a property.

The point is, another 63 new homes would exacerbate car pollution, traffic, heat, and rainwater flooding. Not allowing development of 6900-7100 Davis Blvd, would be a significant step by the city to be proactive in broadening its citizens' quality of life. I believe the last time 6900-7100 Davis Blvd development came before the NRH City Council, one of the exhibits showed that there were approximately 400 trees living on this acreage along with the birds and mammals. My prior May 15, 2023 email to the P & Z is on the record for the City Council to read. In this email to the City Council, I again want to urge NRH to leave this property undeveloped and join in forming a coalition of citizen volunteers/preservation organizations to help the city make this property a nature preserve. We love this city and just want to live healthy, fulfilling lives here.

Peggy Spradling

7528 Kirk Rd

<https://www.corelogic.com/intelligence/seven-of-10-riskiest-us-climate-locations-are->

From: [steve Wade](#)
To: [Planning](#)
Subject: Davis Blvd Rezoning
Date: Thursday, June 1, 2023 2:10:48 PM

I'm Steve Wade 7001 Stephanie ct.
I am opposed to new planned development.
I don't want big two story houses crammed together on my back fence.
Thank You

Sent from my iPhone

From: [steve Wade](#)
To: [Planning](#)
Subject: Davis Blvd zoning change
Date: Thursday, June 15, 2023 2:30:53 PM

I'm Steve Wade 7001 Stephanie and I am opposed to planed development.

From: [Mark Hindman](#)
To:
Cc: [Planning](#)
Subject: Davis Development
Date: ^{SUZ} Tuesday, June 13, 2023 8:20:34 AM

Sent: Monday, June 12, 2023 8:12:14 PM

To: Suzy Compton

Subject: Davis Development

Dear Ms Compton,

First, thank you for your thoughtful consideration in denying the original proposal presented by Texas New Real Estate 3 1/2 years ago.

However, and wow do I hope I'm wrong, it seems they have been approved this time around (new traffic light at Hightower, For Sale sign is down). So despite Mayor Trevino's suggestion to make a better proposal, with perhaps 50 homes, and present it 5 years down the road, a new plan is submitted 3 years later for 67 homes. It is STILL a clumsy submission. To quote a wise council member from the hearings 3 years ago, 'it looks to be shoe horned in there'. Indeed.



Additionally, a street in our quiet neighborhood will be commandeered. Again a gate is promised (yeah, sure, and I quote the pro side - 'no, because they break all the time!'). Most of the trees and much of the hill will be bull-dozed and one of the few remaining natural animal retreats in NRH will be broken down to a mostly empty, flat field. Don't we still have enough of those available? Will almost 3000 signatures showing extreme displeasure with this summary mow down be ignored? I'm sorry that developer didn't vet his purchase better. Are you going to let them foist their lazy homework on us? The question remains: Why did the developers in the 70s stop where they did, at the foot of the hills and woods? Because they knew it then and we all know it now: This 20 acre parcel of land on a hill and bounded by a limited sight 6 lane highway is not a tenable locate to just go slap some more zero lot homes.

The developer is a multi-millionaire just trying to protect his immense wealth. He and his blue sky platitude spouting, street name dropping, sleep in his shirt toadie gave NO real consideration when they purchased this land.

Much of this same city council was party to bringing us an empty train 4 times an hour. Will this same city council be party to this clown show too?

Thank you for reading this,
Gary Wielenga

We, the residents of Brookhaven Drive and Brookhaven Court, would like to request an 'Emergency Only' gate be placed dividing our street from the proposed new development. Brookhaven Drive is a quiet neighborhood street. Our street is not a wide street and often has cars parked on both sides of the street which makes 2-way traffic up and down the street impossible. We feel that without this restriction to traffic on our street it will become a cut through street for traffic leaving Davis Boulevard. This will be a safety issue and a quality of life issue for those of us living on Brookhaven Drive.

Print Name	Address	Signature
KEN DICKENS	8408 BROOKHAVEN DR	
BARBARA DICKENS	NRH	Barbara Dickens
JADE DARR	8417 Brookhaven DR	
ANDY DARR		
Nancy Paeth	7121 Brookhaven Ct	Nancy Paeth
Gail Geserick	8400 Brookhaven Dr	Gail Geserick
Steven Callicott	8404 Brookhaven Dr.	Steve Callicott
Julie Estabrook	8416 Brookhaven Dr.	Julie Julie Estabrook
KERRI Estabrook	8416 Brookhaven DR	Kerrin Estabrook
Meredith Harris	8412 Brookhaven Dr	M. Harris
KENDA TUCKER	7113 BROOKHAVEN CT	Kenda Tucker
Robin Cox	7114 Brookhaven CT	Robin Cox



ZC23-0051

Brookhaven Drive