

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments
Date: Friday, January 11, 2019 8:17:36 AM

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

From: Eleanor Case <[REDACTED]>
Sent: Friday, January 11, 2019 8:12 AM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments

I live in Hometown and our community is being overrun with apartments. We have fought other such proposals partly because of the safety of Walker Creek's students, as well as the threat of decreased home values due to invasion of so many apartments. There is plenty of space on 26 before you get to Harwood. It is well documented that large apt. complexes over time decrease values and lead to increased crime. This small space cannot safely support the increased traffic and infrastructure. Keep more apts. out.

Sent from my iPhone

From: [Gini Connolly](#)
To: [Planning](#); [Clayton Comstock](#)
Subject: Against Zoning Change on Bud Jensen Dr
Date: Monday, January 14, 2019 10:45:38 PM

Hello,

We are against the proposed zoning change at 8851 Bud Jensen Dr from O-1 to R-7-MF. In the city's future land use plans, the land is identified to remain a Office Commercial use for the distant future. The land is ideal for a lighter office commercial use because its adjacency to other office areas. The immediate area can not accommodate any more dense residential development, from a traffic or utility perspective.

We appreciate the work that city staff and the Strategic Plan Committee have put into the Comprehensive Plan and the value it has and will bring to our community.

Thank you,
Chris and Gini Connolly
6117 Pleasant Dream St.

From: [Tom Dexter](#)
To: [Clayton Cornstock](#)
Subject: Apartments
Date: Wednesday, January 16, 2019 3:32:30 PM

Mr. Cornstock:

I'm a Hometown resident of 15 years and I wanted to let you know that I'm against the zoning request change to build apartments between the NRH Centre and Birdville school property. We have enough apartments in the area and don't need any more congestion beyond the expansion and completion already planned for the build out of Hometown. Please help our residents of Hometown out by saying NO.

Sincerely,

Tom & Mary Dexter
8509 Hudson St., North Richland Hills, TX.

From: [REDACTED]
To: [Clayton Comstock](#)
Subject: Mr Comstock
Date: Wednesday, January 16, 2019 9:36:32 PM

Please consider that Home Town is the crown jewel of NRH.
I Can't understand why every new apartment complex in NRH Has to be in this small area. We have a large city so it seems likely there are other areas for so many more apartments. If these apartments are built it will definitely put a burden on Walker Creek school and on our narrow streets. I have a major concern about traffic congestion and population density in our small HomeTown community.

Please drive through and see apartments on all sides and do what you can to oppose this apt plans.

Thank you very much for your consideration. Sara Draper
[5817 Arbor Rd.](#) NRH

Sent from my iPhone

Sent from my iPhone

From: [Oscar Trevino](#)
To: [Pat Franklin](#)
Cc: [Mark Hindman](#); [Clayton Comstock](#)
Subject: RE: Rezoning/More Apartments
Date: Wednesday, January 16, 2019 9:05:19 PM
Attachments: [image001.gif](#)

Pat,

Thank you for voicing your opinion and concerns on this zoning change request.

By my copying Clayton on your request, it will be distributed to the Planning & Zoning Commission as well as to the City Council in their packets concerning this item.

I appreciate your taking the time to send this note.

Oscar

NRHlogo



Oscar Trevino - Mayor

From: Pat Franklin

Sent: Wednesday, January 16, 2019 9:01 PM

To: Oscar Trevino

Subject: Rezoning/More Apartments

Mayor Trevino,

I would like to express my concern regarding building more apartments in such a close proximity to all the apartments already completed and those that remain to be completed in the Hometown area. The area is already so densely populated that the schools will be overwhelmed and there is limited parking space in established facilities and traffic in and out of the neighborhoods causes great stress to citizens already. How much more can individuals endure? Just going to Krogers can be a nightmare at times.

Please don't change the zoning to allow this apartment complex to become a reality and make our lovely neighborhood a sea of apartments and mass dissatisfaction with the area where our homes are located and the area that we have to live our lives. I hope the city Council will use their compassion for those of us who love where we live and not just look at the bottom line. I know the apartments will not be "Hometown" but they will be pushing the walls of Hometown.

Thank you.

Pat Franklin

Hometown Resident

From: [William French](#)
To: [Clayton Comstock](#)
Cc: [Angie French](#)
Subject: FW: ZC-2018-04 Request for Denial
Date: Thursday, January 17, 2019 5:28:02 PM
Attachments: [image002.jpg](#)

Dear Mr. Comstock, Chairmen Welborn and the Planning and Zoning Commission,
My family lives at 6516 crane road, NRH. Please consider this email as my formal request for denial of pending application ZC-2018-04 for the following reasons:

1. The Hometown Neighborhood already has over 1000 rental apartment units. This in my opinion is plenty. Adding more would create an apartment district feel. We see many negative examples of this in Euless, Fort Worth and Dallas. If they want build in NRH they should build somewhere else where the density of apartment is less.
2. The design in my opinion, as an architect that does this type of project, is grossly inferior to what we have in Hometown. The lack of urban design with the streets in front and simple boring elevations will start off being old and dated and will only get worse over time.
3. The developer did NOT have a neighborhood meeting and as far as I can tell made no attempt to contact the neighborhood. This is the exact opposite of the way things are done in North Richland Hills.
4. We need the land to stay commercial for job growth. The location is perfect for warehouse office or other uses, and would be a shame to give up the job potential to apartments.

For these reasons and many more I implore you to vote no this development tonight.

William French AAIA | Owner | Senior Project Manager
.....

ARRIVE Architecture Group
Architecture | Planning | Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021
P: 817.514.0584 C: 817.614.8402



[Download my V-Card here!](#)

From: [Kathy Jennings](#)
To: [Clayton Comstock](#)
Subject: Zoning Change for Apartment Complex next to Walker Creek Elementary School
Date: Wednesday, January 16, 2019 2:04:51 PM

Dear Mr. Comstock,

The very same reasons that HomeTown Residents gave for not wanting a Hotel on this piece of Property owned by NRH also apply to an Apartment Complex requesting a Zoning Change to put a 3 Story Apartment Complex in HomeTown next to Walker Creek Elementary School.

HomeTown now is surrounded by Apartment Complexes & certainly does not need one in the Middle of HomeTown! Certainly there are already more than enough of High Density Apartments in this Small Community.

Apartment Complexes have been proven to fall into costly dis-repair over time at which point the Original Owner looks for someone else to buy it (possibly from out of the USA). If the Owner does not keep these Apartments in good condition, they can then become a Ghetto, that is the case for the Apartments on Harwood between Davis and Hwy 26, which has also known as 'the Hood'. We rented an Apartment at that location while waiting for our Home here in HomeTown to be built, and it was not a pleasant experience!

Please do not vote for an Apartment Complex in HomeTown.

Respectfully,

Kathy Jennings

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments in Hometown
Date: Friday, January 11, 2019 9:33:50 AM

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

From: Jan Lane <[REDACTED]>
Sent: Friday, January 11, 2019 9:31 AM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments in Hometown

We are not in favor of any more apartments in Hometown.
This will put a strain on the schools as well as the roadways.
This area is zoned for businesses not more apartments.
There are sufficient apartments now and more to be built.

Keith & Jan Lane
Residents of Hometown

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Proposed Multi-family
Date: Friday, January 11, 2019 9:03:53 AM

From: Oscar Trevino <[REDACTED]>
Sent: Friday, January 11, 2019 9:00 AM
To: Michelle <[REDACTED]>
Cc: Mark Hindman <[REDACTED]>; Clayton Comstock <[REDACTED]>
Subject: RE: Proposed Multi-family

Michelle,

Thank you for voicing your opinion and concerns on this zoning change request.

By my copying Clayton on your request, it will be distributed to the Planning & Zoning Commission as well as to the City Council in their packets concerning this item.

I appreciate your taking the time to send this note and your willingness to attend both the meetings you mentioned.

I look forward to meeting you through this process.

Oscar



Oscar Trevino - Mayor
[REDACTED]

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

From: Michelle <[REDACTED]>
Sent: Friday, January 11, 2019 7:54 AM
To: Oscar Trevino <[REDACTED]>
Subject: Proposed Multi-family

Hello, my family moved to Hometown last December. I am a planner and we moved here because it was a master planned community with sidewalks, pocket parks and a great sense of community. I clearly understood where the density would be located and the even agree with the new location of the hotel.

I am opposed to the zoning change for additional apartments that were not planned for HT and do not follow the NRH comp plan. The only true access point is through HT. The apartments under construction on Parker will already increase the traffic and accidents at Parker and Hwy. 26, but were planned with HT.

Our family bought into HT because we knew what was planned and our HOA dues pay for many of the amenities that the HT residents enjoy. The proposed apartments will not benefit our community and only increase traffic problems. A traffic study should be performed at Parker and 26 to access an additional signal. I would like to know what plans the City has for this intersection. I will be at the P&Z and Council meeting with many of our neighbors, please protect our HT community and property values by following the HT master plan and Comp Plan for NRH.

Thank you.
Michelle Lazo
8624 Bridge St.

Sent from my iPhone

From: [ron nichol](#)
To: [Clayton Comstock](#)
Cc: [Oscar Trevino](#)
Subject: Jan. 17, Hearing
Date: Wednesday, January 16, 2019 2:40:57 PM

Mr. Comstock,

Unfortunately my wife and I will be unable to attend the subject hearing, but as ten-year homeowners in HomeTown we would like to go on record as opposing the zoning change to allow apartments in that area. The area is already saturated with apartments and hundreds are under construction near the Venue. Our understanding is that the proposed site is zoned for retail and it should stay that way. I walk in the mornings and crossing Hawk Ave. on foot is a real challenge, especially when school is in session.

We are hoping that you and the committee will come out strongly opposed to this proposed change.
Thanks.

Ron and Sharon Nichol
6224 Lake Way Mews

From: [Shirley Petras](#)
To: [Clayton Comstock](#)
Subject: We are very concerned residents
Date: Wednesday, January 16, 2019 2:00:29 PM

Mr Comstock

We are residents of NRH and object to below standard multi family apartments in a very nice part of town with the library, recreation center also the loss of this prime space for retail and the taxes for our city.
Please do not change the zoning for this developer, it is not a good deal for the city!

Shirley and Steve Petras
6624 Cedar Grove Drive

Sent from my iPad

From: [Greg Pierce](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: ZC 2018-04; 8851 Bud Jensen Drive
Date: Thursday, January 10, 2019 9:26:46 AM

Greetings. My name is Greg Pierce. I live at 8312 Euclid and have been a proud resident of NRH since 2003. I serve on the HOA Board of HomeTown NRH and am the proud parent of two members of the NRH Youth Advisory Committee (which is a great program!)

I am writing to express strong opposition to ZC 2018-04, the current proposal to re-zone property at 8851 Bud Jensen Drive from O-1 Office to R-7-MF Multi Family.

I am not opposed to multi family, and have supported much of the development across the lakes - including the new Hotel plans, once the initially proposed location was revised.

I can NOT support this project, however. I think it is important that this property retain its current zoning. I know it is not easy to attract business centers, but it is what is needed to round out the development in this area - and I fear the proposed quality and density would be a poor choice for this location.

I'm sure the new train stations have increased interest in developing on some of these remaining plots in NRH, but I would hate to see the city allow residential offerings to prevent the potential to draw employers to the city in the future.

Thank you.

Greg Pierce
817-201-4890

From: [Avis Sorenson](#)
To: [Clayton Comstock](#)
Cc: [Brent Barrow](#)
Subject: Rezoning - 8851 Bud Jensen Drive
Date: Thursday, January 17, 2019 5:28:08 PM

Dear Mr. Comstock,

I'm writing because I'm not able to attend the Planning and Zoning meeting tonight however, we did want to voice our views for your consideration. We live at 8628 Bridge Street and since the opening of the Smithfield/Davis/Bridge pass through, we have experienced an increase in traffic and more speeding than before. My concern with the addition of apartments on 9951 Bud Jensen Drive is that our current transportation infrastructure will not be able to support it. In addition, with the TRE operating now, will people come through HomeTown instead of going down Mid-Cities? Expansion in this area is of great concern to us and with the addition of the Arcadia's plans, this will certainly be a high traffic area which we are opposed to.

Just some food for thought and your consideration.

We appreciate all the work you do.

Regards,

Avis & Jerry

From: [Marc Tolson](#)
To: [Clayton Comstock](#)
Subject: ZC-2018-04 Request for Denial
Date: Thursday, January 17, 2019 5:09:36 PM
Attachments: [image001.jpg](#)

Dear Mr. Comstock, Chairmen Welborn and the Planning and Zoning Commission,
We live at 6025 Winter Park Drive, NRH. Please consider this email as my formal request for denial of pending application ZC-2018-04 for the following reasons:

1. The Hometown Neighborhood already has over 1000 rental apartment units. This in my opinion is plenty. Adding more would create an apartment district feel. We see many negative examples of this in Euless, Fort Worth and Dallas. If they want build in NRH they should build somewhere else where the density of apartment is less.
2. The design in my opinion, as an architect that does this type of project, is grossly inferior to what we have in Hometown. The lack of urban design with the streets in front and simple boring elevations will start off being old and dated and will only get worse over time.
3. The developer did NOT have a neighborhood meeting and as far as I can tell made no attempt to contact the neighborhood. This is the exact opposite of the way things are done in North Richland Hills.
4. We need the land to stay commercial for job growth. The location is perfect for warehouse office or other uses and would a shame to give up the job potential to apartments.

For these reasons and many more I implore you to vote no this development tonight.

J. Marc Tolson AIA | Owner | Managing Principal

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ARRIVE Architecture Group
Architecture | Planning | Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021
P: 817.514.0584 C: 817.372.2315



From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments next to the Rec Center
Date: Thursday, January 10, 2019 5:10:17 PM

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

From: Vonnie Waiser <[REDACTED]>
Sent: Thursday, January 10, 2019 2:01 PM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments next to the Rec Center

Does NRH need more apartments? I think not since Hometown already has 1000. We need nice sit down restaurants and activities for families or a larger Kroger Marketplace. Thank you for your service to our city. Let's keep it a great place to live.

Vonnie Waiser

Sent from my iPhone