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**From:** gary wielenga  
**Sent:** Monday, December 2, 2019 9:28 PM  
**To:** Planning  
**Subject:** Davis Blvd Zoning Change Request

Dear Sir or Madam,

I am writing in hopes to, perhaps, sway at least some of your decisions in regards to the zoning change proposed on Davis Street (between Hightower and Odell).

Obviously council members are quick to approve this development, any development, as it represents a boost in tax revenue. However, that is the only reason one could figure, considering this land is one of the very, very few remaining fully wooded areas of North Richland Hills (and actually anymore, Dallas/Fort Worth) and I don't think it's enough of a reason. Imagine the sad shock the first time daily commuters round the corner heading South or North on Davis and witness this, one of the few wooded areas remaining within city lines, completely leveled. Not cleared with thoughtful discretion with a mind to place several homes nestled among the trees, but rather summarily leveled for small single family and town homes packed onto zero lot lines. (There's not a single barren field left on which to build? Obviously I've noticed most are quickly being paved over).

I just ask that the brakes be tapped on this approval. Perhaps we can do better than the summary destruction of this rare 10 acre tract. There is no city as ugly as one that has paved virtually every natural area, forget about paving this beautiful hilly wooded area. Else, the long trek from Southlake down Davis all the way to 820 will have, with the exception of a couple wooded reprieves just north of Precinct Line, nothing to see but a mundane parade of businesses and homes crowding the landscape. This lovely Davis corridor thru these trees will be gone. North Richland Hills will never be the same. All for a few extra bucks in the city coffers.

Yes, every resident is happy to accept growth and new residents. But every resident wants this only to a point, with an eye more towards quality of life and general city aesthetics. There IS a limit. Blowing through this limit without thought leaves a city with, well frankly, nothing special. What a legacy to leave. At least you can pat each other on the back with extra tax dollars. The vast number of residents, even small business owners along the corridor, certainly those that still appreciate NRH's small town feel, will not be joining you.

I happen to live close enough where I can hike up there with my grand kids; I see the neighbor boys head up there with their sticks, eager to explore; I see the kids hanging on for dear life to dad's ATV, laughing on their way to ride around in these wooded hills (no, the sound is not bothersome at all). Yes, this is gentleman's trespassing, but not for the foxes, hawks, raccoons, rabbits, possums, etc that make their homes there, (and yes coyotes that come and go from there which will now be chased to the neighborhoods). And one can't forget about the additional lights and the traffic hazards of entering/exiting a 7 lane thoroughfare. And construction traffic, will that be using the Stonybrooke neighborhood streets? This would be, to say the least, a very, very clumsy approval.

As a last consideration, New York could easily sell Central Park to developers and gain many millions in tax revenues. But they don't. Even that megalopolis recognizes the need for natural beauty within city limits.

Thank you for your time!

Gary Wielenga  
8409 Brookview  
817-770-4083

12/5/19

Sherami Gerber  
8409 Timberline Ct

NRH Planning + Zoning Commission:

I strongly oppose the housing development being proposed on Davis Blvd. behind the Stonybrooke neighborhood.

That is an old forest with numerous mature trees. Trees that provide oxygen for us all, as well as food and shelter for all the animals that live there.

It's their home too. If the forest is destroyed almost 20 acres of wildlife will be forced out, with nowhere to go.

Countless animals will die being hit by cars on Davis Blvd., or starve roaming the neighborhoods. They will be displaced from the only home they've ever known, and have no options left.

Approving the housing development will lead to death for most of the forest creatures. That breaks my heart to think about. Have you ever gone back there and just explored? I have, and it's beautiful. The area would be best left alone

\* preserved as a home for the red-tailed hawks and all the other inhabitants. Would making it a mini nature preserve be possible?

The draining of the land is also a huge problem, which I'm sure you have heard about by now.

Houses flood from the top of the hill down the streets. My family has lived here for over 30 years, and flooding has been an issue the entire time. We've built and rebuilt retaining walls over the years. We were last quoted \$10,000 for the needed retaining walls. We could only afford to build half the wall at the time.

I cannot currently afford to complete the retaining wall, let alone pay to build multiple new larger walls.

Thank you,  
Sherami

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**From:** Peg Spradling  
**Sent:** Friday, December 6, 2019 3:41 PM  
**To:** Planning; Oscar Trevino; Tito Rodriguez; Rita Wright Oujesky; Suzy Compton; Mason Orr; Mike Benton; Scott Turnage; Tim Welch  
**Subject:** 6900-7100 Davis Boulevard [ZC 2019-03].

TO: NRH City Government

Regarding Air Quality, the City of NRH website states that “Excessive ozone and air pollution is a threat to our public health and our economy.” It also states “Because every car or truck we drive increases ozone levels, the city continuously looks for ways to decrease vehicle emissions.”

In direct conflict with the above statements, NRH continues to grant high density developments like the one proposed for 6900-7100 Davis Boulevard [ZC 2019-03]. This is another step in the city’s ongoing march to apparently develop every single last acre of land and deteriorate their citizen’s quality of life at the same time.

The aforementioned parcels on Davis Blvd are currently occupied by a FOREST with birds and small wildlife on gently rolling terrain. The existing residential properties that are adjacent to it enjoy pastoral, forest views. These existing residential properties are buffered from the traffic view, traffic noise, and air pollution generated by Davis Blvd.

The proposed development is for 95 residences [27 townhomes/23 detached single family/45 patio homes] and 2 commercial buildings = approx 190-200 more cars. These additional cars will be on Davis Blvd and cut through Brookview Dr & Stonybrooke Dr & Hightower Dr [when the just approved housing development on Eden Rd is built that will connect Hightower to Eden for more traffic on Amundson Dr and Rumfield Rd.

Of the 18.965 acres total, 132,138 sf or 3.03 ac is open space. NRH will say that this meets the proposed zoning requirement change, so what’s the problem? The problem is that you are raping the land. According to the [Arbor Day Foundation](#), in one year a mature tree will absorb more than 48 pounds of carbon dioxide from the atmosphere and release oxygen in exchange. According to [growingairfoundation.org](#), the amount of oxygen produced by an acre of trees per year equals the amount consumed by 18 people annually. One tree produces nearly 260 pounds of oxygen each year. Trees lower air temperature and stabilize soil, preventing erosion.

This proposed development exacerbates the traffic, traffic noise, rainwater runoff to sewage [not back into the ground], and air pollution [traffic & idling cars] in this general area of NRH. Essentially, the NRH city government is willing to trade the people’s right to healthy air to breathe and their quality of life [commuter traffic time/stress] to accumulate more property taxes. If the city cares about its citizens, it will require that the number of residential units be lowered and the building plan be changed to save as many large, older trees as possible.

Peggy Spradling  
7528 Kirk Rd, NRH 76182

**From:** Kelly de Leon  
**Sent:** Saturday, December 7, 2019 11:16 PM  
**To:** Planning  
**Subject:** Planned development on Davis

I am writing to express my opposition to proposed development on the east side of Davis Blvd from Odell to Hightower. I feel NRH is going nuts with building homes crammed into tiny pieces of land. Enough is enough. Leave some green, tree-filled spaces! We are cramming too many homes in small spaces. When all the people moving here from elsewhere move away again, there will be way too much competition to sell homes here and our home values will go down. Keep NRH a desirable place to live. Stop the overbuilding of residential areas.

-Kelly de Leon  
8429 Town Walk Drive  
North Richland Hills

**From:** G. KAREN ANDERSON  
**Sent:** Sunday, December 8, 2019 7:34 PM  
**To:** Planning  
**Subject:** new planning

I just want to register my complaint that I highly oppose the new planning willow springs area.

I have lived in NRH 37 years & have seen the country life style disappear the traffic is horrible, the addition of the train increased traffic, it drives me crazy to try to go any direction I have a RR crossing, always busy!! & now a new addition with homes, aprtments shops etc is ridicilous all in the name of money not to mention we have already ran foxes, coyotes & cougars out of their natural habitat they come into our backyards because they are hungry & there is nothing left because BUILDERS have destroyed their homes I live off off Starnes & Smithfield in Kingswood Estates but the traffic is miserable & I seriously oppose any more buildings for ANY REASON!

Not to mention crime it may bring

thank you

Karen Anderson

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**From:** Anita Brown  
**Sent:** Sunday, December 8, 2019 11:14 AM  
**To:** Planning  
**Cc:** Anita Brown  
**Subject:** Bulldozing Forest!

To whom it may concern,

I **oppose** this development.

Please **do not** give permission to this developer to rezone the forest on the east side of Davis, from Odell to Hightower. Please **do not** allow this developer to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes.

Our primary concerns are: **drainage/flooding** issues for established houses, **increased traffic/noise**, and **decreased safety** with two entrances on Davis. There have been one too many **deadly car crashed** on Davis Boulevard near Odell Street.

We need plants and trees to survive because they provide oxygen. Bulldozing the forest, ( Deforestation ) can lead to environmental issues such as **less** cleansing **oxygen**, the **displacement** of the **wildlife** , **pollution**, and **higher temperatures**. We do not need the **displaced wildlife** to come into **our neighborhoods**.

The villas at Smithfield on Odell Street have already caused even more drainage & flooding issues. Please do not make it worse.

Please leave something for the future generations.

Thanks,  
D. Anita Brown

**From:** Ali Goodell  
**Sent:** Sunday, December 8, 2019 9:07 AM  
**To:** Planning

Hey there!

I wanted to let you know that I am against the plan to build townhomes along Davis, between ODell and Hightower. I am against the deforestation in the area, and the last thing we need built is more townhomes. If anything, I'd be more inclined for single-family homes. It seems that only townhomes are being built in our city recently, and those types of homes only allow for a certain type of occupancy.

Thank you for your time.

Ali Goodell

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**From:** Renee' Henderson  
**Sent:** Sunday, December 8, 2019 2:30 PM  
**To:** Planning  
**Subject:** Proposed Willow Springs development

As a member of the Stonybrooke neighborhood and North Richland Hills, I oppose the destruction and development of the wooded green space along Davis Blvd. between Odell and Hightower for the following reasons:

1. We already have significant drainage issues in the existing neighborhood which the replacement of green space with concrete would only increase.
2. Adding residents/businesses/streets/entrances onto Davis would increase traffic hazards and accidents, especially since it is along a curve where visibility is already limited.
3. Continuing to replace green space with buildings increases the "city" look and feel as opposed to a caring community, which reduces much of the appeal to live in North Richland Hills.

Kathryn Renee' Henderson  
7321 Stonedale Ct  
North Richland Hills TX 76182  
817-360-1596



**From:** Donna Joy  
**Sent:** Sunday, December 8, 2019 12:05 PM  
**To:** Planning  
**Subject:** Proposed Development

"a developer is seeking to rezone the forest on the east side of Davis, from Odell to Hightower. He wants to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes. They also want to make quiet Brookview a thru-street to Davis and entrance to their "Willow Springs" development."

When will it end? Our city seems to want to have every piece of land developed until there is nothing left other than a few parks. Trees are being demolished, wildlife is being run off or sent into neighborhoods, traffic has become horrible and this will make it more so on Davis.

Our family is opposed to this. In the years that we've lived here, this city has grown to the point it seems like all those who run it seem to care about it money. I hope all in charge reconsider.

D Joy

**From:** Karen B  
**Sent:** Sunday, December 8, 2019 2:32 PM  
**To:** Planning  
**Subject:** Oppose bulldozing trees

Please do not give permission to the developer to rezone the forest on the east side of Davis, from Odell to Hightower. Please do not allow this developer to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes.

Some concerns are: drainage/flooding issues for established houses, increased traffic/noise, and decreased safety with two entrances on Davis. There have been one too many deadly car crashed on Davis Boulevard near Odell Street.

I am very opposed to the environmental impact being made in our city. Where are animals to live? Bulldozing the forest, ( Deforestation ) causes the displacement of wildlife , pollution, and higher city temperatures. We do not need the displaced wildlife to come into our neighborhoods.

The villas at Smithfield on Odell Street have already caused even more drainage & flooding issues. Please do not make it worse.

Please leave something for the future generations.

I vote.

Karen Boyer

Sent from my iPhone

**From:** Mindi Ramirez  
**Sent:** Sunday, December 8, 2019 6:15 AM  
**To:** Planning  
**Subject:** Development on Davis.

I am writing you to let you know I oppose of this development on Davis. This is was of the last standing wooded areas in NRH and we need to preserve it. Foxes and coyotes are all over the city because they have lost their homes, we are constantly catching them on our ring camera and we don't need to make that even worse. We have no housing shortage here and this is completely unnecessary.

Thank you,

Mindi Ramirez

**From:** Deanna Slider  
**Sent:** Sunday, December 8, 2019 6:17 AM  
**To:** Planning  
**Subject:** Oppose "Willow Springs"

I am a resident of North Richland Hills and I am against the proposed development of "willow springs" off Davis Blvd.

Thanks,  
Deanna Slider

Sent from my iPhone

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**From:** Paula Dillon Thompson  
**Sent:** Sunday, December 8, 2019 10:41 PM  
**To:** Planning  
**Subject:** Zoning Change Davis Blvd.

Re: Zoning Change Davis Blvd.

Please do not allow Farrukh Azim the zoning change he requests for the wooded property on the east side of Davis from Odell to Hightower. Please do not allow rezoning so that this developer can bulldoze the beautiful trees, level the hills, and build commercial buildings, townhouses and cottages/zero lot line homes. Our primary concerns are about drainage/flooding issues for established neighborhoods, increased traffic and noise and decreased safety on Davis Blvd. We need the trees not just for beauty and welcoming shade, but the understory growth controls erosion and provides homes for wildlife. Destroying the treed area would not benefit anyone except for the developer. I understand growth is inevitable, but please allow it in a properly managed way that is beneficial to existing neighborhoods and future generations. Please do not allow the zoning change for this planned development without stipulations to retain a wooded barrier between the development and existing homes. Please allow open wooded areas within the development and decrease the number of new homes. Please take proper steps to prevent drainage problems in existing neighborhoods by retaining the hills and wooded growth.

Sincerely,  
Paula D Thompson  
8709 Irongate Dr  
NRH, TX 76182

**From:** Patrick Cooke  
**Sent:** Monday, December 9, 2019 1:41 PM  
**To:** Planning  
**Subject:** ZC -2019-03

I would like to submit a letter of opposition to this case

It looks like the city staff did a very good job in vetting this project prior to bringing it forward. This proposal does seem to substantially comply with the future land use plan.

I do have some concerns. The quality of the project is hard to determine from the standards that have been proposed so far. I understand that these will be forth coming in future submittals. With recent changes that have been approved by the Texas legislature, the city's ability to restrict materials that are used in the project has been greatly affected. This makes the standards adopted for this PD even more important and clearly stated in the planning process.

The process for this project should be paused until staff, commission members and residents have an opportunity to see the proposed design standards. The elevations do not appear to match the site plans.

My next concern is the cut-through on Brookview. This will most assuredly adversely impact Stonybrooke. I think residents living in this new development will cut through from Rumsfield up Stonybrooke to get home. This actually makes sense, and would be a safer alternative. Traffic on Rumsfield really backs up from Precinct to Davis, but this will add significant traffic through the Stonybrooke addition. So to be clear, I am not opposed to the cut-through, but I do think the developer should pay for the improvements that are needed on Stonybrooke.

I would like to see a conditional approval. The condition would be that Stonybrooke be re-built by the developer due to the increase of traffic. I hope that a TIA is required before approval. There would have to be a rough proportionality calculation, but the developer should absolutely share in the cost for the impact on the road in this established neighborhood.

City staff has let me know that this condition would not completely adhere to the previous policies followed on off-site streets. However, Stonybrooke, in it's current condition does a poor job of handling the current load of traffic demands. If this development is determined to add to the capacity, the developer should bear the expense of the repair and upgrade to the paving.

Pat Cooke  
8433 Stephanie Drive

**From:** Briana Benavides  
**Sent:** Monday, December 9, 2019 2:33 PM  
**To:** Planning  
**Subject:** I oppose this development.

I oppose this development.

Please do not give permission to this developer to rezone the forest on the east side of Davis, from Odell to Hightower. Please do not allow this developer to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes.

Our primary concerns are: drainage/flooding issues for established houses, increased traffic/noise, and decreased safety with two entrances on Davis. There have been one too many deadly car crashed on Davis Boulevard near Odell Street.

We need plants and trees to survive because they provide oxygen. Bulldozing the forest, ( Deforestation ) can lead to environmental issues such as less cleansing oxygen, the displacement of the wildlife , pollution, and higher temperatures. We do not need the displaced wildlife to come into our neighborhoods.

The villas at Smithfield on Odell Street have already caused even more drainage & flooding issues. Please do not make it worse. Please leave something for the future generations.

Sent from my iPhone

**From:** Andy Lowe  
**Sent:** Monday, December 9, 2019 5:21 PM  
**To:** Planning  
**Subject:** Willow Springs Project!  
**Attachments:** image.png

Gentlemen,

As a resident of NRH and living in the Reserve at Forest Glenn, I am totally against the horrendous project. Is there not a green space within our city limits that you don't want to destroy and cover up with cement?

Our Davis Road is already at maximum capacity with wait times at the lights increasing monthly! With the new TRE rail crossing adjacent to this development the backup of street traffic will easily double.

For once try thinking about the beautiful nature around us in NRH and not the dollars a developer gives you and the incremental tax revenues.

Save our Green Spaces!

Andy R Lowe  
7917 Shadow Wood Dr  
NRH, 76182



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**From:** Demara Morrow  
**Sent:** Tuesday, December 10, 2019 8:38 AM  
**To:** Planning  
**Subject:** Willow Springs Development

Good morning

It has come to my attention that there is a new development potentially coming which will destroy old growth forest (one of the few green spaces left in NRH) and create even more chaos on Davis.

Unfettered growth, and the risk of remaining green spaces, may seem like a wonderful thing, until only a portion of the homes are built, sold, or occupied. "If you build it, they will come" is a poor mantra for a city with already developed and developing places that are still being built after sitting with lots vacant for years (Home Town for example).

NRH has spent the last several years destroying every last ounce of tree and green space around Home Town and NRH20, and now College and MiddCities, for the sake of growth. While other communities across the nation have come to protect the natural green spaces, recognizing the value of such spaces for their community and for their future, NRH continues to bulldoze it, pushing out wildlife, and creating more and more traffic. More and more future vacancies. A future dying bedroom community.

Focus instead on attracting business and retail, modding or building new where existing vacant and falling down commercial locations exist, frankly by the 10s of thousands of square feet of vacant and dying commercial spaces. Want new homes, but don't want more businesses? Re-zone and tear down commercial, let them build home communities there. We are already border to border, tearing down the last of the green spaces isn't an answer to lack of square feet.

For the love of the community, for the future, please do not allow this development to proceed. Protect what NRH has left.

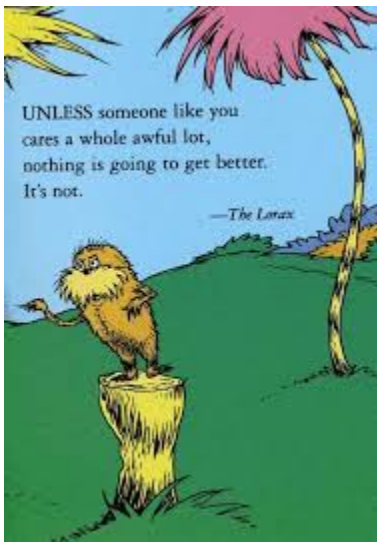
With sincerest of all regards.

Demara Morrow  
NRH Resident

[Sent from AT&T Yahoo Mail on Android](#)

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**From:** Demara Morrow  
**Sent:** Tuesday, December 10, 2019 11:13 AM  
**To:** Planning  
**Subject:** NRH Development



[Sent from AT&T Yahoo Mail on Android](#)

**From:** Megan Peck  
**Sent:** Tuesday, December 10, 2019 10:42 AM  
**To:** Planning  
**Subject:** Davis Blvd zoning change- OPPOSE

I am a proud 38-year resident of NRH. I strongly oppose the zoning change and development proposed on Davis Blvd between Hightower and Odell. NRH has almost no trees/natural forest area left, and so much rapid growth already- adding even more right now will put even more strain on our roads/ traffic, the schools, and the community as a whole. Trees and natural land add a huge value to our lives. Please seriously consider all the important elements other than the almighty dollar when considering this change.

Thank you,  
Megan Peck  
Greenleaf Dr, NRH  
817-875-6300

**From:** Jeff Peck  
**Sent:** Tuesday, December 10, 2019 12:38 PM  
**To:** Planning  
**Subject:** Davis Blvd zoning change - I OPPOSE

I'm a proud resident of NRH for nearly two decades. I strongly oppose the zoning change and development proposed on Davis Blvd between Hightower and Odell. NRH has almost no trees/natural forest area left, and so much rapid growth already- adding even more right now will put even more strain on our roads/ traffic, the schools, and the community as a whole. Trees and natural land add a huge value to our lives. Please seriously consider all the important elements other than the almighty dollar when considering this change.

Thank you,  
Jeff Peck  
Greenleaf Dr, NRH  
817-707-6362

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**From:** Rodriguez Karen  
**Sent:** Tuesday, December 10, 2019 9:28 PM  
**To:** Planning  
**Subject:** Zoning Change at Davis Blvd.

This is to express that me and my family oppose completely the construction plans on the east side of Davis Blvd from Odell to Hightower proposed by Farrukh Azim. Please, do not allow not just the destruction of this historic wooded area wich is the home of many animals but the destruction of a natural sound barrier. The proposed construction will be a huge problem for this area. Consider the flooding problems, erosion, the noises, trouble with traffic, etc. And on top of all of this the idea to make an entrance on Brookview Drive is absurd. This street can't handle that amount of traffic. Best example is what being happening on Davis and Odell, you can see how dangerous can be. If you love our city as much as we do, and you are really working for the benefit of North Richland Hills, you cannot allow this to happen. The benefit and safety of the city citizens should be your priority. I will be assisting the meeting to express my concerns.

Regards,  
Karen L. Rodriguez  
8417 Brookview Drive  
NRH, TX, 76182  
Tel. (203) 808-0685

**From:** Janice Ross  
**Sent:** Wednesday, December 11, 2019 3:58 PM  
**To:** Planning  
**Subject:** Willow Springs Development

Please do not approve this plan.  
Opening up Brookview Drive would be a disaster. Also all the removal of trees and the flooding. Please consider the citizens of North Richland Hills.  
J Ross

Sent from my iPhone

**From:** Roxy Winchester  
**Sent:** Tuesday, December 10, 2019 5:26 PM  
**To:** Planning  
**Subject:** Rezoning

To Whom it may concern,

I'd like to express my opposition to the possible rezoning of the forest on the east side of Davis, from Odell to Hightower! This would be an absolute travesty! This area is a beautiful, nature area that we need MORE of, not less!

Sincerely,  
Mrs. R Hennessy  
North Richland Hills inhabitant

**From:** Lauren Fancher  
**Sent:** Tuesday, December 10, 2019 7:50 AM  
**To:** Planning  
**Subject:** No to housing development on Davis

Hello,

Please hear our neighborhood concerns about an upcoming, unwanted development: A developer is seeking to rezone the forest on the east side of Davis, from Odell to Hightower. He wants to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes. They also want to make quiet Brookview a thru-street to Davis and entrance to their “Willow Springs” development.

The primary concerns neighbors brought up at the meeting were: drainage/flooding issues for established houses, increased traffic/decreased safety with 2 entrances on Davis, and bulldozing the forest (oxygen, pollution, higher temps, animal habitats, would make beautiful park or reserve for future generations). Please help us try to save some or all of this 100-year-old+ forest by not allowing this development. NRH is already over-developed and has more than thought residents, housing and commercial buildings. Please preserve the nice city we already have. Also, traffic is already terrible as it is.

Thank you,  
NRH resident Lauren Fancher



**From:** Jennifer Easley  
**Sent:** Thursday, December 12, 2019 9:35 PM  
**To:** Planning  
**Cc:** Hubby ♥  
**Subject:** Oppose rezone

I would like to notify the department that I oppose the rezone and development on the east side of Davis between Hightower & Odell.

Thank you,

Sent from my iPhone

**From:** Cindy Evans  
**Sent:** Thursday, December 12, 2019 1:55 PM  
**To:** Planning  
**Subject:** Zone Change on Davis Blvd. in regards to the wooded/forest area

I am a resident of NRH and drive by this area on Davis Blvd. that's up for rezoning to tear down all these trees. This particular stretch of Davis Blvd. is so pretty! When I heard there's a possibility of this area being wiped out to make room for businesses and houses it was very heartbreaking. I hope this isn't the case. Trees not only help bring oxygen but they bring beauty and tranquility. At the end of all this I hope the decision isn't based on money. I would vote no to the change.

Cindy Evans

**From:** Tommy Evans  
**Sent:** Thursday, December 12, 2019 1:45 PM  
**To:** Planning  
**Subject:** Davis Blvd Expansion

I'm contacting you regarding the proposed building project on Davis Blvd, between Odell and Hightower. I understand there is a developer wanting to build some commercial and residential properties on that land. I am very opposed to that. We love having the forested area there, with the wildlife and it helps to make Smithfield keep some of that "farming community" charm. This would also increase traffic and congestion in the area.

Thank you for opposing this proposal!

Tommy Evans  
8101 Timberhill Ct.  
N. Richland Hills, TX 76182

**From:** Shirley Petras  
**Sent:** Thursday, December 12, 2019 11:01 AM  
**To:** Planning  
**Subject:** Keep a green space and 100 year old forest

Please do not allow this destruction of a beautiful forest.  
We need trees to produce oxygen and help clean the air.  
NRH does not need 95 more townhomes, we now have too many high density projects.  
The traffic has increased with all these additions, and entrance and exit is dangerous because of obstructed view of Davis to the south and it now is a a very fast stretch for speeders coming south.

I object to allowing a developer scrape the 20 acres of all growing plants and trees!  
Lots of space in other areas that need and welcome the homes that have space to spread out building.  
Please limit the high density development In 2016 Dallas Morning News recognized NRH as one of the 10 best neighborhoods in DFW, do not allow the city to be known as overpopulated and crowded.

Shirley Petras  
6624 Cedar Grove Drive

Sent from my iPad

**From:** Irene Bain  
**Sent:** Tuesday, December 17, 2019 3:15 PM  
**To:** Planning  
**Subject:** Development on Davis near Odell

I wanted to express my opposition to developing the land on Davis near Odell. You have already allowed the desecration of the trees further north on Davis for the Retirement facility. The needs for sanctuaries for the wildlife and the trees to help with our environment are tremendous. The development of this area will further breakdown the area and the cities ability to keep up with traffic and population.

Irene Bain

Sent from my iPhone

**From:** Mike Hipp  
**Sent:** Tuesday, December 17, 2019 1:39 PM  
**To:** Planning  
**Subject:** Save the trees on Davis Blvd., keep NRH great.

One of the few old growth woods to be completely leveled, for 95 small single family and town homes packed onto zero lot lines, is not beneficial to the overall health and well being of the city. I drive past this peaceful stretch of Davis Blvd. many times during the course of a month, on the way to my home in upper NRH. I have driven up FM 1938 from time to time well before it became part of NRH, in the 1960 and 70's.

The owner and the city should be able to work on a solution that benefits both parties, which includes the citizens of NRH. Without citizens, there would be no NRH.

I'm not a bleeding heart lib, but enough is enough.

Mike Hipp  
NRH Citizen and tax payer

PS: Would you please provide me with the names of those on this planning committee.

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**From:** Paul L Kendall, Ph.D  
**Sent:** Tuesday, December 17, 2019 11:29 AM  
**To:** Planning  
**Subject:** Vote No to rezoning of forest on east side of Davis between Odell and Hightower

I am a resident of North Richland Hills, and I am in opposition to the proposed rezoning and subsequent destruction of this forested area between Odell and Hightower, on the east side of Davis. There are few remaining places that can boast of century-old wooded areas, and to lose this beautiful section of wooded property would be a loss for generations. The ecological damage caused by removing yet another source of atmosphere-cleaning woodland and replacing it with concrete is likely to be felt for years to come, both in poorer air quality AND increased flooding risks. By turning the property into a wooded park or other sanctuary for residents and animals, NRH will help improve quality of living for both.

There are still a large number of areas that would better suited for development that will not have such an adverse impact on an old and valuable natural resource for this community. Please deny this rezoning request and make a positive statement of the current and future health of this community.

Sincerely,

***Paul L Kendall***

=====  
Paul L. Kendall, Ph.D., CGEIT, CISSP, CISM, GDPR-P  
Managing Partner, Security Paradigms, LP  
(817) 576-3443

**From:** Carol L. Creech, Ph.D.  
**Sent:** Tuesday, December 17, 2019 10:57 AM  
**To:** Planning  
**Cc:** 'Paul L Kendall, Ph.D.'  
**Subject:** Opposition to rezoning of forest on east side of Davis between Odell and Hightower

As a resident of North Richland Hills, I would like to express my firm opposition to the rezoning and bulldozing of the century old forest on the east side of Davis between Odell and Hightower. As a former Biology professor and a public health professional, I am extremely concerned about loss of the mental and physical health benefits that would be caused by the destruction of this lovely undeveloped area. Scientific data proves that the existence of green space helps preserve urban animal populations, and is one of the number one amenities promoting well-being in urban areas. This area must be preserved for existing residents, rather than simply being used to line the pockets of corporate developers.

Thank you,

*Carol L. Creech*  
*8013 Creek View Drive*  
*N. Richland Hills, TX 76180*



**From:** steve Wade  
**Sent:** Tuesday, December 17, 2019 4:08 PM  
**To:** Planning  
**Subject:** ZC 2019-3

I spoke at last Planning meeting about how close planned houses are to Stephanie ct and asked if there were restrictions on size. Out of 19 acres I don't think they have to build houses that close. A green space on east side of property would be beneficial to current and future residents. I know they have 17% green space but that is largely due to drainage ditch across south end of property. There are already two additions with zero lot lines very close. The villas at Smithfield and Stoney Brooke, is all new residential construction zero lot line? If there's any way commercial could be built with a little green space in between us I would rather have that than other houses so close. Generations of people for years to come would appreciate it if trees were left and not all bulldozed down. If we keep going this way NRH is going to be an endless sea of house stacked right on top of one another. Thanks for your time Steve Wade

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**From:** Donna Hart  
**Sent:** Tuesday, December 17, 2019 10:19 PM  
**To:** Planning  
**Subject:** Proposed Development on Davis Blvd  
  
**Importance:** High

*Planning Dept,*

*I am a resident of Stonybrooke South & I'm opposed to the proposed development between Odell & Hightower on Davis Blvd for the following reasons :*

*1. That is the most dangerous section of Davis Blvd. Increased traffic as well as another entrance/exit to*

*Davis at that point could be deadly. With the curve & the hilly area, you can't see oncoming traffic to safely turn. A deadly accident could turn out to be a very costly liability to the city of NRH which ends up costing its citizens.*

*2. Flooding has already become an issue with the new development of the Villas at Smithfield. I've lived in*

*this neighborhood for 25 years & Crystal Ln never flooded until construction on that development started.*

*With the loss of that green space & trees that absorb a lot of the rain, we'll more than likely see more flooding on Ruthette & Stephanie Dr. Water from Davis Blvd will have no place to go except into Stonybrooke South.*

*3. It's also a loss of habitat for our wildlife neighbors which affects the eco system. The loss of that many trees*

*also affects our air quality.*

*Quality of life is supposed to be a focus of NRH. That large a development in that location will erode that for this neighborhood.*

*I hope you will put the safety, health, & wellbeing of its residents ahead of developers who's only concern is making a profit.*

*Donna Hart*

*6924 Crystal Ln*

*817-600-4419*

**From:**  
**Sent:** Wednesday, December 18, 2019 12:23 AM  
**To:** Planning  
**Subject:** New development on Davis, objection to it

Please consider the concern of many of the citizens of NRH and especially those of us in the neighborhood nearby DAVIS st. The mature trees and forest area add a lot to the beauty of this town. This is one of the last areas of beauty as more and more of the beautiful trees are bulldozed down along mid cities and up and down davis near Tarrant st . This adds to the uniqueness of nrh with a green area and not constant cement everywhere . This helps the air cleaner and home for wildlife and adds to the value of our property in the area. I moved here from west tx about eight yrs ago and was one of the reasons of attraction to the area.

Please listen to the concerns of us citizens as this is a beautiful area and adds so much to the town. Replanting trees here and there is no replacement for this forest area that has taken over 50 yrs or more to grow. There is so much development already, please don't approve the bulldozing of this green area and it can be passed on to future generations to enjoy.

Thank you,

Susanne Lafitte sent Dec 17th 2019  
7009 Crabtree Lane  
Nrh,Tx 76182

**From:** Clayton Comstock  
**Sent:** Wednesday, December 18, 2019 9:07 AM  
**To:** 'Karen Miles'  
**Cc:** Planning  
**Subject:** RE: Davis Boulevard proposed zoning change

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

**From:** Karen Miles  
**Sent:** Tuesday, December 17, 2019 10:51 PM  
**To:** Clayton Comstock  
**Subject:** Davis Boulevard proposed zoning change

I would like to suggest another location to be re-developed, that being the land on which the previous Total Sports Shooting is located. Davis Boulevard development south of Hightower will greatly increase the traffic flow and would require more traffic control devices. I would vote no to this expansion.

Thanks,  
Karen Miles

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**From:** kim Miller  
**Sent:** Wednesday, December 18, 2019 5:36 AM  
**To:** Planning  
**Subject:** Save the trees on Davis

We do not agree with developer And hope that NRH will have more pride in our community to not approve this development. Please take pride and keep this a community with forest and parks.

#### NRH RESIDENTS CALL TO ACTION

If you are not aware, a developer is seeking to rezone the forest on the east side of Davis, from Odell to Hightower. He wants to bulldoze the whole 100-year-old+ forest, level the hills, and build 2 commercial buildings (not limited to 8-5 offices as originally stated) and 95 townhomes, cottage homes, and zero lot line homes. They also want to make quiet Brookview a thru-street to Davis and entrance to their "Willow Springs" development.

The primary concerns neighbors brought up at the meeting were: drainage/flooding issues for established houses, increased traffic/decreased safety with 2 entrances on Davis, and bulldozing the forest (oxygen, pollution, higher temps, animal habitats, would make beautiful park or reserve for future generations). Thank you all for helping to try to save some or all of this 100-year-old+ forest!

**From:** Larry Magers  
**Sent:** Wednesday, December 18, 2019 12:15 PM  
**To:** Planning  
**Subject:** Proposed development on Davis Blvd

I am not in favor of the proposed addition of 95 single family homes right off Davis Blvd.

Neighbors in the Kingswood Estates addition are also not in favor of the proposal

Sent from [Mail](#) for Windows 10

**From:**  
**Sent:** Wednesday, December 18, 2019 1:44 PM  
**To:** Planning  
**Subject:** Opposed to bulldozing all those trees

Planning and zoning board,

If you care about our city and our quality of life and care for mother earth, you will NOT approve the development plan on Davis. This is a terrible idea and will harm the neighbor below in so many ways - mostly quality of life. NRH promotes great life quality and this development is in opposition to what we believe.

Please think with the future of the planet in mind and not with dollars in mind. We already have enough vacant buildings and we don't need more commercial development when the city can't bring in people to fill what we already have.

Do what the residents of this city want - stop the development of this over-crowded project on Davis Blvd.

I am a member of the NRH gas review board, and a few years back we unanimously voted against the gas company developing that lot because of what it would do to the people below and traffic issues on Davis. This development will cause as much harm as the gas wells would have and is not something that will improve quality of life in NRH. Do not approve this zoning change. It isn't good for anyone who lives here. I will voice this opposition at the December 19th meeting.

Thank you,  
Marty Kusmierski  
817.729.4752

[Sent from Yahoo Mail on Android](#)



**From:** Mickey Oxford  
**Sent:** Wednesday, December 18, 2019 2:51 PM  
**To:** Planning  
**Subject:** East side of Davis, from Odell to Hightower Development

Dear Planning and Zoning Department,

I am urging you to not support the development cited above. As a 35 year resident of NRH I appreciate the job you have done in guiding our city's development. Now that we are so nearly complete in our build out it is time that we consider the esthetics of our development. Please assist the developer in developing an alternate plan that protects the trees and protects the existing neighborhood and considers traffic. Since we have so little land left for development we need to be especially careful with what we do with it.

Sincerely,

Michael Oxford  
8421 Rumfield Road  
76182

**Clayton Husband**

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**From:** Terry Kircher  
**Sent:** Thursday, December 19, 2019 7:54 AM  
**To:** Planning  
**Subject:** Fwd: zoning change on Davis Blvd

I just left a phone message with Mr. Clayton Husband with regard to my total opposition to this zoning change. I live at 8425 Brookview and I will be out of town during the meeting on the 19th.

The plans would make Brookview Dr a through street into the neighborhood. Unlike Hightower and Stoneybrook streets which are wider and were planned in advance for additional traffic, Brookview is a narrow, inner-neighborhood street with parking on both sides. Children ride their bicycles down this street due to the reduced traffic and lack of sidewalks. Additional traffic routed down this street would be hazardous and irresponsible. I believe that was one of the arguments several years ago that scuttled a gas company's request for rezoning for a gas well on the property. If it was dangerous then to have a neighborhood outlet from Davis and increased traffic on Brookview, then its still dangerous now.

I don't know that anyone has addressed the wildlife issue, not that I consider rats wildlife exactly. When the razing of trees and the construction of new homes occurred SE of Odell, our neighborhood had an influx of rats even from that distance. I cannot imagine what all would be displaced at the end of my dead end street. It took me months, working with a pest control company to get the rats out of my backyard and garage.

I would also like to point out that developers lie. There is no nice way to say that once they get a zoning change approved, they do whatever they want with very little oversight or input. I've lived in the area long enough to remember when they requested a zoning change on each side of Hightower at Davis. They handed out flyers with their plans to build a small community of "garden homes" that would blend in with the existing neighborhood. That would have been nice. But you can see the results. Half a million dollar homes that dwarf existing homes, loss of backyard privacy for any of the homes that were unfortunate enough to back up to the new development, and flooding because there was no allowance for drainage. There is still no additional drainage and we are all downhill of this area. So now they have gone from requesting to build a few office buildings to wanting townhomes, cottage homes (yeah, I've heard that before), and zero lot line homes (like the monstrosities on Hightower). Like I said - developers lie! Please don't fall for it again. NRH is better than this.

As I said before, I will be out of town on the 19th and will be unable to attend the meeting. I would very much like this email and information to go into the records against the zoning change request.

Terry Kircher  
8425 Brookview Dr.  
817-291-8400

**From:** Oscar Trevino  
**Sent:** Wednesday, January 8, 2020 11:39 AM  
**To:**  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** RE: Land on Davis Blvd. Meeting on Jan.13

Melanie,

Thank you for sending me your input regarding the zoning change request on Davis Blvd. North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property. The question before the Council [on Monday, January 13 at 7:00pm](#) is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses.

At the January 13<sup>th</sup> meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

The agenda for the [January 13](#) City Council meeting will be posted online [this Friday, January 10](#). I encourage you to read staff's report and review all the exhibits for the proposal. I have forwarded your email to the Planning Department, who will make sure your input is recorded and distributed to the rest of City Council.

I again thank you for sending me your input.

Oscar  
Oscar Trevino - Mayor

**From:** mel harrah  
**Sent:** Tuesday, January 7, 2020 1:02 PM  
**To:** Oscar Trevino  
**Subject:** Land on Davis Blvd. Meeting on Jan.13

Hello. Ive lived in NRH for 11 years. I love it here. The land with the large forest and large old trees that is in the process of being developed on Davis is obviously a very serious concern for lots of people. I dont even live in that neighborhood. But i do drive by every day on my way to work. And i do love tress and wildlife and open spaces. I see dozens & dozens of houses already for sale and vacant buildings just on my little commute to work every day. Most opinions are that the city of NRH only cares about making tax money and they DONT care about the concerns & opinions of their citizens. PLEASE PLEASE PLEASE dont let ANY developer flatten all of those trees and land. What can we do to convince you???

Thankyou for reading,  
Melanie Trottier

**From:** Jessica Wright  
**Sent:** Wednesday, January 8, 2020 7:53 PM  
**To:** Planning  
**Subject:** Zoning Request Protest- Davis Blvd.

As a resident of Stonybrooke South I would like document my protest of the recent zoning request. While I think many of us can understand the appeal to the City or a developer, the effect of destroying an entire eco system cannot be quantified or undone. Additionally, the wooded areas which are so appealing and characteristic of this part of NRH should not be destroyed but rather preserved and enhanced so that all residents can enjoy the green space. The irresponsible action of razing this area will move the existing wildlife into the neighborhoods and cause damage to homes, burden home owners with costly repairs, and potentially infest our houses with rodents, snakes, etc. Many of us moved here because of preserved areas such the woods along Davis, please keep our City beautiful and leave this a green space.

Thank you

Jessica Wright  
7108 Stephanie Ct. North Richland Hills, TX 76182  
817-471-3162

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**From:** Andy Lowe  
**Sent:** Thursday, January 9, 2020 10:27 AM  
**To:** Planning; Chad VanSteenberg; Tito Rodriguez; Rita Wright Oujesky; Suzy Compton; Mason Orr; Scott Turnage; Tim Welch; Oscar Trevino; Mike Benton  
**Subject:** Willow Springs Project

Ladies & Gentlemen,

As a resident of NRH and living in the Reserve at Forest Glenn, I am totally against the this horrendous construction project. Is there not a green space within our city limits that you don't want to destroy and cover up with cement? Your total disregard for the ongoing construction blight is obvious when you recently allowed the destruction of the green space east of The Lakes of Home Town off of Bridge St. You turned a beautiful wooded and open grassy green space into a dirt lot over night.

Our Davis Road is already at maximum traffic capacity with wait times at the lights increasing monthly! With the new TRE rail crossing adjacent to this development the backup at the street traffic lights will easily double since the city of NRH doesn't sync its traffic lights. Certain traffic lights on Davis St currently have 3-5 traffic light cycle times during rush hours.

For once try thinking about the beautiful nature around us in NRH and not the dollars a developer gives you and or the incremental tax revenues you think you want. One of the main reasons I moved to NRH when I retired was for the hills, trees, and rural feel in an urban environment.

I have yet to meet anyone that lives in NRH that is for this project except the "Planning Council" and possibly the "City Council". You were elected to serve us, we are now saying enough is enough or we will remove you in the next election.

Save our Green Spaces!

Andy R Lowe  
[7917 Shadow Wood Dr](#)  
[NRH, 76182](#)

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 1:55 PM  
**To:**  
**Cc:** Clayton Comstock  
**Subject:** Proposed zoning change on Davis Boulevard

Ms. Massie,  
NRH Council (blind copy),

Thank you for contacting the City Council regarding the zoning change request on Davis Blvd. Since your email went to all members of the City Council I am responding on their behalf with a blind copy to each of the Council members. We utilize this process in order to avoid the perception of a violation of the Texas Open Meetings Act. Your comments are also being placed into the background material for discussion of this issue.

North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property.

The question before the Council on Monday, January 13 at 7:00pm is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses. The property owner could proceed with construction of a commercial project without the need for additional approvals by the City of North Richland Hills based on zoning approval that was granted in 1977. Since the property is already authorized for development, the decision at this point is over the type of development that can occur at this location

At the January 13th meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

The agenda for the January 13 City Council meeting will be posted online this Friday, January 10. I encourage you to read staff's report and review all the exhibits for the proposal. I have forwarded your email to the Planning Department, who will make sure your input is recorded and distributed to the rest of City Council.

I again thank you for sending me your input.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

**From:** Melissa Massie

**Date:** January 9, 2020 at 1:38:43 PM CST

**To:** Tito Rodriguez, Rita Wright Oujesky, Suzy Compton , Mason Orr, Mike Benton, Scott Turnage, Tim Welch, Oscar Trevino

**Subject: OPPOSED to development planned for forest east of Davis from Odell to Hightower**

Oscar, Tito, Rita, Suzy, Mason, Mike, Scott, and Tim, I am **100% opposed** to bulldozing the trees and leveling the hills for proposed development where the forest is on the east side of Davis from Odell to Hightower. I chose to move to North Richland Hills because of the natural beauty balanced with residential housing and business development. Traffic is not an issue at the present time. I have no confidence in the development proposal and the permanent, negative change our city would surely experience from such irresponsible development. VOTE No to this proposed development and keep this area a natural wildlife environment. Melissa Mata Massie 8324 Red Rose Trail, NRH 76182 682-203-0323

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**Melissa Massie | MASSIEDESIGN | 682.203.0323**

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 1:56 PM  
**To:**  
**Cc:** Clayton Comstock  
**Subject:** Proposed zoning change on Davis Boulevard

Thank you for contacting the City Council regarding the zoning change request on Davis Blvd. Since your email went to all members of the City Council I am responding on their behalf with a blind copy to each of the Council members. We utilize this process in order to avoid the perception of a violation of the Texas Open Meetings Act. Your comments are also being placed into the background material for discussion of this issue.

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The question before the Council on Monday, January 13 at 7:00pm is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses. The property owner could proceed with construction of a commercial project without the need for additional approvals by the City of North Richland Hills based on zoning approval that was granted in 1977. Since the property is already authorized for development, the decision at this point is over the type of development that can occur at this location

At the January 13th meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

The agenda for the January 13 City Council meeting will be posted online this Friday, January 10. I encourage you to read staff's report and review all the exhibits for the proposal. I have forwarded your email to the Planning Department, who will make sure your input is recorded and distributed to the rest of City Council.

I again thank you for sending me your input.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007



**From:** Jennifer Rutherford

**Date:** January 9, 2020 at 1:48:03 PM CST

**To:** Tito Rodriguez, Rita Wright Oujesky, Suzy Compton, Mason Orr, Mike Benton, Scott Turnage, Tim Welch, Oscar Trevino

**Subject:** Davis Forest Case # ZC 2019-03

To Whom It May Concern,

My name is Jennifer Rutherford and I have been a North Richland Hills resident since June 2007. I am married and have three sons. We currently live near Cross Timbers Park and thoroughly enjoy the wooded forest and nature trails there. We have considered moving out of NRH on several occasions, but living near such a beautiful, natural area changes our minds every time. It is great for our health and great for meaningful family time.

It is for these reasons I feel compelled to write to you and let you know of my **STRONG OPPOSITION** to the plan of destroying the wooded area off of Davis Blvd. between Hightower and Odell Streets.

Some of my concerns include but are not limited to the removal of mature trees and destruction of a 100+ year old forest, the loss of wetlands resulting in possible flooding of neighboring houses, an increase in neighborhood traffic, Brookview becoming a through street to Davis, an increase in noise and air pollution, and wildlife relocating into the neighborhood, or worse, dying due to lack of food and shelter.

I implore you to "Keep NRH beautiful" by blocking this planned development. Instead, let's turn this area into another natural treasure similar to Cross Timbers Park. We would love another place to walk, run and explore and experience nature in the middle of our great city!

Thank you for your time and consideration,  
Jennifer Rutherford

**From:** Oscar Trevino  
**Sent:** Thursday, January 9, 2020 2:58 PM  
**To:** Amber Kilman  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** RE: Potential Development

Amber,

Thank you for sending me your input regarding the zoning change request on Davis Blvd. North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property. The question before the Council [on Monday, January 13 at 7:00pm](#) is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses.

I would like to ask you a bit about your comment on Linda Spurlock Park if you don't mind. I go by there regularly and do not personally see it as run down, I do see it as dated and in need of some renovation but not run down. With that said, we are about complete with our construction plans and are working on about \$1 million worth of improvements and renovations to the park which you will see happening in the near future.

At the January 13<sup>th</sup> meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

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I again thank you for sending me your input.

Oscar  
Oscar Trevino - Mayor

**From:** Amber Kilman  
**Sent:** Thursday, January 9, 2020 1:41 PM  
**To:** Oscar Trevino  
**Subject:** Potential Development

I'm reaching out to let you know that I'm another concerned citizen of the potential development where the forest is on the east side of Davis, from Odell to Hightower. I oppose. It's upsetting to see the new development coming into NRH and destroying the trees and natural areas we have left. When we drove by Linda Spurlock Park recently and saw it had been run down, it broke my daughters heart also. My daughter is 10, she got to meet you last year and that was her question to you was, what can we do to preserve the trees in our area. Even she understands the importance. I hear her friends and her even discussing the issue and how upsetting it is. We are looking at moving into another area soon but hope the great citizens will continue to fight and keep what is left. We need to protect these areas. There are run down areas that can be fixed, we don't have to tear down to build more. Is the goal to become like Dallas?

Sincerely,  
Amber Kilman  
817-405-8257  
7719 N College Cr.  
North Richland Hills, TX 76180

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 2:54 PM  
**To:**  
**Cc:** Clayton Comstock  
**Subject:** Proposed zoning change on Davis Boulevard

Mr. Rutherford,  
NRH City Council (blind copy)

Thank you for contacting the City Council regarding the zoning change request on Davis Blvd. Since your email went to all members of the City Council I am responding on their behalf with a blind copy to each of the Council members. We utilize this process in order to avoid the perception of a violation of the Texas Open Meetings Act. Your comments are also being placed into the background material for discussion of this issue.

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The question before the Council on Monday, January 13 at 7:00pm is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses. The property owner could proceed with construction of a commercial project without the need for additional approvals by the City of North Richland Hills based on zoning approval that was granted in 1977. Since the property is already authorized for development, the decision at this point is over the type of development that can occur at this location

At the January 13th meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

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I again thank you for sending me your input.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

**From:** Jennifer Rutherford

**Date:** January 9, 2020 at 1:57:57 PM CST

**To:** Tito Rodriguez, Rita Wright Oujesky, Suzy Compton, Mason Orr, Mike Benton, Scott Turnage, Tim Welch, Oscar Trevino

**Subject:** Davis Forest Case #ZC 2019-03

To Whom It May Concern,

My name is John Rutherford and I have been a North Richland Hills resident since June 2007. I am married and have three sons. We currently live near Cross Timbers Park and thoroughly enjoy the wooded forest and nature trails there. We have considered moving out of NRH on several occasions, but living near such a beautiful, natural area changes our minds every time. It is great for our health and great for meaningful family time.

It is for these reasons I feel compelled to write to you and let you know of my STRONG OPPOSITION to the plan of destroying the wooded area off of Davis Blvd. between Hightower and Odell Streets.

Some of my concerns include but are not limited to the removal of mature trees and destruction of a 100+ year old forest, the loss of wetlands resulting in possible flooding of neighboring houses, an increase in neighborhood traffic, Brookview becoming a through street to Davis, an increase in noise and air pollution, and wildlife relocating into the neighborhood, or worse, dying due to lack of food and shelter.

I implore you to "Keep NRH beautiful" by blocking this planned development. Instead, let's turn this area into another natural treasure similar to Cross Timbers Park. We would love another place to walk, run and explore and experience nature in the middle of our great city!

Thank you for your time and consideration,  
John Rutherford

Sent from my iPhone

**From:** Oscar Trevino  
**Sent:** Thursday, January 9, 2020 2:40 PM  
**To:** Donna Stevens  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** RE: Planned development

Donna,

Thank you for sending me your input regarding the zoning change request on Davis Blvd. North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property. The question before the Council [on Monday, January 13 at 7:00pm](#) is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses.

At the January 13<sup>th</sup> meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

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I again thank you for sending me your input.

Oscar

Oscar Trevino - Mayor

**From:** Donna Stevens  
**Sent:** Thursday, January 9, 2020 1:34 PM  
**To:** Oscar Trevino  
**Subject:** Planned development

"RE: OPPOSED to development planned for forest east of Davis from Odell to Hightower As a NRH resident, I am deeply opposed to bulldozing the trees and leveling the hills for proposed development where the forest is on the east side of Davis from Odell to Hightower. NRH has quite enough great development opportunity within it's extensive land area without destroying every natural space in the city. VOTE No to this proposed development and keep this area a natural wildlife environment.

If anything has to be done immediately, insist that any development must replace all the trees that are removed with substantial sized trees.

Sent from my iPhone

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 10:41 AM  
**To:**  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** Development proposal on Davis Boulevard

Mary Ann Hall,  
Donald Hall  
NRH City Council (blind copy)

Thank you for contacting the City Council regarding the zoning change request on Davis Blvd. Since your email went to all members of the City Council I am responding on their behalf with a blind copy to each of the Council members. We utilize this process in order to avoid the perception of a violation of the Texas Open Meetings Act. Your comments are also being placed into the background material for discussion of this issue.

North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property.

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I again thank you for sending me your input.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007



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

From: Donald L. Hall

Sent: Wednesday, January 8, 2020 10:55 PM

To: Oscar Trevino; Tim Welch; Scott Turnage ; Mike Benton; Mason Orr; Suzy Compton; Rita Wright Oujesky

Cc:

Subject: Proposed Davis development between Odell & Hightower

This email is being sent to all NRH Elected Council members to express our concern over raping the land with the consequences being the loss of habitat for wild life.

Drainage issues would then be next as well as traffic in abundance, which we already deal with stoppages due to THE TRAIN.

Please consider those of us who live in the area.

Best regards

Mary Ann Hall

Donald Hall

Sent from my iPad

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**From:** Oscar Trevino  
**Sent:** Thursday, January 9, 2020 9:25 AM  
**To:** amy oitker <aoitker@gmail.com>  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** RE: Wooded area NRH

Amy,

Thank you for sending me your input regarding the zoning change request on Davis Blvd. North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property. As for what we see along the ride, you raise a great point. I have to say that am proud of the park system and trails we have in place and would hope that we have enough protections in place that we can maintain the quality of life we have all come to enjoy.

The question before the Council on Monday, January 13 at 7:00pm is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses.

At the January 13th meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

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I again thank you for sending me your input.

Oscar

Oscar Trevino - Mayor

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

From: amy oitker

Sent: Thursday, January 9, 2020 9:05 AM

To: Oscar Trevino

Subject: Wooded area NRH

We moved to NRH just shy of 5 years ago! We love it here. But it is becoming a concrete jungle! I have attended the NRH Centre for 5 years and have slowly watched the area between NRH2O and the Rec become buildings on buildings. Cannot we not keep some of our area beautiful!?!? What will the "Ride around town

with Oscar" look like??? "Here's a building...oh, and another building....oh and some townhouses"????? Please keep the amazing area between Odell and Hightower GREEN!

Thank you!

Amy Wadle

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**From:** Oscar Trevino  
**Sent:** Thursday, January 9, 2020 9:21 AM  
**To:**  
**Cc:** Paulette Hartman; Clayton Comstock  
**Subject:** RE: Davis Development

Garyn,

Thank you for sending me your input regarding the zoning change request on Davis Blvd. North Richland Hills has been growing for decades and is nearing build-out. As a result, every vacant, privately-held piece of land remaining will certainly be receiving more attention than ever from the development community. As you may know, the City of NRH is not the one bringing this piece of property forward for a zoning change nor can we as a city tell a land owner or a developer that they cannot ask for a zoning change on their property. The question before the Council [on Monday, January 13 at 7:00pm](#) is for a zoning change on the 19 acres from the existing C-1 Commercial zoning—which presently allows retail, restaurant, offices, and other commercial uses—to a single family residential development of 94 homes and to have only 1.8 of the total acres reserved for future office uses.

At the January 13<sup>th</sup> meeting, the City Council will be doing a number of things on this item. They will be hearing from the developer on what they propose. They will listen to City Staff on how the development meets our ordinances and tree preservation ordinance. There will be a Public Hearing where we can hear from citizens on their concerns with a zoning change and if they are in support or opposition to this item. Once they have listened to all these presentations and had all their questions answered, they will be voting on the zoning change. As is usually the case with our Council, I don't believe any of the Council Members have their mind made up on how they will be voting on this issue. The Council will be waiting until they have reviewed the information provided in their packet and have heard all of the presentations made as well as have had a chance to thoroughly understand the item before they decide individually how they will vote.

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I again thank you for sending me your input.

Oscar

Oscar Trevino - Mayor

**From:** Garyn Rictor  
**Sent:** Thursday, January 9, 2020 6:43 AM  
**To:** Oscar Trevino  
**Subject:** Davis Development

Please do not approve the development of businesses and homes in the wooded area off of Davis. So many residents of NRH are against this plan. We very much enjoy what little nature and forests we have left. Garyn Rictor

[Sent from Yahoo Mail on Android](#)

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 2:49 PM  
**To:** 'Marty Hoag'  
**Cc:** Clayton Comstock  
**Subject:** RE: Proposed zoning change on Davis Boulevard

Marty,  
NRH Council (blind copy)

The zoning approved in 1977 remains as a valid entitlement for the property owner at this time. Removal of this entitlement would likely have some significant legal and financial impacts to the City that would need to be carefully considered. I am not a lawyer and this is not a legal opinion, but this is my understanding of the potential impact of removing a property entitlement. Texas is a strong property rights state and removal of a land use entitlement can be considered as a form of condemnation requiring the city to pay the full market value that is “lost” due to removal of the entitlement. Designation as a “preservation area or wildlife” would likely be considered as a reduction in the property value. Again, there is no obligation to approve a zoning change and I do not know if the requested zoning change will be approved, but there can be some serious repercussions to removing a properly established zoning entitlement that has the result of lowering the potential value of the property.

Hopefully this makes some sense to you since I know you understand the impact of zoning through your real estate practice. If you have any further questions I would encourage you to give me a call.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

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**From:** Marty Hoag  
**Sent:** Thursday, January 9, 2020 2:06 PM  
**To:** Mark Hindman  
**Cc:** Tito Rodriguez; Rita Wright Oujesky; Suzy Compton; Mason Orr; Mike Benton; Scott Turnage; Tim Welch; Oscar Trevino  
**Subject:** RE: Proposed zoning change on Davis Boulevard

Is there no way the zoning can be specially designated as a wildlife area? Just because an erroneous zoning change was made in the past, shouldn't preclude any preservation changes.

Perhaps the argument from residents should be a different one?

What are the options for a preservation designation?

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**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 2:01 PM  
**To:** 'Marty Hoag'  
**Subject:** RE: Proposed zoning change on Davis Boulevard

It is a tough decision and I know that it weighs heavy on the minds of the City Council.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

**From:** Marty Hoag  
**Sent:** Thursday, January 9, 2020 1:59 PM  
**To:** Mark Hindman  
**Subject:** RE: Proposed zoning change on Davis Boulevard

Thank you for your response, Mark. – Marty Lanier Hoag

---

**From:** Mark Hindman  
**Sent:** Thursday, January 9, 2020 1:40 PM  
**To:**  
**Cc:** Clayton Comstock  
**Subject:** Proposed zoning change on Davis Boulevard

Marty,  
NRH City Council (blind copy),

Thank you for contacting the City Council regarding the zoning change request on Davis Blvd. Since your email went to all members of the City Council I am responding on their behalf with a blind copy to each of the Council members. We utilize this process in order to avoid the perception of a violation of the Texas Open Meetings Act. Your comments are also being placed into the background material for discussion of this issue.

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I again thank you for sending me your input.

Mark Hindman  
City Manager  
City of North Richland Hills  
817-427-6007

**From:** Marty Hoag  
**Date:** January 9, 2020 at 1:15:21 PM CST  
**To:** Tito Rodriguez, Rita Wright Oujesky, Suzy Compton, Mason Orr, Mike Benton, Scott Turnage, Tim Welch, Oscar Trevino  
**Subject:** **OPPOSED to development planned for forest east of Davis from Odell to Hightower**

Oscar, Tito, Rita, Suzy, Mason, Mike, Scott, and Tim,

I am deeply opposed to bulldozing the trees and leveling the hills for proposed development where the forest is on the east side of Davis from Odell to Hightower.

NRH has quite enough great development opportunity within it's extensive land area without destroying every natural space in the city.

VOTE No to this proposed development and keep this area a natural wildlife environment.

Marty Lanier Hoag  
8017 Kendra Ln, NRH 76182  
817-845-0020

**From:** gary wielenga  
**Sent:** Tuesday, December 17, 2019 10:44 PM  
**To:** Clayton Comstock; Tim Welch; Scott Turnage; Mike Benton; Mason Orr; Suzy Compton; Rita Wright Oujesky; Tito Rodriguez  
**Subject:** Zoning Change Petition

Good Morning Honorable Mayor and Council Members,

I just wanted to share some 'reasons for signing' that I cut and pasted from my petition [<http://chnng.it/64cTcJv2>] regarding the zoning request on Davis Blvd. It's a Word document attachment so there's a good chance you'll not open it, but I challenge you to. I don't have time or the know how for viruses or malware etc, but let me know and I'll cut/paste them to an email instead.

Obviously as private land, the owner has a right to propose as they wish. However, we'd like to see that you, as our city leaders, are ambitious enough, and care enough to force a better plan than the one submitted. As noted by the mayor, NRH is just about built out and it was promised that rightful discretion would be employed in this decision. We're counting on that. Show us that you as a council mean it, and really do care about this city beyond a few extra dollars. HEAVY GRADING (per the developer) one of the few remaining natural hilly areas to pack in 90 some homes on virtual zero lot lines is something that is not only an incredible punch to the gut of at least 2500 people, but something even you all will likely regret the next time you drive down Davis post development.


This city is still special. Please don't break it.

Thank you again,  
Gary

You'll see here we have over 2500 supporters. I noted that well over 75% are local to NRH.

## Keep NRH lovely. Save the trees on Davis


☰ Menu    📍 View petition



A gauge showing the number of supporters for a petition. The gauge is a semi-circle with a red segment on the left and a grey segment on the right. The number 2,565 is displayed in the center, with the word 'Supporters' below it. A question mark icon is in the top right corner of the gauge area.

**Share your pe**  
Successful petio  
to share on as ma  
ask others to sign

<http://chnng.it/64cTcJv2>

 Facebook



## Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

[James](#)

[13 hours ago](#)

We need our trees!

[Joe](#)

[14 hours ago](#)

Save the woods

[Harrison](#)

[21 hours ago](#)

I grew up around here. Trees as well as wildlife must be preserved.

[Kristin](#)

[1 day ago](#)

I live off of Odell. This is a horrible waste of green space.

[Michelle](#)

[1 day ago](#)

We need green spaces!

[Heidi](#)

[2 days ago](#)

I'd like for the trees to be preserved. More development would only bring noise and traffic to the area and scare our wildlife away.

[Kristin](#)

[3 days ago](#)

i agree that it is wrong to destroy these trees.

[Rebecca](#)

[3 days ago](#)

I grew up on Mickey Street. Enough of that area has been developed. Leave some green space!

[chris](#)

[3 days ago](#)

our grandparents lived on crabtree many years ago. we would constantly play in that area and loved the treed area nearby, both for aesthetics and enjoy-ability

[Stacy](#)

[3 days ago](#)

Save the trees!!!

[Olivia](#)

[3 days ago](#)

We still deserve areas like this!!!! We need nature close by for our kids!!

[Nikki](#)

[4 days ago](#)

Keep our city beautiful

[Rhonda](#)

[4 days ago](#)

It is a beautiful area and NRH needs to keep some of its natural wooded area.

[nicole](#)

[4 days ago](#)

The trees are a part of my town and seeing them brings me joy thought the day. If more trees get taken away and replaced with more depressing buildings I will forever be depressed

[Jennifer](#)

[4 days ago](#)

Keep the trees!! We want nature!!

[Beth](#)

[5 days ago](#)

This metroplex already has enough homes and concrete! We need more nature to not only protect the environment, our own physical and mental health, but it also aids in drainage

during stormy season. The more buildings we have, the more flooding and damage will happen. We can never have... Read more

[Kelly](#)

[5 days ago](#)

I am 100% against this!

[Valerie](#)

[5 days ago](#)

I grew up in this area and have seen so many changes in the last 60 years. Saving one parcel of land would help maintain what's left of the old Smithfield area.

[Jordan](#)

[5 days ago](#)

Build some where else

[Teri](#)

[5 days ago](#)

We need trees to breathe.

[Shawna](#)

[5 days ago](#)

Keep our earth natural!

[Patricia](#)

[5 days ago](#)

Trees are very important and we need to keep them instead of destroying them and their surrounding not to mention the beautiful, wonderful animals that need the trees also!!

[Ranjana](#)

[5 days ago](#)

Tarrant County needs to preserve its mature trees, as the area warms because of climate change.

**Caleb**

[5 days ago](#)

In looking through the site plans and documents that I could download from the City's website I did not see any documents related to tree removal and preservation. It does appear North Richland Hills has a light ordinance when it come to protecting trees, though I have not looked into it very deeply.

[https://library.municode.com/tx/north\\_richland\\_hills/codes/building\\_and\\_land\\_use\\_regulations?nodeId=PTIICOOR\\_CH114VE\\_ARTIITR](https://library.municode.com/tx/north_richland_hills/codes/building_and_land_use_regulations?nodeId=PTIICOOR_CH114VE_ARTIITR)

My point for signing would be that it appears from the site plan and landscape plans that there is no preservation of existing canopy and for a lot that is so forested that would be a shame for the City and the people around this lot. I can see this lot from my house so I am nearby, though not on the list of property owners the city notified. I think the project should have some preservation of the existing canopy. The City should enforce some sort of Urban Forestry/Tree Preservation Plan as part of the request for zoning change to R-PD Residential Planned Development.

**Nadiya**

[5 days ago](#)

I used to live in NRH and I remember this area. I would hate to see it disappear.

**Babbette**

[5 days ago](#)

Preserving nature is as important as growth

**Misty**

[5 days ago](#)

No more concrete worlds! Trees give oxygen, nature & beauty. Please keep the nature.

**Meagan**

[5 days ago](#)

Because we're already running out of space for wildlife to inhabit and it's causing great problems for them and for neighborhoods that already exist.

**Robin**

[5 days ago](#)

I live here & want to keep as many trees as possible.

[Christine](#)

[5 days ago](#)

Trees are the reason any neighborhood is pretty.

[Terry](#)

[5 days ago](#)

I lived in that area for 27 years. It's a beautiful area in part because of the trees. Don't make this part of Davis just another over commercialized thoroughfare.

[Deana](#)

[6 days ago](#)

We need to keep the trees!!

[Coral](#)

[6 days ago](#)

Every time I visit my sister in North Texas, I am stunned by the lack of nature (particularly compared to my youth there). Save your trees. Your children may appreciate them some day.

[Laura](#)

[6 days ago](#)

These trees need to be saved. This is the street of my childhood home where my 80 year old mother lives. Progress is not always the right thing

[April](#)

[6 days ago](#)

My mother lives on Odell. This area needs these old trees!

[Christine](#)

[6 days ago](#)

We are losing the beauty of North Richland Hills! I appreciate building of homes, but enough already. These developments being built have house so tight next to each other with no green space, we are losing the beauty of the neighborhood!

**Loni**

[6 days ago](#)

Stop building houses. There are plenty of vacant houses. Keep the trees.

**Chris**

[6 days ago](#)

More trees less development. Nrh has already been stripped plenty of its green

**Rheanna**

[6 days ago](#)

Please do NOT add anymore homes around this area. This patch of refuge for the wildlife is super important! Not to mention how our already unaffordable property taxes will rise AGAIN!

**Kathy**

[6 days ago](#)

This is one of the last wooded areas near my home. There has been a great deal of development in NRH, especially around this area. Growth and change is inevitable, but please leave some natural areas for people and wildlife. Nothing is appealing about becoming a city of cement.

**Garyn**

[6 days ago](#)

We don't want more townhomes or 17% of "open space". We want our nature.

**Robert**

[6 days ago](#)

keep the old trees, please don't destroy these old souls

**Nancy**

[6 days ago](#)

I am tired of all the trees being cut down, all the wildlife losing their homes, all the noise and mess and loss. Who is this foreign sounding person demanding we lose our neighborhoods? NO! NO!

[earl](#)

[6 days ago](#)

\$\$\$\$\$\$\$\$\$\$ that's all the City Government cares about

[Tracy](#)

[6 days ago](#)

I live in the original area of NRH, the old trees in my backyard and the park like feeling are what drew me to my house. Keep some of the original appeal of our town.

[Annamaria](#)

[6 days ago](#)

Preserve the little bit of nature we have!!

[Courtney](#)

[7 days ago](#)

I love the trees and theres already to much construction going on as is and we dont need anymore buildings and construction zones in the heb area and surrounding areas please stop this from happening please

[alexandria](#)

[7 days ago](#)

I'm signing because I grew up from the day I was born (10/20/2000) to this day going to my grandmas house that is right across the street (the one with the pool ) and it was always a beautiful sight to see.

[Anita](#)

[7 days ago](#)

Keep the trees please!!

[melinda](#)

[7 days ago](#)

Stop the over development. I moved here because I appreciate the trees and the small town feel. Sure, lets make NRH as soulless as other urban communities. more crime more traffic more smog.

**Cynthia**

[1 week ago](#)

I'm in favor of preserving nature wherever we can.

**Roxann**

[1 week ago](#)

This is a beautiful nature area that we need MORE of, not less!!

I want to save old growth forests. There are very few left.

**Tiffany**

[1 week ago](#)

Save the trees

**Dawna**

[1 week ago](#)

I am a lifelong NRH resident and this development needs to be stopped to protect wildlife, trees and what little we have left of "old" NRH.

**Bailey**

[1 week ago](#)

I've lived in NRH my entire life, and I would hate to see our beautiful trees get torn down.

**Rachelle**

[1 week ago](#)

We need trees to breathe, not more houses to cause MORE road congestion.

**Andrea**

[1 week ago](#)

I'm opposed to this destruction of woodland area.

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**David**

[1 week ago](#)

We need our trees.

**Haley**

[1 week ago](#)

Not every square inch of the metroplex has to be cement. Having wildlife and access to nature in a residential area elevates the quality of life of those residing in it.

**Dr. C.L.**

[1 week ago](#)

As a nation, we must preserve as much forested land as possible in order to help counteract the degradation of our environment. This is especially important in urban areas with large amounts of vehicular traffic emissions!

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**Cook**

[1 week ago](#)

We need to treasure what natural areas are left in NRH

**Abigail**

[1 week ago](#)

Preservation is important especially when every thing is turning into parking lots

**Kim**

[1 week ago](#)

The animal displacement

**John**

[1 week ago](#)

Davis is a lovely street because of the pride of ownership and the green belt style environment attributed to the presence of the neighborhood trees.

**Grant**

[1 week ago](#)

Please sign this petition. NRH streets are already congested enough. Before we build anything else how about improving infrastructure to support the growth first. Also, NRH seems to be taking every piece of open land in the city and developing it. There are so many vacant buildings in the city of... Read more

**Melodie**

**1 week ago**

We need to keep our area a beautiful country setting. Peaceful beauty homely. There's alot of wild animals rabbits, birds, . old beautiful trees etc. We love our neighborhood and want to keep our area just the way it is.

**deborah**

**1 week ago**

Animal habitat,oxygen production,don't want to see trees and natural landscape bulldozed.

**Joy**

**1 week ago**

We need to keep the old trees and it will create more traffic

**Lauren**

**1 week ago**

NRH resident here. Please don't destroy the little amount of trees and nature we actually still have. Over-development is a real issue and causes many other issues such as flooding.

**John**

**1 week ago**

Keep the trees

**shelia**

**1 week ago**

You are turning our city into nothing but buildings. There is not one pc of land that you are not trying to put something on.

**Paula**

1 week ago

Why? Do we need to cut everything down. I moved to NRH because of trees and nature of this city. We are going to lose all of our green space if we don't stop it.

**Anna**

1 week ago

There is never a reason to destroy God's landscape

**Andrew**

1 week ago

The current infrastructure won't be able to support a bunch of new families and cars in the neighborhood. Those trees are old and do not need to be removed

**Shelby**

1 week ago

SAVE THE TREES

**Kyle**

1 week ago

I would hate to see that little bit of nature we have left get developed

**Christina**

1 week ago

There needs to be more green left in the city. We are already congested and reaching over crowding as it is. More homes and businesses are not a need at this time. There are plenty of unused buildings for businesses to cover that.

\

**Brandon**

1 week ago

Ex-NRH Public Works employee, keep the green!

**Jade**

[1 week ago](#)

There are plenty of houses here. We don't need more especially where there are old trees, lots of thriving wildlife and on a traffic hotspot

**Sandra**

[1 week ago](#)

I am apposed to the zoning change for Davis Blvd!

**Sharon**

[1 week ago](#)

Take a look at the construction going on across from Birdville High School. Another choice piece of property going commercial. All around North Richland Hills we see nothing but cement and buildings. Where is the water going to come from for this much additional people? We are already rationing.

**Susan**

[1 week ago](#)

There is no need t take all the trees out.

**Beth**

[1 week ago](#)

Used to  
Live in that area. The land should be protected

**Michael**

[1 week ago](#)

No trees leveled please !!

**Christa**

[1 week ago](#)

It's the right thing to do!

**Kammy**

[1 week ago](#)

There are plenty of homes in NRH. But not very many natural areas still around. It should be preserved. We need the natural habitat around our city.

**Bree**

[1 week ago](#)

Stop cutting down everything green in the name of money

**Kathy**

[1 week ago](#)

Our wildlife is something I have always loved here. They are losing their habitat. I remember Coyotes Bobcats and even deer in the parking lot at Davis and N Tarrant. I dont want to live in a total concrete jungle please protect our few local natural areas that still exist,

**Ashley**

[1 week ago](#)

i live close to this area and i like the trees

**Samantha**

[1 week ago](#)

I have lived in north Richland hills for most of 17 years and am tired of the pointless construction and especially the constant building of huge homes that most cannot afford. We have enough huge empty homes. Keep the little bit of natural forest and undisturbed land we have left.

**Leslie**

[1 week ago](#)

We need trees!

**Natasha**

[1 week ago](#)

I believe in saving the trees and wildlife. NRH already has enough homes and doesn't need anymore

**Carol**

[1 week ago](#)

We desperately need to preserve green space in all of DFW. Additionally, there is already too much traffic and congestion in the area. Davis is already a dangerous street at almost every intersection. People run red lights all day. I'm concerned our accelerating home values will plummet with this kind of development.

**Jonathon**

[1 week ago](#)

Cause last thing we need are more empty houses and more empty business buildings.

**Monica**

[1 week ago](#)

You are destroying our beauty in our little town.

**Sandra**

[1 week ago](#)

Tired of builders taking every bit of pretty land to make a buck! Keep NRH pretty!

**Lisa**

[1 week ago](#)

You cannot destroy everything just to build. Be responsible and thoughtful for others not just your pocket!

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**Madison**

[1 week ago](#)

They are beautiful and we need the trees and plants to be able to breathe and they are homes to the animals so we need to keep them

**John**

[1 week ago](#)

We shouldn't contribute to overcrowding in the metroplex OR destroying trees and wildlife for MORE homes.

**casey**

[1 week ago](#)

Leave homes for wild life.

**Brandon**

[1 week ago](#)

We must preserve this beautiful area and prevent further overcrowding in the great city of NRH!

**Carter**

[1 week ago](#)

NRH is my hometown, my parents still live there. Save the habitats!

**Ryan**

[1 week ago](#)

Life-long resident of NRH. I grew up in the Stonybrooke subdivision and that plot of land was where us boys journeyed through as we grew into young men. We made lots of memories. All that emotional stuff aside, it is vital to our well-being as a community that we do not over-crowd our homes... [Read more](#)

**Mel**

[1 week ago](#)

I love animals, trees , nature, being able to breathe oxygen. I hate concrete. I dont live in downtown Dallas because i dont want to live in wall to wall concrete. Thats why i live here. PLEASE CITY OF NRH OFFICIALS: STOP BEING GREEDY. LOWER THE PROPERTY TAXES SO PEOPLE ARENT... [Read more](#)

**Christine**

1 week ago

Leave the trees! Right now it's the prettiest part of Davis Blvd. Leave what little we have left for our wildlife critters.

**Rebecca**

1 week ago

We need trees for clean air

**Dori**

1 week ago

Save the trees! The animals deserve a home and the neighborhood deserves a quiet place to live.

**Monica**

1 week ago

This little forest is part of our city's history. Let's preserve some of the nature in this city. We have enough crammed in cookie cutter subdivisions. More cement equals higher temps. Animals do not need their habitats yanked away. That is the only stretch pretty road in this part of NRH.

**Meda**

1 week ago

Can't we keep ANYTHING sacred? I understand growth and progress but at what cost? We must protect our beautiful natural landscape and the wildlife that resides within. That's part of what makes NRH so special. Don't we have enough overpriced housing? What about those poor sweet... Read more

**Amanda**

1 week ago

Keep the trees.

**Brandy**

1 week ago

NRH has let enough trees be leveled. Just look at the area around Walker Creek Elementary. We have enough townhomes.



[SAMANTHA](#)

[1 week ago](#)

Let the wild life keep their homes. We already have enough empty buildings already.

[Amy](#)

[1 week ago](#)

Leave the trees alone.

[DeLaney](#)

[1 week ago](#)

Keep the trees!

[Joel](#)

[1 week ago](#)

Stop ruining everything to make a dollar!!

[Dorothy](#)

[1 week ago](#)

Haven't we filled in enough of our wooded areas with zero lot line homes? I love my city the way it is! If we keep building home on top of home we are going to lose our "small" town appeal. Stop the madness!

[Nicole](#)

[1 week ago](#)

I am an NRH resident, and I strongly oppose this development. There has been so much development already, traffic keeps getting worse. Davis is dangerous as it is, adding this increases traffic issues, between blind spots, the train crossing and trail crossings nearby, and overall congestion... Read more

[Shera](#)

[1 week ago](#)

We are not a big city STOP

**Jen**

[1 week ago](#)

The attraction of people to this area is not more buildings. It the community feel along with green space and a feeling of not being in “the city”

**Tyler Duncan**

[1 week ago](#)

One of the last few wooded areas remaining!

**Mindi**

[1 week ago](#)

We need these trees to breathe and too many animals have already lost their homes in Texas.

**Malia**

[1 week ago](#)

Safety and environmental reasons.

**Ashley**

[1 week ago](#)

I oppose the change! Leave the land as is. Find a different location to build on.

**Jennifer**

[1 week ago](#)

Keep our city forest area. We don't need anymore townhomes.

**Kelly**

[1 week ago](#)

I value the green space in NRH. We have enough townhomes, zero lot line homes, etc being built. Enough is enough. Slow it down. Leave more ground to soak in the rain. Stop the ridiculous “growth”, NRH

I live across davis from these woods and i love them driving past them everyday. NRH has enough houses and developments we need to keep what little forests we have.

**Kristen**

1 week ago

We need to have trees within the city to help with oxygen exchange, to keep the ascetic, animals.

**Claire**

1 week ago

Keep texas green!

**Julia**

2 weeks ago

This 19-acre forest provides us with oxygen to breathe, lower temperatures, pollution control, stormwater drainage, habitats for wildlife, and some natural beauty to look at among the concrete. This would make a perfect Nature Reserve or Park for generations to come to enjoy. At the very... Read more

**Jeanene**

2 weeks ago

Our trees add a beauty to NRH and we NEED THEM TO BREATHE! Far more important than the homes that will fill an area that animals enjoy and live in. Leave it be!

**Lynda**

2 weeks ago

I lived in NRH 55 years ago. It was a beautiful area.

**Annamaria**

2 weeks ago

Wildlife should have a right to their home when we have enough!!

**Amy**

2 weeks ago

We are going to run out of oxygen! Save some trees for goodness sake!

[Marinell](#)

[2 weeks ago](#)

We need to save the environment!

[Marie Suda](#)

[2 weeks ago](#)

The wooded areas add a level of beauty to our town.

[Benjamin](#)

[2 weeks ago](#)

I don't want anymore zero lot line homes crammed in

[Micah](#)

[2 weeks ago](#)

We need to keep as much "nature" as we can.

[Nancy](#)

[2 weeks ago](#)

We need to keep more of the trees. Please don't bulldoze the beauty of the trees away. Work around them and build a few less homes.

[Stefanie](#)

[2 weeks ago](#)

I've grown up in this town and watched it turn to concrete. Save some green for the next generation....

[danielle](#)

[2 weeks ago](#)

We need trees. We have enough houses.

**Jaimie**

2 weeks ago

I love trees!! The nature is so beautiful and it's hard to see these days with so many houses and office buildings squeezed on every inch of green ground. Makes me sad that the little trees we do have could be gone ☐