

From: [Ron Daley](#)
To: [Planning](#); [Jack McCarty](#)
Cc: [Tito Rodriguez](#); [Ricky Rodriguez](#); [Suzy Compton](#); [Matt Blake](#); [Blake Vaughn](#); [Russ Mitchell](#); [Kelvin Deupree](#)
Subject: Comments re: ZC25-0127 - 8851 Bud Jensen Dr
Date: Wednesday, March 19, 2025 1:21:25 PM

To NRH Mayor, City Council, and P&Z Commission,

Subject: Strong Support for ZC25-0127 (Grand 13) Development

I am writing to express my strong support for the proposed development, ZC25-0127, also known as "Grand 13." As a resident of the HomeTown East neighborhood for the past six years, I live just west of the proposed site and believe this development will be a wonderful addition to our community.

This project will expand the successful HomeTown residential and mixed-use area, enhancing the eastern section of the NRH Civic properties, including the NRH Centre and NRH Public Library. The development will introduce new single-family homes that face green spaces, fostering the "front-porch" neighborhood atmosphere that HomeTown is known for. These homes will promote community interaction, with shared green spaces or green streets that encourage connections between neighbors. Moreover, this development will offer a fresh housing option with row-house configurations, attracting individuals who are drawn to that type of living.

While I understand that recent projects with multi-family units have raised concerns, I believe this development is an exception. The proposed Mercantile Architecture buildings will be visually appealing, aligning with the nearby Marriott TownePlace Suites Hotel on Grand Avenue. Rental units in HomeTown are in high demand and well-regarded, and the target demographic for this project will be families or single adults with an annual income of \$110,000 or more.

In conclusion, I strongly urge you to approve this zoning change and support the "Grand 13" development, which will be a valuable addition to North Richland Hills.

Thank you for your consideration.

Sincerely,
Ronald Daley, Board of Directors,
HomeTown East Homeowners Association
Residence:
8729 Montreal Mews Dr North
Richland Hills, TX 76180
817-673-7398
ZC25-0127 - 8851 Bud Jensen Dr

From: [Mark Ferreira at HomeTownEast](#)
To: [Planning](#); [Jack McCarty](#); [Tito Rodriguez](#); [Ricky Rodriguez](#); [Matt Blake](#); [Blake Vaughn](#); [Russ Mitchell](#); [Kelvin Deupree](#); [Suzy Compton](#)
Cc: [Mark Ferreira at HomeTownEast](#)
Subject: Re: HomeTown East HOA Comments re: ZC25-0127 - 8851 Bud Jensen Dr
Date: Wednesday, March 19, 2025 1:40:47 PM

Resending will full distro list this time.
To NRH Mayor, City Council and P&Z Commission,

I represent the Resident Board of Directors to the HomeTown East NRH Owners Association neighborhood.

Our neighborhood is immediately west of the proposed development that is ZC25-0127 also known as Grand 13.

Our neighborhood had a community meeting on Saturday 15 March 2025 to hear about the project. Approximately 100 residents attended the meeting and nearly every single person raised their hand when I asked if the residents supported this proposal. (all residents supported except for 2 individuals who objected.).

I would say that our residents Strongly SUPPORT this project.

I am also a resident in the HomeTown East neighborhood and I personally support this project proposal plan.

I strongly support this development as it will enhance and extend the HomeTown residential and mixed-use development that has been so successful. This development will be a great addition to the eastern section of the NRH Civic properties of the NRH Centre and NRH Public Library. This will provide additional single family housing that fronts on green spaces and encourages the "front-porch" neighborhood vibe that is characteristic of HomeTown. These homes will be able to have the neighborhood feel of a shared green space (or green street) to encourage the interactions with their neighbors. Again this is a great addition to extend the HomeTown district neighborhood feel but with a different housing product type that will draw folks looking for the "row house" configurations.

I recognize recent objections to projects that include multi-family HOWEVER this project is an exception to a typical multi-family unit. These are exciting Mercantile Architecture buildings to mirror the Marriott Towneplace Suites Hotel that will be across the street (Grand Ave). Rental units in HomeTown are sought after and are highly valued and occupied. The demographic targeted for this building will be families or single adults with annual income of \$110,000 or more. I urge this project to be APPROVED as a great addition to our city.

I urge you to support and APPROVE this zoning change to bring another great addition to the City of North Richland Hills.

Mark Ferreira
Board of Director,
HomeTown East NRH Owners Association
personal address
8972 Redding Street
NRH TX 76180

ZC25-0127 - 8851 Bud Jensen Dr

From: [Jarrel Morgan](#)
To: [Planning](#)
Subject: Comments on Case # ZC25-0127 at 8851 Bud Jensen Dr.
Date: Monday, March 31, 2025 11:16:59 AM

PUBLIC INPUT

ZC25-0127

From:
Jarrel J. (Jerry) Morgan
8745 Montreal Mews Dr.
North Richland Hills, TX 76180

Subject:
Comments regarding Case # ZC25-0127 at 8851 Bud Jensen Dr.

I am in favor of the zoning change requested. I believe the addition of residential property in this area will be an enhancement to the area around the NRH Centre and Library and adjacent Home Town East neighborhood. I also believe it is more favorable than other possible commercial uses for this property.

However, I do have some concerns with the proposed development plan as presented. Those concerns are as follows:

- Apartments - The proposed number of apartments is fairly low compared to other complexes near this area. Smaller apartment complexes are more likely to be sold to investors and flipped every few years following their development. These often fall into neglect and disrepair. I would prefer to see more Townhome or single family residential. Additionally, it appears there will not be adequate parking for the number of apartments proposed. Parking in areas around the existing apartments is already a problem with apartment residents parking in front of single family homes and townhomes.
- Parking within the proposed community - There does not appear to be enough parking for the number of proposed homes. It is not clear how accessible the proposed Visitor Parking area will be along the East side of the development. It appears to utilize current parking areas of the existing business. I live on a "Mews" in Home Town East and have no street in front of my residence. This is similar to most of the proposed design. Many of the residents along our Mews have 3-4 cars. Thankfully we have a few designated "guest" spaces at each end, but these are nearly always occupied by resident's vehicles. The design of very short driveway approaches to the garages also creates a problem. Residents and their guests often park cars behind their garage and leave portions of the vehicles sticking out into the main drive in our neighborhood. This creates issues for delivery, garbage collection, and emergency vehicles.
- Dead-end mews - There are a number of dead-end mews included in the proposed plan. These would be problematic due to blockage by delivery vehicles, garbage collection, contractors, etc. The design would also necessitate these types of vehicles to back out of the mews after entering because there is not sufficient room to turn a large vehicle around.
- General traffic concerns - I have concerns about the amount of traffic which would be added in the area, particularly at the intersection of Grand Ave. and Walker Blvd. This is already a busy intersection which really needs a 3 way stop. This will only worsen with the addition of the proposed development and ultimate construction of the proposed hotel on that corner. There is also an existing traffic issue at the intersection of Bud Jensen Dr. and Hawk Ave. during school pick-up times at Walker Creek Elementary. Because the gates are closed at the school until near release time, traffic stacks in both directions. Cars park in the northbound turn lane for 30 - 40 minutes beginning around 2:45pm. This creates dangerous sight restrictions for southbound traffic turning onto Bud Jensen Dr. or into the NRH Centre. I raised this issue with the city staff over a year ago, but nothing has been done. Adding the traffic from the proposed development will only worsen this issue. There will also need to be crosswalks added across Hawk Ave. at Bud Jensen Dr. for children and parents walking to and from the school from the new neighborhood.

As I stated above, I'm in favor of the zoning change, but I would like to see these issues and concerns discussed and addressed by the developer during discussions with the Planning and Zoning Commission and/or City Council.

Thank you for your consideration,

Jarrel J. (Jerry) Morgan

From: [Karen Starnes](#)
To: [Planning](#)
Subject: Zoning change Bud Jensen Dr.
Date: Tuesday, March 18, 2025 12:19:29 PM

I'm emailing today instead of trying to speak at the scheduled public hearing due to a disability that limits my ability to speak consistently (Nonessential Voice Tremor). Please advise me if this is not the correct place to send my concerns.

I have been informed that TBG Partners/ Arcadia Realty has requested zoning change for property located at 8851 Bud Jensen Dr in order to develop it as an "extension of Hometown". Mr. Getiema spent 1.5 hours March 15 informing homeowners that if the city doesn't allow this to happen, it will become a "Detroit rundown area that no one will want".

He has stated that if he's allowed to develop this extension to Hometown, he will declare Hometown East complete and will hand over the HOA to property owners. This would be great news if the bylaws are changed, which I doubt. Presently, the bylaws are so restrictive/unreasonable that homeowners are required to get permission to change out bushes/plants, restrain their fence (even if it's the same color), some residents are required to leave their outside lights on, to replace/repair roofs after hail storms (even if using the same color) and even tries to require replacement shingles to have "30 year transferable warranty". Please ask yourself if these are reasonable .

The new extension of Hometown is planned with 3 story houses (consider the ones in Euless that have a high rate of turnover and hard to sell), no gathering spaces for children to play and people to visit, in either the houses or apartments, and parking is a nightmare in Hometown as it is and the new plan is more of the same. Cars parked closer than 35 feet from a corner of an intersection is too close and obstructs the view of oncoming traffic. And the fact that it's just more apartments is more of what we thought had come to an end with the new mayor and council members. I would love to see Mr. Getiema out of Hometown East if that would change things but we just don't need any new apartments, we do need more green spaces for the kids, and we need safer intersections.

Thanks for your time.