

John Kevin Wright
8220 Odell Street
North Richland Hills, Texas 76182

City of North Richland Hills
Planning & Zoning Commission
Planning & Inspections Department
4301 City Point Drive
North Richland Hills, Texas 76180

RE: Public Hearing Notice – Case: ZC23-0063
Applicant: Kimberly-Horn and Associates, Inc.

To Whom It May Concern:

This letter is in support of the requested Zoning Change indicated above with one caveat. I am requesting, if this Case is approved, that the ingress/regress access on Odell Street be coded as 'limited access'.

While I am in favor of development and expansion, and agree with this development, the TOD access to Odell Street will create a safety concern. Odell Street carries the traffic of not only my subdivision – Smithfield Villas – but also all the neighborhoods to the east down Odell Street of the proposed development. Please note, there is no other ingress/regress to those neighborhoods to our east other than Odell Street and Northeast Street. To add more traffic to Odell Street would pose a load issue especially in the morning and evening hours getting onto Davis Boulevard.

The solution, while allowing this development to proceed, would be to make the proposed access point to Odell Street 'limited access'. If emergency personnel or an occasional service truck is needed to support the TOD, then that would be acceptable.

In reviewing the entire plan, a small neighborhood of under 70 homes should have more than ample ability to access Davis Boulevard through the two proposed entrances directly onto Davis Boulevard without allowing that neighborhood to use the proposed access onto Odell Street.

I appreciate your kind attention to this matter and look forward to a continued growing, vibrant City of North Richland Hills well into the future.

Regards,



John Kevin Wright
May 9, 2023

5/9/23