

From: Wyatt Harris
To: [Planning](#)
Subject: A hotel placement between Parker and Hawk Blvd? Details Please.
Date: Thursday, September 28, 2017 12:31:06 PM

Hello!

I am a citizen of North Richland Hills, and I am very concerned to hear that our city is even considering the placement of a hotel anywhere off the interstate, with the possibility that it would land anywhere near our neighborhoods and schools. Is this for real?

I am interested to hear more about this.
Please know that I am not alone in my concerns.

I intend to be present at the Planning & Zoning Commission meeting Thursday October 5th.

Thank you!

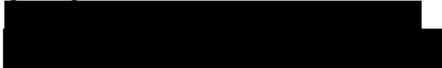


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From: Gini Connolly
To: [Planning](#)
Cc: [REDACTED]
Subject: Against Proposed Zoning Change at 9000 Hawk Ave
Date: Wednesday, September 27, 2017 9:11:33 AM

Hello,

We live at 6117 Pleasant Dream St., in the HomeTown Planning area, and we are against the proposed zoning change and special use permit to allow a proposed extended stay hotel in this location. A hotel is a much higher use than what that particular site can accommodate. We understand mixed use development and are not against all development but this particular use on this particular piece of land is incompatible because;

1) Adjacent uses, especially the elementary school are extremely incompatible. The City would not consider allowing such a high business use directly across from an elementary school in any other traditional zoning scenario. We have had children at Walker Creek Elementary for the past 9 years. This high-density, heavy commercial use is not appropriate for the traditional neighborhood development adopted in the City Code for the Town Center.

2) The infrastructure at that particular location cannot accommodate that kind of traffic from that heavy of a use (& density) on those smaller streets. All of the current Town Center development has been allowed before all of the infrastructure, like curbs and appropriate drainage, is fully in place. Even when it is all in place, the design and width of these streets were not intended to accommodate this proposed type of commercial use and traffic. I'm not sure if there's any kind of tentative site plan or concept plan for this development, but I can't imagine how such parking and lighting would fit within this site.

We appreciate your time.

Thank you,

Chris and Gini Connolly

From: Samantha Duncan
To: [Planning](#)
Subject: Hometown hotel
Date: Wednesday, September 27, 2017 3:15:15 PM

Hello.

I do not live in the Hometown Neighborhood but frequently walk the trails, Trick or Treat with my daughter, use the library and the shopping adjacent to it. Putting a hotel right near an elementary school is a terrible idea. This is a beautiful neighborhood, please don't ruin the heart of North Richland Hills. The area is already SATURATED!! A beautiful park with a playground for kids to play would be a welcome addition. No hotel in this area please.

Samantha Duncan

From: Shelley Gallo
To: [Planning](#)
Subject: Hotel being proposed
Date: Wednesday, September 27, 2017 1:55:15 PM

I vehemently oppose a hotel being constructed near the school!

-First of all, a hotel next to a school

Is NOT a good idea due to the inability to control WHO stays in the hotel - such as predators.

-Secondly, the area around the school is becoming so densely populated it detracts from the appeal of living in a community that has generally had a small-town feel.

-And lastly, the zoning is so construed - the area could potentially develop into an undesirable area, somewhat like Houston

Shelley Gallo

From: Elizabeth Motley
To: [Planning](#)
Subject: Hotel in HomeTown
Date: Wednesday, September 27, 2017 12:56:17 PM

Our concerns are

1. The safety of innocent children across the street from a hotel. With all we see and hear about human trafficking, this will be a too easy target for pedophiles. As a former educator, I would ask the city to check to see how many hotels are built across the street from a school in the county.
2. The traffic is already congested on Parker and Hawk Streets with the additional apartments and housing construction. These streets are already too narrow to handle the current traffic.
3. Will that space accommodate a four story building and parking space for the number of rooms being built?
4. This is an area for NRH residents with the library, rec center, and schools. Is it really fair for taxpayers using these facilities to have to compete for room on the roads and space?
5. If a hotel is built on these two acres, what happens in 10 to 15 years when the hotel deteriorates and becomes run down? How will it affect the property values of homes in HomeTown? Homes in Phase II of HomeTown are currently selling for \$300,000+. Will a hotel within sight of these houses really enhance the property values? This goes for Phase I of HomeTown as well. We have seen increased values of our homes as well.
6. The addition of a hotel will also increase traffic on our narrow streets. Bridge Street will become another venue for hotel traffic to exit to the freeway entrances.

Grace and Peace,
Joe and Liz Motley
8600 Summer Tree Lane
North Richland Hills

From: Jennifer Giese
To: [Planning](#)
Subject: Hotel in HomeTown
Date: Friday, September 29, 2017 11:41:58 AM

Mr. Comstock,

As a resident of HomeTown with children attending Walker Creek Elementary, I would like to voice that I am firmly against a hotel within our community. The proposed site is too close to our most precious assets, our children. It will also cause more traffic in an already crowded area with poor infrastructure. I am unable to understand how this is considered a good idea by our city planners. The developer should do the right thing by the community, listen to the residents concerns, and consider another use for the property. I am hopeful that our community as well as other parents of WCE and BHS students will come together to fight this. Please reconsider the safety issues and the voices of your tax payers.

Regards,
Jennifer Giese

From: John and Mollie Guthrie
To: [Planning](#)
Subject: Hotel next walker creek school
Date: Thursday, September 28, 2017 10:05:45 AM

Hi,

I live at 9113 High Oaks Dr., NRH 76182. My grandchildren attend Walker Creek. How are you going to protect the children with people coming and going from the hotel?

There is liquor sold at hotel, isn't their law how close to school that is permitted? Also how do you protect children from sex offenders who could stay at hotel? Walker Creek is a wonderful school. Why would you endanger my grandchildren and other kids. Traffic already backs up on Hawk during school hours. I picked kids who all last year and this year. I could count on one hand the times I saw NRH Police covering traffic. We expect better from NRH?

There is open area away from school that would work better for the CHILDREN of NRH? Do not put hotel next to our School.

Mollie Guthrie

From: Charlie and Olivia McCartney
To: [Planning](#)
Subject: Hotel on Hawk
Date: Thursday, September 28, 2017 6:52:08 PM

As a resident of NRH and a retired public school teacher, I want to log my opposition to the proposed hotel on Hawk. I have never known of a hotel being built so close to a school. This proposed hotel is too close to Walker Creek Elementary School and may present a danger to school children which could result in a reduction of property values in the area.

Certainly there are other pieces of property in NRH that would be more suitable for a hotel.

Sincerely,
Olivia McCartney
5904 Pedernales Ridge
North Richland Hills 76180

From: Sherilyn Burns
To: [Planning](#)
Subject: Hotel on Hawk
Date: Wednesday, September 27, 2017 3:42:26 PM

Please NO hotel on Hawk!!

Sherilyn and William Burns
8024 Bridge Street
North Richland Hills, TX

From: Jan Lane
To: [Planning](#)
Subject: Hotel on Hawk
Date: Friday, September 29, 2017 7:26:37 AM

I am not for a hotel being built on Hawk adjacent to the school. There are children that walk home from school.

I volunteer at the school. We have to have a background check to work with the children and be there.

It will bring more traffic into Hometown.

That part of hometown is houses and apartments so it is for long term residence.

The property is not near a hi way or a busy street so it seems a poor location.

Thank you,

Jan Lane

7909 Mimosa Dr.

NRH, TX. 76180

From: Neal, Shannon
To: [REDACTED]
Subject: Hotel planned by our elementary school
Date: Thursday, September 28, 2017 1:36:43 PM

When my neighbor told me about this a few days ago, I thought no way – they can't possibly squeeze out another small piece of land for a hotel. And right next door to the elementary school? It's already bad enough that my daughter can't walk across Hawk Avenue to go to tutoring at the library because there are no crossing guards there since it's not a residential area.

Do any of you have children that attend Walker Creek? Both of my children do, although one is now attending Birdville High School. Hawk Avenue was a poorly planned street. The traffic into that school clogs the street in general. The directions around the library and the apartment complex are confusing and have changed over the years as a result of trying to improve the flow. But at this point, there's really not anything you can do to improve the traffic and number of folks frequenting this stretch of road.

It's bad enough that you allowed townhomes just feed in front of the school, with all the construction and construction workers watching our kids go in and out of the school. Now we want to house strangers from out of town right next door, just so we can make some more money for our city.

Money grubbing politicians, that's what I'm seeing. I'm disgusted that you're even considering this. Shame on you.

Resident of NRH since 1996 and BISD resident in Hurst since 1978.

<![endif]-->

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From: Tom McDonald
To: [Planning](#)
Subject: Hotel proposal on Hawk
Date: Wednesday, September 27, 2017 7:59:44 PM

I want to express my objections to the proposed hotel on Hawk street. This is a secluded area away from business, and main thoroughfares in addition it is adjacent to an elementary school. The only business in the area that would draw visitors is the City Recreation center, and the health markets insurance building. The increase in traffic on Hawk, Parker, Grand, and Walker would probably require the city to upgrade those roads to handle the additional commercial traffic which would also increase the tax rate in this area. I assure you I would work diligently to elect a different council representative if this should pass.

Tom McDonald
7928 Irish Drive
N Richland Hills

From: Toni Crawford
To: [Planning](#)
Subject: Hotel zoning
Date: Friday, September 29, 2017 10:47:08 AM

I am emailing you as a North Richland Hills resident and a parent of children who attend Walker Creek Elementary and Birdville High School. I respectfully request that you deny zoning approval and special use permit by a hotel developer for the building of a hotel on Parker Blvd. and Hawk Ave. The safety of our children and traffic issues are my main concern. While I am for the improvement and development of our fine city, a hotel that close to two schools is not appropriate. Thank you for your consideration.

Toni Crawford
8803 Rumfield Road
North Richland Hills, 76182
817-800-2118

--

Toni Crawford
Vice President- Administrator and Controller
Sunflower Shoppe Vitamins and Natural Foods
682-292-5511
682-292-5502 (fax)
email: [REDACTED]

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5100 State Hwy 121, Colleyville, TX 76034
5817 Curzon Ave., Fort Worth, TX 76107
3529 Heritage Trace Pkwy, Fort Worth, TX 76244
[REDACTED]

From: Mary Branum
To: [Planning](#)
Subject: Hotel
Date: Wednesday, September 27, 2017 8:10:25 PM

Please do not use this property for a hotel so near our homes and especially the elementary school! This is not a good idea for this area. They should perhaps consider a bigger more public spot like on hey 26. Our homeowners are most unhappy about this proposal. We dot need need this kind of business and traffic smack dab in the middle of our neighborhood!

Mary Branum
Resident of hometown!

Sent from my iPad

From: jerrod Smith
To: [Planning](#)
Subject: Hotel
Date: Wednesday, September 27, 2017 5:07:22 PM

To whom it may concern,

I live in hometown and adamantly object to this hotel being built in this location please give me dates and times and locations where the council will discuss this.

Jerrod Smith

From: Ruth Reed
To: [Planning](#)
Subject: Hotel--Really
Date: Wednesday, September 27, 2017 5:53:58 PM

Please do not even think about allowing a hotel in this residential area with a elementary school so close. Personally, I feel that you will be putting our children at risk not only by an increase in traffic but also by allowing strangers without ties to the community to be in close contact with the kids.

There is so much land available elsewhere. Please have the hotel find another plot of land away from private homes and especially the school.

Respectfully submitted,
Ruth Reed

Sent from my iPhone

From: Sam Akins
To: [Planning](#)
Subject: MARRIOTT HOTEL IN HOMETOWN???
Date: Thursday, September 28, 2017 5:16:37 PM

---- AS HOMETOWN AND NR HILLS RESIDENTS FOR THE PAST 12 YEARS, WE ARE APPALLED THAT THE CITY AS OWNER OF THE PROPERTY ADJACENT TO WALKER CREEK ELEMENTARY SCHOOL. THE NRH PUBLIC LIBRARY AND THE NRH REC CENTER (ALL USED BY CHILDREN OF ALL AGES!!) WOULD EVEN CONSIDER A PROPOSAL FOR A HOTEL IN THAT AREA!!! THE TRAFFIC ALONE AROUND A SCHOOL (AND PARK!) IS ALREADY DANGEROUS WITH OVER 1000 NEW APTS AND 100 NEW HOMES IN RECENT YEARS AND EVEN MONTHS!! MUCH LESS THE DANGER OF TRANSIENTS AND TOURISTS OF ALL BACKGROUNDS (WHICH OFTEN INCLUDES SEXUAL PREDATORS AND CRIMINALS AND DRUG DEALERS AND USERS) WHO ARE KNOWN TO FREQUENTLY USE ANY HOTEL, NO MATTER HOW UPSCALE. -----

-----WE DO NOT OBJECT TO A MARRIOTT HOTEL (OR OTHER UPSCALE HOTEL IF PLACED IN A PROPER LOCATION ON HWY 26, MID-CITIES BLVD, OR NEAR THE NE CORNER OF HOMETOWN & THE ICE ARENA OR ANY PRIMARILY RETAIL LOCATION BUT NOT THE PROPOSED CIVIC PUBLIC, CHILD CENTERED LOCATION.) AN UPSCALE FAMILY ORIENTED IN THE RIGHT LOCATION IN HOMETOWN MIGHT EVEN BE A GOOD IDEA, BUT DEFINITELY NOT NEXT TO OUR ELEMENTARY!!!! SCHOOL.-----

-----PLEASE LISTEN CAREFULLY TO ALL NRH CITIZENS AND ESPECIALLY THOSE OF US WHO ARE SO PROUD OF OUR WONDERFUL "HOMETOWN" FOR FAMILIES OF ALL AGES. -----

-----SAM & MALTA AKINS 8600 BEETLENUT
LAND 76180

From: David Byczek
To: [Planning](#)
Subject: No hotel in Hometown
Date: Thursday, September 28, 2017 2:39:00 PM

As a HomeTown resident for 8 years, I DO NOT want this hotel, nor does anyone else that either owns a home in HomeTown or has a student going to Walker Creek Elementary.

Proposing a hotel right to an Elementary School is absolutely ridiculous! What about the safety of children that would be walking right next to it from the two apartments right by it? Where else is there a hotel this close to an elementary school? Just in the Mid Cities area, the closest one I could find is Hampton Suites in Colleyville a 1/2 mile from Heritage High, Middle, and Elementary Schools. This hotel is off 121 in a business area, where a hotel belongs.

I also DO NOT want this hotel because it would be the tallest building in HomeTown or more like the biggest eyesore.

I also DO NOT want this hotel because of traffic. This is already a high traffic area and the other phases of the development aren't even finished yet. I lobbied for the city to put in a crosswalk in this area on Hawk Ave when The Centre was completed. It was denied because it was deemed TOO DANGEROUS! During special events, like the Spring Concerts, in this area, CERT Volunteers or police officers are required for pedestrians to be able to cross Hawk Ave safely.

Thank you for reading this. I value your time and I hope you value our neighborhood's NO HOTEL position on this matter.

David Byczek
8606 Olmstead Terrace
NRH 76180

[Sent from Yahoo Mail on Android](#)

From: Karen Cooper
To: [Planning](#)
Subject: No Hotel near Walker Elementary
Date: Thursday, September 28, 2017 12:10:41 PM

No Hotel at Parker Blvd and Hawk Ave.

I do not feel this is a good hotel location for the city of North Richland Hills.

The adjacent streets to the Library, apartments and shops will not accommodate heavy traffic.

These roads are skinny, two lanes with stop signs and slow speeds around schools.

It is too close to the Elementary School, Library, Senior Center and Health Center.

This is not an area frequented by tourists, but frequented by school children and residents.

As a frequent walker on Walker Creek Trail and Park this will increase traffic to the park area as well.

There is already new homes, townhouses and apartments being built in the area which will increase residential traffic.

Hotels need to be located near the major freeways & other hotels in the area.

Properties are for sale along NE 820 loop at Davis, Rufe Snow and Bedford-Eules Road.

Karen Cooper
5325 Colorado Blvd
North Richland Hills, Tx
817-768-8532

From: Tammy Taylor
To: [Planning](#)
Subject: No Hotel on Hawk!
Date: Thursday, September 28, 2017 9:07:18 AM

Hello,

I live on Bridge Street in the Hometown community and Walker Creek Elementary is a few steps away from my home. A hotel this close to a residential community, elementary school, high school, [et.al](#) does not provide any benefit to the residents of this area. The commercial buildings that are nearby, the library, the recreation center both provide services to the community, a hotel does not. Not to mention the transience that comes with a hotel, and that close to an elementary school to boot, it does not make sense and is not a good decision for the constituents of the community.

Tammy Taylor

From: Becky Lovelace
To: [Planning](#)
Subject: No hotel on Hawk
Date: Thursday, September 28, 2017 12:41:19 PM

If it is correct there are plans of a hotel on Hawk near the schools I will oppose that. Keep the hotels on the beaten path away from schools & residences. The Atria Senior Living complex is not that far away & doesn't need a hotel so close by

Becky Lovelace

Sent from my iPhone

From: Jay & Monica Housewright
To: [Planning](#)
Subject: Proposed Hotel - Vote No!
Date: Wednesday, September 27, 2017 1:29:53 PM

I am a homeowner in Hometown, a business owner in NRH as well as a parent of a student at Walker Creek. WE DO NOT want a hotel in that space! Traffic, security of students, and the overall appearance of the area is a major concern. Why not make the space a park/amphitheater for outdoor venues and for residents in this area to use. There are other areas along wider roads that could accommodate a new hotel. For example the vacant land all around city hall, or the land South of Mountasia thats been vacant for a long time. I hope the voice of the tax paying, voting citizens is heard over a developer with no concern other than his pockets will be heard.

Thanks!

Housewright Fence
Jay Housewright
817-266-7992

From: Donna Reid
To: [Planning](#)
Subject: Proposed Hotel in North Richland Hills on Hawk
Date: Thursday, September 28, 2017 12:47:43 PM

Dear Commission,

I am writing to express my complete disagreement with the proposed Hotel at Parker & Hawk in North Richland Hills as both a City resident and a Walker Creek Elementary school parent. The proximity to an elementary school is not appropriate nor reasonable. While I am supportive of an upper scale hotel in NRH, I will not support it in this location. Outdoor events at the NRH Rec Centre (movies and concerts on the lawn) will also be less desirable to attend for the mere concern of non-local attendees that may be staying at the hotel. The hotel that has been proposed is typically only classified as a 2 or 3 star hotel. As we look to improve our tourism and promote our conference center, NRH2O, shopping and other amenities, we should seek to entice a higher rated hotel and place it in a more convenient location. For example... there is a large parcel of land on Hwy 26, beside NRH2O (former driving range) with more land available and easier access which will be close to the conference center and not next door to an elementary school.

As a representative for our community, I implore you to not recommend the proposal for the safety of the children attending Walker Creek Elementary, including my own child.

Donna Reid

From: Jared Ross
To: [Planning](#)
Subject: Proposed hotel on Hawk
Date: Wednesday, September 27, 2017 2:27:37 PM

To Whom it May Concern,

I am a homeowner in Hometown East near Walker Creek Elementary. Our family was one of the first to build in this phase of the development. We fell in love with serenity and convenience of the neighborhood. We love how quiet and private it is. We love walking to the NRH Centre, the Library, Nynetex, and to Birdville football games. We are extremely concerned at the prospect of a hotel so close to our little community. A hotel would bring in strangers who do not live or care about our community. It would bring more vehicle traffic and noise. It could draw unwanted attention for would-be vehicle burglars. And to have it directly next to an elementary school would be extremely unusual and unsafe. Hotels are not required to check backgrounds on their tenants. There is nothing to prevent a child predator from renting a room directly next to the school. City and State regulations take steps to prevent sex offenders from living near schools but there would be no way to track or prevent them from staying at the hotel. I believe a hotel would push good residents like us away and possibly lower home values. We sincerely request you do not approve this plan. Thank you!

Jared Ross
(817)501-5732

Sent from my iPhone

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Clayton Comstock](#)
Subject: Proposed hotel on Hawk
Date: Thursday, September 28, 2017 4:09:28 PM

Donna,

Thank you for your email regarding zoning change case ZC 2017-14 and special use permit case SUP 2017-07. Your comments will be forwarded to the Planning & Zoning Commission and City Council as these cases proceed through their respective public hearings. Any questions that you have included in your correspondence will likely be addressed in the staff reports posted online this Friday afternoon as well as during presentations by city staff and the hotel developer during the public hearings. You can find these materials by selecting the meeting and date at the following website: <https://nrhtx.legistar.com/Calendar.aspx>

The Planning & Zoning Commission is scheduled to hold a public hearing and consider these items Thursday, October 5, 2017. The North Richland Hills City Council is scheduled to hold a public hearing and consider these items Monday, October 23, 2017. Both meetings are at 7:00pm in the City Council Chambers of City Hall located at 4301 City Point Drive.

I am also responding to you on behalf of the City Council to ensure that we do not inadvertently violate the Texas Open Meetings Act since they were all included on your original email. Members of the City Council are receiving a "blind copy" of this response so that they know you have received a response. Thank you again for your comments and have a wonderful day,

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

From: Donna Reid [REDACTED]
Date: September 28, 2017 at 12:59:31 PM CDT
To: [REDACTED]

Subject: Proposed hotel in North Richland Hills on Hawk

Dear Mayor & Council,

I am writing to express my complete disagreement with the proposed hotel at Parker & Hawk in North Richland Hills as both a City resident and a Walker Creek Elementary school parent. The proximity to an elementary school is not appropriate nor reasonable. While I am supportive of an upper scale hotel in NRH, I will not support it in this location. Outdoor events at the NRH Rec Centre (such as movies and concerts on the lawn) will also be less desirable to attend for the mere concern of non-local attendees that may be staying at the hotel.

The proposed hotel gains a 2 star rating in most cities, and occasionally 3 stars. As we look to improve our tourism and promote our conference center, NRH2O, shopping and other amenities, we should seek to entice a higher rated hotel and also place it in a more convenient location for the hotel guests. For example... there is a large parcel of land on Hwy 26, beside NRH2O (former driving range) with more land available and easier access which will be close to the conference center and not next door to an elementary school.

As a representative for our community, I implore you to not approve the proposal for the safety of the children attending Walker Creek Elementary, including my own child. I am willing to participate as a resident and parent in any conversations on more appropriate locations, but will vehemently & vocally stand against this current proposal.

Donna Reid

From: Charles Koonce
To: [Planning](#)
Subject: Proposed Hotel.
Date: Wednesday, September 27, 2017 3:24:18 PM

I do not support this Zoning change. Too close to school, houses and condos already in the area. This space should be made into a park with covered eating areas along with BBQ grills. Please, leave some open space for all of use to enjoy.

Thank you
Charles Koonce
HomeTown

From: Kathy Jennings
To: [Planning](#)
Cc: [REDACTED]
Subject: Proposed Marriott Hotel In HomeTown
Date: Wednesday, September 27, 2017 7:28:00 AM

Suggestion: It seems that a. Better Site for the Marriott Hotel would be on Highway 26 down from the NRH Water Park and El Cielo where there is an Abandoned House.

This would be close to the Hockey Complex, Birdville High School Sports Complex, as well as Restaurants. It would also improve the the environment by removing an eyesore that has been there for the 10 years (and longer) that we have been living in the area.

Comment: NRH asked the residents for their suggestions on what they would like to see on this piece of property in HomeTown , and the response was overwhelmingly for a City Park, a much needed Green Space in the High Traffic area around Walker Elementary School!

Question: Does the HomeTown Developer, Mr. Gietema have any Financial ties with the Developer(s) of the Marriott Hotel Proposal & would he personally benefit in any way with monies invested?

Comment: The City of NRH prides itself on being a great place to live. Please live up to that claim by not adding a Hotel into an already very crowded Residential Community and give HomeTown a City Park (a much needed Green Space). The Marriott Hotel will do very well on Highway 26!

Respectfully submitted,
kathy jennings

Sent from my iPad

From: Marisa.Hayes@gmfinancial.com
To: [Planning](#)
Cc: [REDACTED]
Subject: Proposed re-zoning adjacent to Walker Creek Elementary
Date: Thursday, September 28, 2017 10:35:03 AM

I am writing to voice my strong objection to the proposed re-zoning of the land adjacent to Walker Creek Elementary and the NRH Centre to build a hotel. My family moved to North Richland Hills last year and fell in love with the Hometown area because of all of the green space and lack of traffic. We did not realize all of the green space would be taken away by more homes and townhomes, and now you want to add a hotel? Across from an elementary school? Hotels attract debris and trash as people do not respect it like they respect their own homes. This is not the North Richland Hills we thought it was. There are plenty of places on 26 to build a hotel. We do not need one in our backyard.

I plan on attending the Planning and Zoning Commission meeting on October 5th and the NRH City Council meeting on October 23rd if needed to stand with my neighbors against this ridiculous proposal.

Thank you,
Marisa Hayes
817-729-9894

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From: Gentemann, D'Ann
To: [Planning](#)
Subject: Re: Potential hotel on Hawk in Hometown
Date: Thursday, September 28, 2017 1:30:02 PM

I am writing to express my opposition to placing this hotel at this location. This is in the middle of a neighborhood. It is next to an elementary school. We bought our home on Winter Park in 2016 after looking in the neighborhood for a year. If we had known that a hotel (and a low end hotel at that) would be built at this location, we would never have bought in this neighborhood. We knew that the land was vacant but we never dreamed that it would be used for anything other than something that would benefit our community instead of something that is just a greedy grab for revenue on behalf of NRH with no concern for their citizens who have to live by it. I can't believe that this is even being considered. If someone has business in this area and you think they need a hotel nearby, find a location that is already zoned for it and the people who have purchased the homes nearby are aware of it. Otherwise, let the people just go down the road to the hotels on Hurst Town Center. They're only a mile away and appropriately not built next to a school or in anyone's neighborhood.

D'Ann Gentemann

From: Maureen
To: [Planning](#)
Subject: Request: Proposed hotel near school
Date: Thursday, September 28, 2017 1:35:17 PM

Dear Planning Council,

Please do not move forward with the above subject matter. Children and a safe environment for them to walk back and forth to school should be our priority.

Respectfully,

Maureen Garrison
8804 Grand Ave

From: Mary Robbins
To: [Planning](#)
Subject: Rezoning between Parker Blvd and Hawk Ave
Date: Thursday, September 28, 2017 2:41:08 PM

Please reconsider the placement of a hotel near the elementary school.
Many of the children walk or ride bikes to school and their safety must be the first
priority in North Richland Hills.

Mary Robbins
8764 Madrid St.
NRH

--

Mary Robbins

From: Dianne Spradling
To: [Planning](#)
Subject: TownePlace Suites by Marriott
Date: Wednesday, September 27, 2017 2:30:12 PM

If we truly get a say or vote, mine is an astounding No. I hope the decision hasn't been made yet.

More traffic, noise and kids do not mix. NRH is a wonderful place to live because it takes the welfare and safety of its citizens very seriously. I cannot see the City putting tax dollars over citizens safety. This area is a safe place now (walking, biking, enjoying the outdoors), but a hotel, in this location, would bring in less than desirable future problems, take your pick.

A hotel in the center of a neighborhood, just does not make since to me. Most hotels are along freeways and very busy streets and this is what we will have if this is allowed to move forward.

I know this piece of land holds its challenges, but surely we can come together as a community with more options. There are better places in NRH for a hotel, maybe even by one of the new rail line stations.

My Two Cents,
Dianne Spradling

From: Nicole Anderson
To: [Planning](#)
Subject: Zoning change request concern
Date: Wednesday, September 27, 2017 10:33:07 PM

To Whom it may concern,

I would like to express my concerns for the zoning change request near Parker Blvd & Hawk Avenue. Simply put, this is the wrong location for a hotel because the proposed location is adjacent to an elementary school. As a parent of a walker creek student, this is bothersome. So many children walk from WCE to the Venue and Dolce, passing in front of or behind the proposed location. I would feel uneasy if my child had to walk behind a hotel to get to school. I am an advocate for economic development in our city & I would love to see a hotel in NRH, just not deep within a neighborhood. I strongly urge you to consider the families that have chosen this great area as their home. Do we honestly think a hotel is the best idea for development in one of the city's best neighborhoods? Hometown is a master plan community and the proposed hotel is antithetical to a safe and friendly neighborhood. I hope you deny this zoning change so the lot can be utilized for single family or multi family residential purposes.

Thank you,
Nicole Anderson

Sent from my iPhone

From: Susan Kyzer
To: [Planning](#)
Subject: Zoning change request
Date: Thursday, September 28, 2017 10:18:00 PM

I do not agree with the zoning change requested for the area by Walker Elementary School – teacher parking – Hawk Ave.. The increased traffic and transient nature of the business is not a desirable change for our community. Please do not approve this zoning change request.

Susan Kyzer
6125 Pleasant Dreams St,
NRH, TX 76180

Sent from [Mail](#) for Windows 10

From: Judy Cooper
To: [Planning](#)
Subject: No Hotel on Hawk
Date: Thursday, September 28, 2017 10:57:17 AM

I am writing in opposition to the proposed zoning for a hotel on Hawk. This is dangerous right next to an elementary school. We recently purchased our home in hometown and do not want this to negatively impact our neighborhood and property values.

Respectfully

Judy Cooper
8700 Madrid Street

From: debbie erwin
To: [Planning](#)
Subject: Hotel in hometown
Date: Wednesday, September 27, 2017 9:47:47 PM

I am writing to express my disappointment with the city's idea of planning a hotel in Hometown.

My first thought is how would you like a hotel by your home?

I have lived on Bridge Street for 15 and a half years-yes,one of the original home owners. I can assure you that the model plan of the HomeTown concept and design had no hotel in their displayed model they had layed out in the original David Weekly model home!

I have seen Bridge Street grow from a quiet street to what is now a major cut through route for many- so sad. With the ever growing apartments and homes squeezed in a tight space, traffic has grown even more. We all walk and bike in our neighborhood, and the children from nearby schools also walk and bike home from school. This would be jeopardized horrifically if a hotel entered our neighborhood! I would think that safety and satisfaction of the citizens and high dollar tax payers should take precedence over placing a towering hotel in our quaintly designed neighborhood. Frankly, I am appalled!

Please think and reconsider this poorly thought out idea.

Debbie Erwin

8401 Bridge Street

[Sent from Yahoo Mail on Android](#)

From: Deborah Meek
To: [Planning](#)
Subject: Hotel in Hometown
Date: Thursday, September 28, 2017 2:20:49 PM

I think allowing a hotel to be built in this area is not being responsible to the children of this neighborhood.

I don't care how many safety plans are put in place. There are not enough plans to protect the children as they walk to school and play in the parks.

A hotel may have been in the original plans, but the community has changed their feelings on the hotel. Probably most of the planners are not even around any more.

This community does not want a hotel built there.

A park would be a great choice for our children instead of a creating an environment where we have to have safety measures put in place to protect them.

Deborah Meek
Bridge street resident

Sent from my iPhone

From: dawn saye
To: [Planning](#)
Subject: NO HOTEL ON HAWK
Date: Wednesday, September 27, 2017 3:22:48 PM

I just read that the city council is considering approving a four story hotel on Hawk next to Walker Creek Elementary & Birdville High School. Please do not approve this! This is not the right location for a hotel with two schools and a nice neighborhood, my neighborhood, next door. This will increase traffic and lower property values in the area. Please approve it for another area with more commercial properties, not this area.

NO HOTEL ON HAWK!

Thanks,

Dawn

Dawn Saye, Realtor
KELLER WILLIAMS REALTY

[REDACTED]
817-328-1142 Bus Direct
817-454-3777 Cell
817-251-1522 Fax

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From: Nancy Thomasch
To: [Planning](#)
Subject: No hotel on hawk
Date: Wednesday, September 27, 2017 3:33:01 PM

I am a brand new resident who just purchased a town home across the street from the elementary school on Parker. I specifically moved from downtown Fort Worth across the street from the Omni Hotel and its noise, traffic, and loiterers.

I envision crime, child molesters, and lots of traffic. We do not need more crime in North Richland Hills, and we do not need more traffic by an elementary school. This is the worst idea I have ever heard. There are plenty of commercial areas around that you do not need to invade a very expensive neighborhood and reduce our property values.

I think we need a lawsuit. I will attend the city council meeting next week.

Sent from my iPad
Nancy Cato Thomasch
8732 Madrid Street
North Richland Hills, TX 76180

From: Matt Ybanez
To: [REDACTED]
Subject: NO Hotel on Hawk
Date: Wednesday, September 27, 2017 3:37:25 PM

Good afternoon, my name is Matt Ybañez and I strongly oppose the proposal to allow a hotel to be built on Hawk by Walker Creek Elementary school.

I live just 100 yds from that site. I am concerned for the increased traffic, increased crime, reduced property value of my brand new home, and all of the unknown people coming and going around my children's elementary school. Please do not allow this hotel to be built in my neighborhood.

Cordially,
Matt Ybañez
6016 Monterey Mews
North Richland Hills, TX 76180

October 5th, 2017

Name

North Richland Hills City Council
4301 City Point Drive, 3rd Floor
North Richland Hills, TX 76180

Dear Name: Mr. Trevino & Council Members,

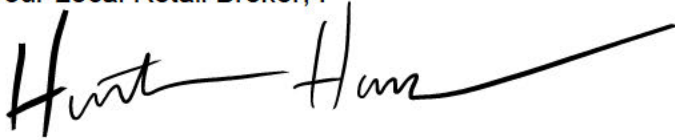
My name is Hunter Hayes, I am a Commercial Broker at NAI Robert Lynn. I specialize in Retail Landlord Representation, where I track all retail properties, owners and market activity. I currently represent Venterra Realty at the Venue at HomeTown. I have been impressed by the commercial development advances that have taken place in the last few months. In my line of work all activity helps, especially when you receive an influx of people. The recent ground breaking from Dolce, on their luxury 192-unit apartment complex has already benefited the activity I am receiving from a sign call/cold call approach. This has also benefited my “sales pitch”. I have been able to update/upgrade my marketing materials to highlight a few developments in the general trade area. These developments include 1) Dolce Luxury Apartment Complex 2) Marriott TownePlace and Suites 3) Canal Development. See image below.



This is a strong Retail trade area and is only improving with additional commercial advances. I have seen higher interest from prospects, after being able to show them a visual detailing exactly what is planned for the area. Many retail users are surprised to see/hear about a Marriott hotel coming to this area, but love the idea of the added benefit it would bring to them as business owners. I can only agree with them on the impact Marriott can make. 112 guest rooms bring an influx of people and tax dollars. These guests that stay will not only bring the HOT tax dollars to NRH, they will also support the local businesses in the surrounding area. Every business is going to have the opportunity to gain a new customer. While these businesses can't gain a returning long-term customer from these traveling tourist, they can capitalize on the increase of foot traffic.

Overall, this proposed development has benefited me in marketing the Venue at HomeTown. It has made leasing efforts an easier "sell", and as commercial activity advances I expect that to continue. I know this proposed Marriott TownePlace Suites brings added value to this retail trade area and will only benefit it and the community in years to come. Any advancement in commercial development will benefit the residents of NRH and the tourists who come visit. I would love to see this Marriott's flag flying soon. If there's anything I can do to help, please don't hesitate to ask.

Your Local Retail Broker, .

A handwritten signature in black ink, appearing to read "Hunter Hayes", with a long horizontal flourish extending to the right.

Hunter Hayes
Market Director, Fort Worth
(817) 872-3911
[Redacted]

September 27, 2017

To: North Richland Hills Planning & Zoning Department
From: HomeTown Owners
Re: HomeTown Re-Zoning Concerns

Jennifer Matthews – [REDACTED]
Joe and Liz Motley – [REDACTED]

Kathy Jennings – [REDACTED]
Florence Mary Hunter – [REDACTED]

Avis & Jerry Sorenson – [REDACTED]

Ron Nichol – [REDACTED]

Please review the suggestions, comments and questions below. Can we expect a response before the Planning and Zoning Commission meeting on 10/5? Please advise what form of communication the P&Z will address the below.

Suggestions:

Better Site for Hotel

1. It seems that a better site for the Marriott Hotel would be on Highway 26 down from the NRH Water Park and El Cielo where there is an abandoned house. This would be close to the Hockey Complex, Birdville High School Sports Complex, as well as Restaurants. It would also improve the environment by removing an eyesore that has been there for the 10 years (and longer) that we have been living in the area.
2. There are many other locations that are better suited for a hotel including the old driving range on Highway 26.
3. The Suggestion has already been made that the Site on Hwy 26 down from NRH Water Park & El Cielo where an abandoned house sits would be a better location for the Marriott TownSuites to be built, and that is my suggestion.

Survey Results

1. NRH asked the residents for their suggestions on what they would like to see on this piece of property in HomeTown, and the response was overwhelmingly for a City Park, a much needed Green Space in the high traffic area around Walker Elementary School!
2. The City of NRH prides itself on being a great place to live. Please live up to that claim by not adding a hotel into an already very crowded Residential Community and give HomeTown a City Park (a much needed Green Space). The Marriott Hotel will do very well on Highway 26!
3. NRH asked HomeTown residents for their suggestions on what they would like to see on the property owned by the City in HomeTown. Overwhelmingly, HomeTown residents wanted to see a Green Space & City Park!

4. The City Council of NRH needs to represent the interests of HomeTown Residents on this issue because they were the ones who asked HomeTown Residents what they would like to see this property used for.
I'm very concerned about the hotel to be built. Feel a park would be a much better fit, as it is so close to Walker Creek Elementary

Comments:

Hometown was designed to be a development with green space and housing. The development of apartments and the high density housing, we have less and less green space.

Questions:

1. Does the HomeTown Developer, Mr. Gietema have any financial ties with the Developer(s) of the Marriott Hotel Proposal & would he personally benefit in any way with monies invested?
2. What tax incentives has the city offered the developer of the hotel?
3. Is the city selling the land or leasing it to the hotel?
4. Is there a similar development in a neighborhood next to a school in a city of our size? Please provide examples.
5. With 2 hotels in Hurst, is there a need for another in North Richland Hills? Who is the target market and what is the projected occupancy rate?
6. Is this being developed by a Marriott franchisee or the Marriott Corporation? If this business is not successful, what are the plans for an unoccupied structure in the middle of HomeTown.

Property Values

1. If a hotel is built on these four acres, what happens in 10 to 15 years when the hotel deteriorates and becomes run down? How will it affect the property values of homes in HomeTown? Homes in Phase II of HomeTown are currently selling for \$300,000+. Will a hotel within sight of these houses really enhance the property value? This goes for Phase I of HomeTown as well. We have seen increased values of our homes as well.
2. Does the P&Z have examples of a hotel being built in the middle of a housing community similar to HomeTown? Where are these located? Would like data on what effect it had on property values.
3. I would also like to have a sit down meeting with Councilman Barth. He was very helpful when we were trying to stop the high density on the east side of the lake.

Traffic and Crime

1. There is already a traffic issue for surrounding roads (see recent P&Z discussion of limiting parking on Ice House Dr.) This will only increase traffic and impact the safety of our students at Walker Creek. What study has been done?
2. We have laws that state where a sex offender can live and they cannot live close to a school. There is nothing to stop an offender from staying in the hotel. How will this be addressed?
3. The safety of innocent children across the street from a hotel is a concern. With all we see and hear about human trafficking, this will be a too easy target for pedophiles. As a former educator, I would ask the city to check to see how many hotels are built across the street from a school in the county.
4. The traffic is already congested on Parker and Hawk Streets with the additional apartments and housing construction. These streets are already too narrow to handle the current traffic. The addition of a hotel will also increase traffic on our narrow streets. Bridge Street will become another venue for hotel traffic to exit to the freeway entrances.
5. This is an area for NRH residents with the library, rec center, and school. Is it really fair for taxpayers using these facilities to have to compete for room on the roads and space?