

Letters of Support

From: Patsy Crownover
To: [Planning](#)
Subject: Hotel on Hawk
Date: Saturday, September 30, 2017 12:53:11 PM

Great idea and appreciate the presentation by the city planning and commerce staff at our NRH Sr Ctr this past week. Thank you for coming as many of us cannot make the planning & council meetings.

Clayton Comstock

From: Tim Barth [REDACTED]
Sent: Tuesday, October 3, 2017 9:39 AM
To: Oscar Trevino; Mark Hindman; Clayton Comstock
Subject: Fw: Hotel

This one is different.....



Dr. Tim Barth - Council Place 4
[REDACTED]

On Monday, October 2, 2017 3:44 PM, Russell Maddox [REDACTED] wrote:

Tim, I am sure you are receiving a lot of feedback on the hotel. While I wish it was planned for Boulevard 26 adjacent to NRH2O, I think the hotel is a good addition and something we should support. I have always wanted to see more commercial and even office space in the development. I think the mix of homes, apartments, stores, offices and entertainment is what is required to create a truly healthy community. I hope the planning commission and the city council will encourage the development.

At dinner club last Saturday, one resident suggested that a small bus (maybe one that looks old fashioned) that makes a round to the shopping, office, restaurants, library, rec center, retirement center, through the neighborhood and to the new train station at Smithfield would dramatically add value to the development and North Richland Hills (possibly the restaurants and businesses could help fund the transit). It could make the area much more attractive to young professionals who work in downtown Fort Worth or Grapevine or just want to go to Sundance Square or Bass Hall on a Friday or Saturday night. One person even suggested it might be a self driving vehicle (I however am not sure the technology is ready for prime time).

So, that is my two cents worth. Thank you and your colleagues on the city council for making this the best city in Tarrant county.
Russell Maddox



www.bluffcreekconsulting.com | 817.937.8292

John Chapman

From: Mark Hindman
Sent: Sunday, October 15, 2017 9:54 PM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Vote Yes - Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. You may not receive an individual response from any individual members of the City Council. It is not that they do not care, but they are still evaluating the information and formulating their own opinions based on input from citizens and information that will be presented during the public hearing. Your input has been received and is being considered.

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we have been attempting to make with those concerned about the location of the proposed hotel. Based on your email it appears that you have a good understanding of these points, but we are striving to be consistent in our distribution of information so I will provide you with the same points as those voicing their objections. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side by the school and the main entrance as well as the parking will be toward Hawk Avenue. I know that some are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check-in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we

believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and your willingness to step out with a position that may not be popular with your neighbors.

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

Sent from my iPhone

From: LT [REDACTED]
Date: October 15, 2017 at 3:20:36 PM HST
To: <otrevino@nrhtx.com>, <nrhrodriguez@att.net>, <nrhrwoujesky@charter.net>, <nrhlombard@sbcglobal.net>, <nrhtbarth@sbcglobal.net>, <mbenton@nrhtx.com>, <nrhsturnage@sbcglobal.net>, <tim-welch@sbcglobal.net>
Subject: Vote Yes for 4-Story Hotel in Home Town area

Dear Oscar Trevino, Tito Rodriguez, Rita Wright Oujesky, Tom Lombard, Dr. Tim Barth, Mike Benton, Scott Turnage, & Tim Welch,

Thank you for the extensive work that city leaders have done to promote a positive business climate in NRH. We are fortunate to have the caliber of leaders working hard to make NRH an attractive and thriving community.

I am a resident and former president of the NRH Pleasant Dreams HOA, located in Home Town. I am impressed with the process and research involved by the P&Z Commission in recommending the rezoning for a 4-Story Hotel in the Home Town area. The hotel will be an asset to our community, plus raise our property values and reduce taxes.

Communities and towns in Texas that have citizens who stop reputable businesses from locating in their towns have historically dwindled down to undesirable places to live. Please do not be swayed by misinformed citizens who are stating that property values may drop or safety of children. They have no research, merely false information.

If we hire people to do the thorough research, we must have confidence in their abilities or replace the entire P&Z Commission. Do not be bullied by citizens who lack proper information.

Vote yes to the P&Z Commission's proposal [on October 23, 2017](#), for final approval.

Thank you,
Linda Taylor
Retired School Principal

John Chapman

From: Mark Hindman
Sent: Wednesday, October 18, 2017 10:02 AM
To: 'jay.narayana@gmail.com'
Cc: Planning
Subject: HomeTown Hotel SUP application

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

The decision to locate this hotel at the site under consideration has not been made and I know that it is weighing heavy on the minds of the City Council members who will have to make that decision. Not only does the City Council have a legal responsibility to consider this issue, but they also have a fundamental responsibility to consider issues such as this to determine what is in the best interest of the community. As you recognize in your email there are definite merits to the location of a hotel on this site and you also recognize that this site is intended to be a commercial business. From a staff perspective we would agree that a hotel is in keeping with the original intent of a walkable, town center. Unfortunately a number of your neighbors have apparently forgotten the original intent that the area east of the HomeTown lakes was intended to be mixed-use with a high level of commercial and office. If it had been intended to be a purely residential community, then it is very unlikely that the NRH Centre or Library would have been placed in this district, they would have been placed in a more commercial area. This area was planned and marketed to be the "downtown" of NRH, hence the official name of the Town Center District.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Jayashree Narayana [REDACTED]

Date: October 17, 2017 at 5:52:42 PM CDT

To: "otrevino@nrhtx.com" <otrevino@nrhtx.com>, "nrhrrodriguez@att.net" <nrhrrodriguez@att.net>, "nrhwoujesky@charter.net" <nrhwoujesky@charter.net>, "nrhlombard@att.net" <nrhlombard@att.net>, "nrhbarth@sbcglobal.net" <nrhbarth@sbcglobal.net>, "mbenton@nrhtx.com" <mbenton@nrhtx.com>, "nrhsturnage@sbcglobal.net" <nrhsturnage@sbcglobal.net>, "tim-welch@sbcglobal.net" <tim-welch@sbcglobal.net>

Cc: Clayton Comstock <ccomstock@nrhtx.com>

Subject: Hometown Hotel SUP Application

Honorable Mayor and City Council Members:

My name is Jay Narayana and I am a homeowner in Hometown residing at 8516 Bridge Street, NRH, TX 76180. As an almost 10 year resident of the City and Hometown, I am excited about all the new retail, restaurants, and market-rate multi-family development in addition to the City rec. center and library all in close proximity to our neighborhood. The future of Hometown will depend on its ability to sustain a vibrant mix of uses in addition to attracting a stable tax base. To this end, the addition of a hotel, especially a Towneplace Suites with a Marriott brand, is a much needed use in our neighborhood. I have had extended family visit and having the only quality hotels for them to stay at in Hurst is a disappointment since I'd rather have my tax dollars go to NRH.

In addition to the added property and hotel occupancy taxes that the Hometown TIF (tax increment financing district) would benefit from, people staying at the hotel would use the restaurants and retail in Hometown more thus potentially increasing sales tax revenues as well. I can already see the addition of more roof tops helping the retail at Hometown along SH 26 and lodging uses will continue this trend to create and sustain entertainment and restaurant uses and make the area more vibrant.

Many of the fears of increased crime and safety concerns due to its adjacency to the elementary school are really exaggerated and at their face value would really apply to all commercial uses (not just lodging uses) on the property. That does not mean that schools don't coexist with other commercial uses in close proximity all over the US.. In the end, a quality new hotel with activity at the street level and streetscape improvements will make Parker Blvd a safer place to walk and will increase the "eyes on the street" effect.

Given the site's location and lack of visibility from SH 26, there are not many commercial uses that can necessarily be located on this block. In terms of highest and best use, a more intense commercial or office use on this site may exacerbate any traffic concerns, especially if they coincide with peak hour school traffic. In that context, a lodging use is an ideal candidate given the lack of visibility from 26 and distribution of traffic through out the day. In fact, most of the people who will stay here will either be business travelers, tourists that can take advantage of the proximity to NRH20 and all the restaurants/retail or relatives of Hometown residents who need better lodging alternatives within the city.

If we want to elevate Hometown into a true mixed use, walkable and vibrant neighborhood, having a range of uses including a quality lodging option is the right step. **I am in support of this application which will only help the city's tax base and make Hometown more competitive for additional restaurants and retail.**

Thank you for your continued efforts to improve our city and quality of life,

Jayashree Narayana

8516 Bridge Street

NRH, TX 76180
[REDACTED]

From: Carolyn Ireland
To: [Planning](#)
Subject: Hotel in Hometown
Date: Thursday, October 5, 2017 11:19:38 AM


As residents of Hometown for the last 10 years, Ed Ireland and I have watched the carefully planned community grow and become better and lovelier. We believe the idea of a hotel in the area planned is a good one and would love to have a place nearby for our guests to stay. We do wish that the hotel could be a higher level and perhaps not extended stay.

We also would prefer the hotel be located nearer the library and apartments than the school.

While I am wishing, I wish there could be perhaps a private club aspect that allows card carriers to use the pool and the lounge. We more mature folk would like an outdoor pool to lounge in without going to the water park.

Thank you for all the work that has gone into the planning for this glorious community and thank you for what you are about to go through. We hope you are successful in building this amenity.

Carolyn and Ed Ireland
8613 Bridge Street
NRH 76180



From: Alan Reeder
To: [Planning](#)
Subject: Vote "NO" For Proposed Hotel Beside Walker Creek Elementary
Date: Wednesday, October 4, 2017 4:15:03 PM

We just built a home in Hometown East earlier this year, so this is basically across the street from us. I like the idea of a nearby Marriott hotel for when family is in-town, but **this should be built north of the NRH center (if at all), not right beside our kids future elementary school playground!** Seems like a magnet for pedophiles and it certainly won't help the inevitable traffic congestion that will occur once all phases of new construction in Hometown and the Venue/Dolce apartments are completed.

This is a bad idea and it needs to be voted down! As a Realtor, I know that one of the main reasons younger couples move to Hometown and love this specific area is the schools, if this negatively impacts the the ratings of Walker Creek Elementary School, then you will have a hard time finding buyers for the remaining phases of Hometown East construction and you will also find that people will think twice about paying so much to live in the nearby luxury apartments that parents now rent so that they can send their kids to Walker Creek Elementary.

If logistically a hotel has to be built to support the NRH Centre, please consider the land north of the NRH Centre's parking lot, south of the high school baseball fields, and immediately vote down the idea of building this right beside Walker Creek Elementary School's playground! Thanks.



From: [Clayton Comstock](#)
To: [Nancy Thomasch](#)
Subject: RE: No hotel on hawk
Date: Tuesday, October 10, 2017 9:15:08 AM

Thank you, Ms. Thomasch, for your email. Thank you also for coming (as long as you were able) to the meeting last Thursday. I am inspired by the conversations and interest the issue has generated. Questions and concerns only elevate the necessity for professional, fact-based research and analysis.

Just to clarify, the current zoning does allow for a Special Use Permit (SUP) to be requested for a hotel. City Council approval of the SUP is still required in order to build a hotel.

Welcome to North Richland Hills and please let us know if you have any more questions.

Thank you,

Clayton Comstock, AICP
Planning Manager
City of North Richland Hills
(817)427-6301

From: Nancy Thomasch [mailto:Nancycato@outlook.com]
Sent: Monday, October 9, 2017 6:35 PM
To: Clayton Comstock <ccomstock@nrhtx.com>
Subject: Re: No hotel on hawk

Dear Clayton,

I would like to apologize for the first email I sent you about the hotel. Having just purchased my home, I knew nothing about the original planning designations for the land. I was very impressed with all the presentations at the planning meeting, and with the thoughtful research by the developers.

Since we are already zoned for a hotel I believe that this Marriott will be an excellent addition to the location. It could be much worse, and I am thankful that the Zoning Committee passed the measure. I was unable to stay for the comment section of the meeting, but I hope it was not contentious.

Thank you for your hard work and I hope the audience was not too hard on you all. They were loaded for bear before the meeting started.

Sent from my iPad
Nancy Cato Thomasch

On Sep 27, 2017, at 6:36 PM, Clayton Comstock <ccomstock@nrhtx.com> wrote:

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.

Thank you again for your comments and have a wonderful day,

Clayton Comstock, AICP
Planning Manager
City of North Richland Hills
(817)427-6301

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

From: Nancy Thomasch [REDACTED]
Sent: Wednesday, September 27, 2017 3:33 PM
To: Planning <planning@nrhtx.com>
Subject: No hotel on hawk

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

Letters of Opposition

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
[REDACTED]

--

Toni Crawford
Vice President- Administrator and Controller
Sunflower Shoppe Vitamins and Natural Foods
[REDACTED]
[REDACTED]
[REDACTED]

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



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
[REDACTED]

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


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](tel: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
[REDACTED]

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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



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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.




1200 Summit Avenue Suite 800
Fort Worth, Texas 76102

robertlynn.com

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

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?



October 4, 2017

RE: Cases ZC 2017-14 and SUP 2017-07 Concerning a Hotel in HomeTown

Dear City Council and Planning Commission:

I am writing on behalf of Arcadia Land Partners 25 Ltd. to express our qualified support for the above referenced hotel proposed on city-owned land in HomeTown. Arcadia believes the hotel use is a compatible land-use and complementary with the existing and envisioned future land uses adjacent to the site. The hotel will represent a significant reduction in traffic relative to the previously planned public and private facilities anticipated on this site in both the original and revised HomeTown master plans.

Arcadia has worked with city staff and the applicant to refine a site plan which adheres to the HomeTown zoning and architectural regulations while maintaining direct connectivity to the NRH Centre and Library. The majority of the traffic, and on-site parking will be contained along Hawk Road.

Arcadia does have several remaining concerns and conditions for its support.

1. Since this site is being converted from a civic to a private use, the hotel should be included in the HomeTown Commercial Property Owner's Association and be subject to its rules and regulations.
2. The architecture, site plan, signage and landscaping of the hotel must comply with our private architectural regulations and practices and be approved by the HomeTown Town Architect.
3. In consideration of the to-be-built single-family townhomes across Parker, there will not be air conditioning units allowed on the front or side faces of the hotel or otherwise located in a manner that creates a negative noise impact.
4. It is important to maintain a clean accessible edge along the entire south side of the driveway connecting Parker and Hawk in order for the city to have maximum flexibility to develop its remaining two acres per the HomeTown public and private regulations.

Given the above reasonable conditions, I am confident this hotel will be a good neighbor and useful amenity to the residents of HomeTown and citizens of North Richland Hills.

I regretfully will not be able to attend the October 5th and 23rd public hearings. Please allow this letter to serve in my absence. Feel free to call me with any questions.

Thank You,

William Gietema, Jr.
CEO
Arcadia Realty Corp.

From: Almonrode, Christopher - 1822
To: [Planning](#)
Subject: No-Hotel in Hometown.
Date: Monday, October 2, 2017 2:50:40 PM

Dear P&Z,

I am a resident in NRH and reside at 7033 Michael Drive.

I wanted to express my sincere opposition to a hotel in Hometown, NRH. This would be an anomaly for our development in Hometown.

Please do not allow this to happen.

Thank you,

Christopher Almonrode CPP, CIPM | Security Manager
HERITAGE AUCTIONS

[REDACTED]
3500 Maple Avenue, 17th Floor
Dallas TX, 75219

[REDACTED] | www.HA.com



From: Kimberly Brandt
To: [Planning](#)
Subject: New zoning for Parker Blvd and Hawk
Date: Tuesday, October 3, 2017 2:45:24 PM

To Whom it may concern ~

I have 2 children that go to Walker Creek Elementary. I am fortunate enough to be able to take my kids to school and pick them up. However, there are many parents that are not in that situation. I see several young children walking to and from school. Having a hotel in this location is potentially very dangerous. You leave those children's safety in the hands of whomever decides to get a hotel room. I can tell you now with all the human trafficking, kidnappings, and other horrible things going on in this world I DON'T want a hotel next to where my kids go to school. This is a horribly irresponsible decision.....and for what....money? There is plenty of land next to TCC on 26. Not to mention you would see it better. So it would get more business.

The city has pretty much blocked in the school with condos and houses. Now we have to worry about who will be in and out of a hotel????

I vote NO for re zoning!!!!

Thank You
The Brandts

From: Judy Briley
To: [Planning](#)
Subject: Hotel in HomeTown
Date: Sunday, October 1, 2017 9:43:22 AM

> There is no way this “brilliant” idea makes sense!

>

> Our streets are too narrow for fire trucks and the garbage trucks, much less the traffic that a hotel will generate. Putting such a facility next door to an elementary school isn't a safe idea. Parents and children are currently challenged to traverse to/from school. There is pedestrian traffic to the Library and Rec Center that will be compromised with hotel traffic, residents and delivery trucks.

>

> I see that a hotel is needed but there is land along Hwy 26 and Mid-Cities that could more easily accommodate the size building needed, the visibility a large chain needs, and still be the realm of close proximity to the attractions around HomeTown. Would you want a hotel plopped down in the middle of your neighborhood?

>

> Please reconsider the location and think outside the box to find a better place. The original plans for HomeTown included quiet businesses with loft/apartments above them. A hotel doesn't fit the profile!!!!!!!

>

> Thanks for your consideration.

> Judy Briley

> 8621 Lantana Drive

.

From: Burt, Brad
To: [Planning](#)
Subject: HomeTown Hotel
Date: Tuesday, October 3, 2017 2:40:50 PM

Good Afternoon,

I am a HomeTown home owner and would like to express my concern around the plans for this hotel.

As a parent, I find it hard to believe that we would be considering placing a hotel next to an elementary school. With people constantly coming and going at a hotel, that seems like an extremely poor decision when it comes to child safety. Additionally, with the recent events in Las Vegas, how are we as residents supposed to feel safe going to the NRH Center for concerts or just to work out. There are no security measures at hotels.

My other concern is that of a homeowner. Our home is our largest investment and this will not help it appreciate. A hotel in this space will make HomeTown a less desirable place to live and will not foster appreciation of our investment.

We moved to Home Town because we enrolled our daughter at BHS for her freshman year. After looking at our options we decided it would be best to go ahead and move from Grapevine to NRH. HomeTown was the perfect fit for our family. Shortly after making the move, we felt right at home and loved the convenience of our location and the overall feel of the community. I do not think we will still feel that way if this hotel is allowed to proceed. This space should be used to enhance the overall community experience. A park with food trucks would be an attraction not only to residents but to the surrounding area and could make it a destination for people. The board should be looking at vacant property on HWY 26 for this hotel.

Can you please put me on the list to speak at the meeting this Thursday evening?

Thanks

Brad Burt

Director - SEI



For assistance, contact us on the web: 

Please consider the environment before printing this e-mail or any of the attachments

From: Jenna Cameron
To: [Planning](#)
Subject: New hotel in nrh hometown
Date: Tuesday, October 3, 2017 10:54:07 PM

I wanted to send a quick email expressing my opinion that I'm in opposition of the proposed "extended stay" hotel in hometown in North Richland Hills, TX. Thank you for your time.

Jenna

Sent from my iPhone

.

From: Aaron Carpenter
To: [Planning](#)
Subject: Proposed Hotel on Hawk Avenue
Date: Tuesday, October 3, 2017 10:45:18 PM

To The Planning and Zoning Committee:

As a resident of North Richland Hills who has two daughters currently attending Walker Creek Elementary with a third daughter attending in the future I am writing to express my opposition to the proposed re-zoning of land for a hotel on Hawk Avenue. This will create a substantial and unnecessary safety risk for our children as there will be little opportunity to effectively ensure that bad actors are not given the chance to spend extended amounts of time unaccounted for and near young children.

I urge you all to vote no regarding this proposal. Thank you for your consideration.

A Concerned Citizen,

Ernest Carpenter
8428 Glenann Drive

From: Laura"s
To: [Planning](#)
Subject: Proposed hotel
Date: Monday, October 2, 2017 1:02:18 PM

I would like to voice my opposition to a hotel being built near Walker Creek Elementary. While I'm certainly for growth and development in North Richland Hills, I feel there are more practical locations.

Thank You for your responsible consideration.

Laura Chamberlain
Hometown resident

Clayton Comstock

From: Oscar Trevino
Sent: Sunday, October 1, 2017 3:41 PM
To: Judy
Cc: Clayton Comstock
Subject: Re: Hotel on Hawk

Judy,

Thank you for contacting me regarding a proposed rezoning of property located at 9005 Grand as a hotel. This item is scheduled for consideration by the Planning and Zoning Commission [on Thursday, October 5 at 7:00 pm](#). Following consideration by the Planning and Zoning Commission the issue must be considered by the City Council at a subsequent date that has not yet been finalized. The upcoming City Council meetings, after the [October 5](#), Planning and zoning Commission meeting, are scheduled for: [October 23](#), [November 13](#) and [December 11](#). All of the meetings will be held at City Hall, located at [4301 City Point Drive](#).

We appreciate your input as we do take the opinions of our citizens very seriously. I would believe that the Council will be keeping an open mind as they consider the issue since the property under discussion has been planned for commercial use since 1999 and there are existing commercial uses on three sides of the school already that are opened to the general public.

The City Council is very committed to maintaining property values and the quality of life for existing residents in the area. I will also make sure that your concern and position is in the information the P&Z & Council receives on this item.

We appreciate your input on this complex issue.

Oscar

“Effective [September 1, 2017](#), my email address will change. Please update your contacts to include my new email address [REDACTED]



Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 1, 2017, at 12:47 PM, Judy [REDACTED] wrote:

There is a reason the area is zoned as "Town Center." It allows for residences and businesses that are useful and beneficial to the residents of the community. A hotel is not useful or beneficial in that location. It poses a risk to every student and family at Walker Creek Elementary. There are plenty of perfectly fine, and more accessible locations where a hotel in NRH would be MORE successful. Please do not vote for this change.

Thank you for your time.
Judy & Stanley Christmas

Sent from [Mail](#) for Windows 10

Clayton Comstock

From: Oscar Trevino
Sent: Friday, September 29, 2017 5:59 PM
To: Collier, Coleta
Cc: Clayton Comstock
Subject: Re: Hotel on Hawk

Coleta,

Thank you for contacting me regarding a proposed rezoning of property located at 9005 Grand as a hotel. This item is scheduled for consideration by the Planning and Zoning Commission [on Thursday, October 5 at 7:00 pm](#). Following consideration by the Planning and Zoning Commission the issue must be considered by the City Council at a subsequent date that has not yet been finalized. The upcoming City Council meetings, after the [October 5](#), Planning and zoning Commission meeting, are scheduled for: [October 23](#), [November 13](#) and [December 11](#). All of the meetings will be held at City Hall, located at [4301 City Point Drive](#).

We appreciate your input as we do take the opinions of our citizens very seriously. I would believe that the Council will be keeping an open mind as they consider the issue since the property under discussion has been planned for commercial use since 1999 and there are existing commercial uses on three sides of the school already that are opened to the general public.

The City Council is very committed to maintaining property values and the quality of life for existing residents in the area. I will also make sure that your concern and position is in the information the P&Z & Council receives on this item.

We appreciate your input on this complex issue.

Oscar



Oscar Trevino - Mayor

Sent from my iPhone but not while driving!

On Sep 29, 2017, at 2:31 PM, Collier, Coleta [REDACTED] wrote:

I don't like this idea. It is in an area where children walk to school, the rec center is nearby, and Library. Just doesn't seem like a good fit to me. All the apartments going up is bad enough. Things like this make an area go downhill. Just look at Bedford and Arlington. I would hate that for North Richland Hills.

- This message (including any attachments) is intended only for the addressee and may contain privileged and/or confidential information. If you have received this message in error immediately notify me by email reply and delete this message from your system without using, disseminating, distributing, or copying this message. Thank you.

From: Bailey Cook
To: [Planning](#)
Subject: Hotel in Hometown
Date: Tuesday, October 3, 2017 2:10:19 PM

Dear NRH Planning,

I wanted to express my concerns for the hotel going into the Hometown area near Walker Creek Elementary.

As a parent of young children that attend Walker Creek Elementary, I am concerned to have a hotel go in just steps away from the school. Over the past few days I have thought of many things that cause reason for my concern.

1. What will stop a registered sex offender from staying at the extended stay hotel for a long period of time? There are many kids that walk home from the elementary school and pass by that area every day. Not only is my concern for the elementary students, but also for the high school students that are across the street at Birdville High School.
2. The traffic in the area. With a hotel going in, the rise of traffic in the area will increase. This area has already grown leaps and bounds since we purchased our home in Fountain Ridge in 2005 and with increased traffic, that is a safety concern for me and my family.
3. From a business stand point, I'm not sure what the appeal would be for a hotel on this lot. It is off the main streets and in the middle of an area typically only utilized by people that live in or around the immediate area, for example the NRH Centre and Library.
4. As a licensed Realtor in Texas, I also have a concern for the home values in the area. This community has a small town feel, which has been a huge appeal for many years. I'm afraid having a Hotel so close to the center of the community would be a deterrent for home buyers in the NRH Home Town and surrounding areas.

I appreciate you taking the time to read my concerns in regards to the hotel/change of zoning. We love living in NRH and want to support growth, but this just doesn't seem like the right place for a hotel.

Have a great day,
Bailey Cook

Clayton Comstock

From: Mark Hindman
Sent: Tuesday, October 3, 2017 4:55 PM
To: [REDACTED]
Cc: Clayton Comstock
Subject: Hotel in HomeTown

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. 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.

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 7:00 pm in the City Council Chambers of City Hall located at 4301 City Point Drive.

We fully understand your concerns with an "extended stay" hotel. The business model of the proposed Townplace Suites by Marriott is focused on corporate business travelers, family vacations and event based stays such as a wedding, conference, sport tournament or similar stay. There is a significant demand for stays of this nature for: band or athletic competitions at the Birdville Fine Arts and Athletic Center, NYTEX events, The Grand Hall at the NRH Centre, NRH2O, the Health Markets corporate center and similar events. The hotel is not designed primarily for the overnight traveler nor is it priced as an alternative to short-term apartment rentals. Room rates will be over \$100.00 per night and they will not be advertising weekly or monthly rates.

Security issues regarding the hotel are critical to both the hotel operator and the City. The size of the investment puts significant pressure on the hotel operator to preserve the safety of their guests and the reputation of the hotel. The extent of the background checks performed on guests is an issue where we are still working with the hotel operator. Restrictions by state law prevent many convicted sex offenders from being at the hotel due to its proximity to the school, NRH Centre and Library. Local ordinances would prohibit a convicted sex offender from residing at this hotel also. We understand the concerns, but we feel there are more safeguards to prevent a sex offender from using this hotel than there are to prevent them from using one of the businesses that could locate on this site or another commercially zoned site directly adjacent to the school.

Thank you again for your comments and have a wonderful day,

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

From: Bailey Cook [REDACTED]
Sent: Tuesday, October 03, 2017 2:26 PM

To: [REDACTED]
[REDACTED]
Subject: Hotel in HomeTown

Dear NRH council members and Mayor,

I wanted to express my concerns for a hotel going into the Hometown area near Walker Creek Elementary.

As a parent of young children that attend Walker Creek Elementary, I am concerned to have a hotel go in just steps away from the school. Over the past few days I have thought of many things that cause reason for my concern.

1. What will stop a registered sex offender from staying at the extended stay hotel for a long period of time? There are many kids that walk home from the elementary school and pass by that area every day. Not only is my concern for the elementary students, but also for the high school students that are across the street at Birdville High School.

2. The traffic in the area. With a hotel going in, the rise of traffic in the area will increase. This area has already grown leaps and bounds since we purchased our home in Fountain Ridge in 2005 and with increased traffic, that is a safety concern for me and my family.

3. From a business stand point, I'm not sure what the appeal would be for a hotel on this lot. It is off the main streets and in the middle of an area typically only utilized by people that live in or around the immediate area, for example the NRH Centre and Library.

4. As a licensed Realtor in Texas, I also have a concern for the home values in the area. This community has a small town feel, which has been a huge appeal for many years. I'm afraid having a Hotel so close to the center of the community would be a deterrent for home buyers in the NRH Home Town and surrounding areas.

I appreciate you taking the time to read my concerns in regards to the hotel/change of zoning. We love living in NRH and want to support growth, but this just doesn't seem like the right place for a hotel.

Bailey Cook

From: VICKI CORNELIUS
To: [Planning](#)
Subject: Re the proposed hotel by Walker Creek Elementary
Date: Friday, September 29, 2017 5:06:00 PM

Would appreciate some info since I just heard about this proposal--
Do you have info online about the proposed development?
Do you have info about the parking spaces and the car count anticipated?
Will there be spill over parking for special events---like weddings or business conferences--that might try to utilize Walker Creek's parking spaces?
If approved, will this hotel construction cause new traffic lights to be added? Why or why not?

While not a resident of NRHills, our neighborhood is in the Birdville ISD, and Walker Creek is our zoned elementary school.
This construction will have a definite impact on that school's environment...

Appreciate your help/time and any information you care to share--

Vicki Cornelius
608 Hickory Court
Hurst, TX. 76054

Sent from my iPad

From: angelia022
To: [Planning](#)
Subject: Hotel in NRH on Hawk ave
Date: Tuesday, October 3, 2017 4:12:37 PM

I am oppsed to a hotel by Walker Creek Elm. This city is family oriented and loved by the community. Adding a hotel could possibly bring in unwanted visitors and more danger to the children of NRH. Not to mention the city is already over crowding every inch of NRH as it is with all of the new apartments. Thank you for your time.

A. Cryer
Nrhl resident

Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

Clayton Comstock

From: Mindy Davis [REDACTED]
Sent: Wednesday, October 4, 2017 9:44 AM
To: Clayton Comstock
Subject: Hotel

Hi Clayton,

It was nice to see you and Tim last night. Thanks for coming!

I have been thinking about where a hotel would be better suited, and remembered that abandoned shopping center behind the Lazy Boy furniture store. There used to be several furniture stores there, along with Academy and Garden Ridge, but they've all left. If you did utilize that space for a hotel, the people staying there would be close to the mall, restaurants and the movie theater.

I understand the city's need to increase commercial revenue. We lost North Hills mall and other businesses to Hurst, but I just don't think a hotel by the school, is the best location. Please consider this other location. I think it would encourage restaurants, shops and other retail to fill up that empty space.

Thanks for your consideration. Mindy Davis

From: Jane Dinkel
To: [Planning](#)
Subject: No....hotel in hometown
Date: Monday, October 2, 2017 11:38:02 PM

I'm writing to voice my opposition to a hotel in or near Hometown housing development.

This is NOT the right place for a hotel.

Thank you
Jane Dinkel

From: Christin
To: [Planning](#)
Subject: Opposition to hotel
Date: Tuesday, October 3, 2017 4:20:57 PM

I grew up in this city and am currently raising my children here as well. I am completely shocked and appalled to find out the city would consider placing an extended stay hotel near two schools. These hotels have a reputation for attracting the type of people that should be kept far away from schools. I feel our children would be placed at risk by having such a facility built next door to them. I would hope the city would place its residents concerns and safety of their children above any business opportunity.

Christin Dotson

From: zacharyadotson
To: [Planning](#)
Subject: VOTE NO ON EXTENDED STAY
Date: Monday, October 2, 2017 6:22:42 PM

My family are proud residents of the beautiful 76182, and we were horrified to hear that the city is actually considering to allow this **CANCEROUS TUMOR** to be built in the middle of our beautiful town. Next to an elementary school no less!! You can not allow this to happen in our city, they are as you know historically Havens for the criminal element . If our city council values our community as well as any prospect of being reelected it must **vote no** this business.


Sent via the Samsung Galaxy S7 edge, an AT&T 4G LTE smartphone

From: Terry Dutton
To: [Planning](#)
Subject: Hotel on Hawk
Date: Monday, October 2, 2017 7:01:05 AM

Planning Board,

I'm sending this email in opposition to the Townplace Marriott Hotel being considered between Hawk and Parker Boulevard. My wife and I live in Hometown East and have two children that attend Walker Creek Elementary. I believe it is inappropriate and unsafe for this structure to be built so close to the school.

Respectful Yours,

Terry & Deb Dutton
8745 Bridge St.
NRH, Tx. 76189


Clayton Comstock

From: Kelly Fann [REDACTED]
Sent: Wednesday, October 4, 2017 2:16 PM
To: Oscar Trevino
Cc: Clayton Comstock
Subject: Re: Hotel in Hometown

Oscar,

I greatly appreciate your response and I understand your exception.

Adding a school was a great idea and had a positive impact on our decision to purchase in Hometown.

I'm also not opposed to commercial activity in general. I have spent a large portion of my life living in European cities and in areas that were conceptually very similar to Hometown and The Venue apartments where commercial and residential areas are mixed. It can create a fun, welcoming environment.

Commercial zoning includes many kinds of activities. There is a very big difference between a hotel and a retail store or a restaurant. Even within the context of retail and restoration, there is a very wide array of categories and there are different contexts in which each category makes sense.

I see great potential for North Richland Hills and hope to live here for a very long time. I want it to be the best it can be, as I know you do too.

Thank you again for your time. I know you are very busy and it means a lot that you would respond.

Regards,
Kelly

On Wed, Oct 4, 2017 at 1:27 PM, Oscar Trevino [REDACTED] wrote:

Kelly,

Thank you for contacting me regarding a proposed rezoning of property located at 9005 Grand as a hotel. This item is scheduled for consideration by the Planning and Zoning Commission on Thursday, October 5 at 7:00 pm. Following consideration by the Planning and Zoning Commission the issue must be considered by the City Council at a subsequent date that has not yet been finalized. The upcoming City Council meetings, after the October 5, Planning and zoning Commission meeting, are scheduled for: October 23, November 13 and December 11. All of the meetings will be held at City Hall, located at 4301 City Point Drive.

We appreciate your input as we do take the opinions of our citizens very seriously. I would believe that the Council will be keeping an open mind as they consider the issue since the property under discussion has been planned for commercial use since 1999 and there are existing commercial uses on three sides of the school already that are opened to the general public.

The City Council is very committed to maintaining property values and the quality of life for existing residents in the area. I do take exception to your comment about well planned communities but feel that you may not know how Hometown was initially designed or for that matter, not know that Walker Creek Elementary was not part of the initial plan for this area. As you say, planning is everything and if the original plan had been stuck to, we would not have the school and would have more multi family around the area in question. As for planners, we actually have some of the best in the area that work in NRH.

I will also make sure that your concern and position is in the information the P&Z & Council receives on this item.

We appreciate your input on this complex issue.

Oscar



Oscar Trevino - Mayor
[REDACTED]

From: Kelly Fann [REDACTED]
Sent: Wednesday, October 04, 2017 12:11 PM
To: Oscar Trevino [REDACTED]
Subject: Hotel in Hometown

Hello Mayor Trevino,

My name is Kelly Fann and I am a current resident of Hometown in North Richland Hills.

I am writing to express my deep concern regarding the idea of building a hotel next to Walker Creek Elementary School.

My concern is three-fold:

- the safety of children
- the high potential that the hotel won't remain solvent and will result in an empty building that is difficult to sell or convert into something useful
- the neglect of careful city planning which may fail to attract thriving businesses

While I fully understand that there is no way to fully protect children in today's world, there are precautions that can be taken and there are risks that can be avoided. On a regular basis I see elementary-aged children walking to school, some of whom are unattended. Thankfully, most people in the neighborhood are guests of residents or residents who have made a significant investment by paying rent or purchasing a home. By its very nature, a hotel offers a low-cost hiding place for predators, which in turn, makes it more difficult to create a safe, friendly environment for kids.

Secondly, I have serious doubts the hotel will succeed. Location is everything and the most important aspect of hotel location is proximity to a highway, like Loop 820 where people will easily find and access it. Nearby venues like NRH2O and the convention center were built for the enjoyment of the community first and foremost. They are not large enough to host events that would sustain a hotel.

Furthermore, I wish to understand the strategy behind city planning in NRH. In well-planned communities like Keller and Southlake, city planners have been diligent in remaining laser-focused on creating guidelines for growth that will increase property values and attract profitable, tax-paying retail, restaurants and entertainment. I think it would be wise to re-evaluate what kind of retail and restaurants truly make sense in locations like the shopping center in question and in other highly-trafficked areas in our city. Planning is everything and without clear guidelines it is difficult to stick to the plan.

I am confident that you will consider the options and will find that a hotel is not a viable choice for this location. There are several other locations in the city that would make more sense.

I appreciate your time and consideration and I am available for any further questions you might have for me.

Kindest regards,

Kelly Fann


8616 Nichols Way

North Richland Hills, TX 76180

From: Patty Flaherty
To: [Planning](#)
Subject: Opposing Hotel near Walker Creek Elem.
Date: Monday, October 2, 2017 10:19:34 AM

As a tax paying resident of NRH, I would like to express my opinion of a hotel near Walker Creek Elementary. I feel this area is too congested as it is. Also, the city needs to conduct a new "traffic study", not use one from 1997. Also, since most apartments do not rent to felons, many of these felons stay at these extended stay hotels. Even at \$100 a night, they will stay four to a room. I don't think this is a good fit to be next to the elementary school, high school and library. I am amazed that the City of North Richland Hills thinks this is a good idea for our children.

Patricia Flaherty
9109 Hialeah Cir. S.
NRH, TX 76182

From: barbfoley
To: [Planning](#)
Subject: Hotel construction
Date: Tuesday, October 3, 2017 1:51:14 PM

I am totally opposed to the construction of a hotel to be allowed next to Walker Creek elementary school. What a wide open invitation to child predators that would be.

Barbalou Foley
6395 Shirley Dr., NRH, 76180

Sent on the new Sprint Network from my Samsung Galaxy S®4

From: Brett Giese
To: [Planning](#)
Subject: Proposed Hotel in Hometown
Date: Monday, October 2, 2017 10:02:23 AM

Planning board -

I am writing this email to voice my opposition to the proposed hotel in hometown. I am not opposed to progress and mixed use for the area, but a hotel is not the right fit for the area. As a hometown resident and parent of children attending walker creek I am appalled this is even being considered. The negatives far outweigh the few benefits this would bring. There are other areas this hotel would be a good fit, but within just a few feet of an elementary school is not one.

Brett Giese

Sent from my iPhone

From: John Hollis
To: [Planning](#)
Subject: Proposed hotel between Parker and Hawk
Date: Tuesday, October 3, 2017 9:46:52 PM

I am against the proposed plans to build a hotel next to Walker Creek Elementary school due to the safety concerns I have for the students.

Hotels, and extended stay hotels can be a haven for crime and that isn't anything we want in close proximity of an elementary school.

Thank you,

John Hollis

Clayton Comstock

From: Tim Barth [REDACTED]
Sent: Tuesday, October 3, 2017 3:08 PM
To: Clayton Comstock
Subject: Fw: Proposed Zoning Change ZC 2017-14 and SUP 2017-07

FYI



Dr. Tim Barth - Council Place 4
[REDACTED]

On Tuesday, October 3, 2017 2:25 PM, Leigh Hollis [REDACTED] wrote:

Mr. Barth,

I respectfully write to share with you my opposition to the proposed hotel located in the Town Center Neighborhood Center coming up for public hearing on Thursday (October 5th). My children attend school at Walker Creek Elementary, and I feel that a hotel located in such close proximity to our elementary aged school children is not in their best interest. Many students walk to school and to the public library, and the safety of that area is of utmost concern to me. I appreciate your time on this matter.

Sincerely,

Leigh Hollis
6412 Brynwyck Lane
North Richland Hills, TX 76182

From: Dallas Holmes
To: [Planning](#)
Subject: Marriott HOTEL IN HOMETOWN???
Date: Friday, September 29, 2017 4:36:41 PM


For the reasons listed in Sam Akins 9/28/17 email, I oppose the building of a hotel so close to a school. I will attending the Thursday Planning meeting.

JoAnne Holmes

From: Michelle Hughes
To: [Planning](#)
Subject: NO HOTEL!!!!
Date: Monday, October 2, 2017 4:47:48 PM

I absolutely oppose the building of a hotel in Hometown!!! My daughter goes to Walker Creek and will attend BHS in the future.

This is not okay!

Michelle Hughes
6516 Smithfield Rd. NRH


From: Melissa Hunter
To: [Planning](#)
Subject: Hotel Planning
Date: Monday, October 2, 2017 2:57:48 PM

I am opposed to the building of a hotel at Parker Blvd & Hawk Ave. I am a resident of North Richland Hills and do not agree with the hotel to be built.

Sent from my iPhone

From: Mary Hunter
To: [Planning](#)
Subject: Hotel in HomeTown
Date: Friday, September 29, 2017 6:39:29 PM

Hello,

I want to voice my objection to a hotel being built in HomeTown, especially so close to Walker Creek Elementary. It becomes a safety issue for the children, as well as the residents of HomeTown. My family and I will be at the zoning meeting Oct. 5th

Sincerely,
Florence Hunter

Sent from my iPhone

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From: Wendy Jenkins
To: [Planning](#)
Subject: No Hotel...PLEASE!
Date: Tuesday, October 3, 2017 3:49:39 PM

We are completely AGAINST MRH building a hotel next to Walker Creek Elementary. Traffic is already worse than a year ago. We LOVE the TINY bit of woods that are left in the hometown area. PLEASE don't destroy any more nature!!!!!! Build the hotel on Mid-Cities somewhere.

Thank you,

Wendy & Larry Jenkins

From: Elizabeth Jenkins
To: [Planning](#)
Subject: Opposing proposed development
Date: Monday, October 2, 2017 11:00:35 AM

Hello,

I just wanted to voice my opinion on the increase in housing (apartments) and proposed hotel near Hometown. With new houses and apartments already being built in the area, the rec and library will become overcrowded, and we enjoy the little bit of land that is still around. Please stop adding to the area.

Thanks,
Elizabeth Jenkins

From: Suzanne Jones
To: [Planning](#)
Subject: No hotel in Hometown
Date: Tuesday, October 3, 2017 11:21:09 AM

To Whom It May Concern,

Our neighborhood is very concerned that the zoning was going to be changed next to Walker Creek Elementary. I am not happy. I am not comfortable with a hotel being so close to a school. I beg of you to reconsider the plans of this land. I feel like other locations would be a better fit for a hotel for North Richland Hills. Please listen to those whom dwell near this location. We do not feel this is a good fit.

Thank you,

Suzanne Jones

5916 Barton Springs Drive

North Richland Hills, TX 76180

Sent from my iPhone

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From: C Kelley
To: [Planning](#)
Subject: Planning for Marriott Hotel along Hawk Drive
Date: Tuesday, October 3, 2017 12:48:15 PM

My husband and I live in the Dolce Hometown Community. We sold our home in Keller and in our downsizing chose Hometown for the small town feel along with the park settings and trails as well as convenience to Library, Shopping, etc.

I'm very upset to hear that Town Suites by Marriott wants to build a hotel in this location of our community for many reasons. We often stay at Marriot brand hotels and yet I would never feel it is okay to have a hotel right in the middle of a neighborhood when there are other options along Mid Cities Blvd and Highway 26.

Is NRH City Council more concerned with tax revenue than safety and protection of its residence? People have a choice where they live and this can cause people to move from the area and bring in less desirable neighbors to the area.

- 1) I believe it will bring in extra traffic to an area where children walk, play and attend school and puts them at high risk for traffic related accidents and the unthinkable of child predators being so close. This area is already congested enough with traffic!
- 2) In this high rent district such as ours there have been multiple break in's in the community in the last year. Our apartment was broke into in March 2017 in the middle of the day, I believe this hotel can only lead to higher crime in the neighborhood.
- 3) It can depreciate the value of homes in Hometown.

I cannot express my opposition any louder than to say NO HOTEL in our neighborhood!

Thank you,

Cindy Kelley

From: Michael Kingeter
To: [Planning](#)
Subject: Fw: Hotel in hometown - NO!!!!!!
Date: Monday, October 2, 2017 10:13:38 PM

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, October 2, 2017, 6:32 PM, Michael Kingeter [REDACTED] wrote:

To whom it may concern,

I sincerely hope you will NOT APPROVE the proposed extended stay hotel site across from the library and next to the elementary school!!!! Both those places are where there are lots of children out and about. The traffic there is already pretty congested at times. There are so many other sites near there that would make a better location for the hotel - just not in the middle of a neighborhood!!! Not to mention what that would do to our property values!

The city always talks about what a great place Hometown is to live, why would you then ruin it by approving a hotel???

Please don't!!!!

Sincerely,
Julie Kingeter
8725 Monticello Mews
Hometown East

[Sent from Yahoo Mail for iPhone](#)

From: barbara loher
To: [Planning](#)
Subject: Hotel
Date: Monday, October 2, 2017 1:08:43 PM

I'm opposed to the building of the hotel by the elementary school. Why can't they build on the property by the city hall.

[Sent from Yahoo Mail on Android](#)

From: Erin Mahoney-Ross
To: [Planning](#)
Subject: Proposed hotel in Hometown
Date: Friday, September 29, 2017 5:41:16 PM

To whom it may concern,

I am writing regarding the proposed Marriott hotel between Parker and Hawk in Hometown.

We built our home in the Hometown canal district in December 2016. We chose this neighborhood after an extensive search, and we were charmed by the quiet streets and community atmosphere. We enjoy knowing that our young child will attend Walker Creek Elementary, which is in easy walking distance of our home.

I am extremely aggrieved by the idea of a hotel in our peaceful community. Hotels bring short-term residents whose backgrounds cannot be checked or posted. These visitors will not have an investment in our community, and they will surely spend time at the city amenities our children often visit. Furthermore, a hotel of this size will increase traffic on both Parker and Hawk, overcrowding streets that are already quite busy. Home values will surely take a hit from this addition, as well—no one wants to live in close proximity to a hotel, especially a budget or extended stay version.

Part of the charm of North Richland Hills is the city's commitment to its green spaces and parks. The nearby elementary school even named its mascot for the wildlife that frequents these spaces. I would urge the zoning commission to consider leaving this green space as is, or, alternatively, consider a permanent residential or commercial option that does not bring hundreds of strangers in such close proximity to the school and neighborhood.

Sincerely,
Erin Mahoney-Ross
6024 Morningside Drive

From: Tiffany
To: [Planning](#)
Subject: Hotel in NRH
Date: Wednesday, October 4, 2017 6:42:54 AM

Good morning! We lived in NRH near Carrie Thomas Elementary for 17 years and moved to Keller 3 years ago. We bought a house near Precinct and Mid-Cities and are moving back next week so our daughters can go to school at Birdville High School and we were very disappointed to hear about the possibility of a hotel along Hawk Avenue. Our girls went to Walker Creek Elementary and Smithfield Middle School. We have always been very involved in the communities in that area. We ask that you consider our childrens' safety and our opposition to a hotel in that vicinity when making your decision.

Thank you for your time and consideration!

Trey and Tiffany Martin

Sent from my iPhone

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Clayton Comstock

From: Jennifer Mathews [REDACTED]
Sent: Wednesday, October 4, 2017 2:06 PM
To: Oscar Trevino
Cc: Clayton Comstock
Subject: RE: Question about the proposed hotel

I have several issues with the hotel's proposal. The biggest issue is the businesses they use for justification are not logical.

Both parties (city and hotel) have a biased opinion and something to gain. A neutral analysis will let the citizens know that no one with a vested interest has reviewed and provided feedback. And it might provide information that no one has considered.

Waiting to ensure the city has thought this through is important. If the developer really wants to put a hotel in NRH, they will wait a few weeks.

If it is a financial issue, I would be willing to help pay for the analysis.

From: Oscar Trevino [REDACTED]
Sent: Wednesday, October 4, 2017 1:33 PM
To: Jennifer Mathews [REDACTED]
Cc: Clayton Comstock [REDACTED]
Subject: RE: Question about the proposed hotel

Jennifer,

Thank you for the note. We will look at the review you are proposing. Interesting thought. Don't know that if they come back and say the site will work if that really will change the mind of those that say it won't....so what do we gain by waiting?

But let us look at it. I would like to hear what they have to say.

Good seeing you and hey, I know you are not a constant complainer....you always have positive input and raise good food for thought in my opinion!

Oscar



Oscar Trevino - Mayor



From: Jennifer Mathews [REDACTED]
Sent: Wednesday, October 04, 2017 11:55 AM
To: Planning [REDACTED]; Oscar Trevino [REDACTED]
Subject: Question about the proposed hotel

It was great to see/meet you last night.

I have read both memos from the city and Cromwell Hospitality. I actually fully support a hotel in our city (and have said publicly) but I don't think this is the correct location or type of hotel. This is such an important decision for our city.

Why don't we have a third party/neutral review of the proposed hotel?

Thank you for your prompt response.

Jennifer Mathews-Lucas
5813 Lake Way
NRH TX 76180
[REDACTED]

From: Jennifer Mathews
To: [Planning](#); [Oscar Trevino](#)
Subject: Question about the proposed hotel
Date: Wednesday, October 4, 2017 11:55:13 AM

It was great to see/meet you last night.

I have read both memos from the city and Cromwell Hospitality. I actually fully support a hotel in our city (and have said publicly) but I don't think this is the correct location or type of hotel. This is such an important decision for our city.

Why don't we have a third party/neutral review of the proposed hotel?

Thank you for your prompt response.

Jennifer Mathews-Lucas
5813 Lake Way
NRH TX 76180
[REDACTED]

From: Marie Methvin
To: [REDACTED]
Subject: Zoning change request/hotel
Date: Saturday, September 30, 2017 1:12:40 PM

Good afternoon,

I just wanted to let you know that as a NRH resident, parent, homeowner, elementary teacher, and abuse survivor, that I am shocked and against the proposal to build a hotel next to Walker Creek Elementary. My son used to attend WCE before he graduated to SMS so we know the area well.

I'm not going to take your time with a lengthy email, but I cannot imagine why you would even consider this to be good for our city, the Home Town community, or the children of that community. I am a single parent as well as a school teacher and before we bought our home, we lived for a year at The Venue apartments. There were many days when he and many other kids had to walk alone to those apartments and to homes within the Home Town community. Is that a good idea to have kids walking by a hotel with all the additional traffic and nonresidents that will bring to the area? We already had the scare of the guy driving around in a pickup trying to pick up kids a couple of years ago. Can you imagine if you were a child molester and you found a hotel that was right next door to an elementary school?

As a mom of 31 years and an elementary school teacher, I can tell you that this is a dangerous idea. It is like playing Russian Roulette. I realize that a hotel brings financial benefits, but this has a tragic headline news story in the making. Please do not put money ahead of the safety of our youngest and most vulnerable citizens.

I will be sharing this proposal and the meeting info on Facebook and hopefully there will be enough concerned citizens that you will vote no on this issue.

I look forward to meeting you on the 5th.

Sincerely,

Phyllis M Roberts

From: Jason Moore
To: [Planning](#)
Subject: Hotel proposed in NRH
Date: Wednesday, October 4, 2017 8:34:58 AM

Dear NRH City Council and staff,

This email shall serve as a letter of recommendation for Sanjiv Melwani, regarding hotel management/operations.

Since 2009, the LaQuinta Inn & Suites and Comfort Suites hotels have been in operation in Richland Hills. The City has worked with the owner and property manager, Sanjiv Melwani, from the very beginning. Since the hotel grand openings in Richland Hills, Mel has continued to be involved in the day to day operations and in our opinion, has insisted that the hotels remain a positive asset for our community. To our knowledge there have not been any negative experiences among the community or public interest regarding the hotels. In speaking to our Police Chief, Barbara Childress, Mel is committed to operating and maintaining a safe property at all times.

Additionally, Mel insures the hotels remain plugged-in to the community. They provide key sponsorships and donations to City events and work with our economic development department with the business community. In our experience, both hotels are a success to the City of Richland Hills. We believe Mel's business acumen, hotel operations/management, and community engagement have proven to be key factors in that success.

If we can be of further assistance, please don't hesitate to call.

Sincerely,

Jason Moore
Assistant City Manager
City of Richland Hills


Clayton Comstock

From: Tim Barth [REDACTED]
Sent: Wednesday, October 4, 2017 11:11 AM
To: Clayton Comstock; Mark Hindman
Subject: Fw: No Hotel in Hometown

FYI



Dr. Tim Barth - Council Place 4
[REDACTED]

On Tuesday, October 3, 2017 10:07 PM, Joseph Motley [REDACTED] wrote:

Dear Councilman Barth:

We have resided in Hometown for the past seven years. The possibility of an extended stay hotel in our vicinity is disturbing to us. We fear that it will pose a threat to the quality of life that we currently enjoy.

Following are several issues which we would like to address to all parties involved in the planning process:

1) The hotel will be located directly across the street from an elementary school. My wife and I are retired educators and are deeply committed to the well-being of young children. We trust that the children are supervised during school hours, but we are concerned about their safety as they walk to and from school. Human trafficking is a real danger nowadays. Also, pedophiles and vindictive ex-spouses will have easy access to many vulnerable children. An extended-stay hotel could provide a base of operation for

transients with malicious intentions. By being proactive, we could avert serious problems.

2) We don't understand why the developer is choosing to build an extended-stay hotel. This neighborhood is not a mecca for tourism. It is a locally-oriented area of tax-supported community resources such as the library and the rec center. An extended-stay facility seems ludicrous and unnecessary.

3) The location of the hotel offers no visibility from major thoroughfares. It will be difficult for visitors to find.

4) Traffic flow will be seriously impaired. Streets are already quite narrow, and, with the ongoing construction of homes and apartments, will not be able to accommodate additional traffic generated by the hotel.

5) In general, hotels tend to deteriorate rapidly. Within ten years, the facility could lose its attraction as a desirable hostelry.

6) Property values will likely be negatively affected--not immediately, but over a period of several years. We have much new construction near the proposed hotel, and the owners of these homes have invested significantly in their property.

7) A hotel of 112 rooms seems excessively large for the plot of land on which it is to be built. Providing adequate parking may be problematic, especially if the hotel is filled to capacity or if the hotel's meeting facilities attract sizeable crowds. The

parking lots at the library and rec center may have to be utilized.

Thank you for your consideration. We are grateful to you for your service to our community.

Joe and Liz Motley
8600 Summer Tree Lane
North Richland Hills, TX 76180

(b) (6)

From: Paige Murray
To: [Planning](#)
Subject: Concern for Hometown Hotel
Date: Friday, September 29, 2017 5:29:11 PM

Planning Department,

I am very concerned about the request for a special use permit for a hotel to built near Hometown. I leave each morning for work while children are flooding the streets and sidewalks. This would NOT BE SAFE to have an extended stay hotel next to an ELEMENTARY SCHOOL. We moved into this neighborhood to have a "southern country" feel to our home. To now have to be worried about out of town guests staying at a hotel adjacent to our homes and drivers cutting through late at night is very concerning. Since all the new construction, we have had our cars broken into in our driveway two times this summer. The only benefit to this hotel would be for the developer.

I would be very concerned and would 100% leave this neighborhood if we were adjacent to a hotel. We live on Lake way mews overlooking the pond.

Please consider this concern.

Thank you,

Paige Murray, CBPA

Business Performance Advisor

777 Main Street | Suite C30 | Fort Worth, Texas 76102

OFFICE: [REDACTED] |

From: Mike Murray
To: [REDACTED]
Subject: No Hotel In Hometown
Date: Friday, September 29, 2017 4:48:44 PM

To whom it may concern:

I've recently heard of the request for zoning and special use permit approval to allow an extended stay hotel, TownePlace Suites by Marriott, to be built between Parker Blvd and Hawk Avenue in North Richland Hills. I believe this is a very bad idea and does not service the interests of our community.

We have lived in Hometown for 15 years and have watched the area grow. This is a very special place and we need to be very careful what development we choose to include in our community and where we allow it be built. I believe that a hotel is NOT a good fit for this neighborhood, and that allowing this type of development to proceed would be a grievous error on the part of the zoning commission. Additionally, I would see approval of this request as a failure of the community, and specifically our councilman to protect our best interests.

Please vote to reject this and any other request to build a hotel within the borders of Hometown.

Sincerely,

James Murray
8525 Olmstead Terrace
NRH, TX 76180

From: Kelly Pardue
To: [REDACTED]
Subject: hotel
Date: Tuesday, October 3, 2017 6:54:12 PM

To whom it may concern,

I am a parent of six children who attend the Birdville schools near the proposed hotel at Parker Blvd and Hawk Ave. I am strongly opposed to a hotel in that area. I urge you to consider the safety and well being of our city's children number one before all else.

Thank you.

Kelly Pardue

From: Jacklyn Patterson
To: [Planning](#)
Subject: Hotel by walker creek elementary.
Date: Saturday, September 30, 2017 1:50:23 PM

To whom it may concern,

My family and I settled in nrh 12 years ago .

We have witnessed some very good progress in this community .

Side walks , bike trails , lovely parks ...

However , I personally feel that a hotel in the area of a elementary school is a terrible idea.

I understand the concept of the tourism ,the venues would bring more town business .

But as a parent of small children that attend WCE I feel it's a dangerous and careless project .

The traffic is horrendous in that area already , making school drop off a mess.

Not to mention you can not control what goes on at a hotel or whom

Stays there .

Thank you for your time ,

Patterson Family

Sent from my iPhone

From: Emma Payton
To: [Planning](#)
Cc: [REDACTED]
Subject: Re: Towneplace Suites at Parker and Hawk
Date: Sunday, October 1, 2017 10:22:05 PM
Attachments: [1923890371041cachecopyImage.bmp](#)
[1984626710986cachecopyImage.bmp](#)
[OutlookEmoji-1460494626448_PastedImage482aa521-19cc-4024-86f7-9559f2731be4.png](#)
[OutlookEmoji-1460494463627_PastedImage482aa521-19cc-4024-86f7-9559f2731be4.png](#)

This email is in protest of the proposed hotel across from Walker Creek Elementary.

I have grandchildren at Walker Creek who walk home from school. It scares me that there would be a hotel directly across from an ELEMENTARY SCHOOL where children may be vulnerable to strangers staying nearby. I am pretty sure the hotel will NOT do background checks on their guests.

Why on earth would you even consider putting an extend-a-stay hotel, off the beaten path, away from the highway, and right next to an elementary school?

For once, do what is right and think of the children and not your bank accounts.

Thank you.

Emma Payton
Ventavia Research Group, LLC
1307 8th Avenue, Suite 202
Ft. Worth, TX 76104-4137



www.ventaviaresearch.com



www.platinum-research.net

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From: Olivia Ray
To: [Planning](#)
Cc: [REDACTED]
Subject: Towneplace Suites at Parker and Hawk
Date: Sunday, October 1, 2017 2:39:34 PM
Attachments: [1923890371041cachecopyImage.bmp](#)
[1984626710986cachecopyImage.bmp](#)

This email is in protest of the proposed hotel across from Walker Creek Elementary.

We already have a huge, nice hotel/conference center nearby in Hurst that is never near capacity and rarely being used. Why on earth would you even consider putting an extend-a-stay hotel, off the beaten path, away from the highway, and right next to an elementary school?

It's a short-sided and frankly, stupid idea. Do not open yourselves up to that kind of liability.

Olivia Ray, CCRC
Chief Operating Officer
Ventavia Research Group
1307 8th Avenue, Suite 202
Fort Worth, TX 76104

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Clayton Comstock

From: Mark Hindman
Sent: Sunday, October 1, 2017 7:57 PM
To: [REDACTED]
Cc: Clayton Comstock
Subject: Hotel in HomeTown

Mr. Ray,

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: Burt Ray [REDACTED]
Date: September 29, 2017 at 4:37:18 PM CDT
To: [REDACTED]
[REDACTED]

Subject: Hotel in Hometown/Walker Creek Area

I am writing to let you know my disapproval for the plans to build a hotel near Walker Creek Elementary. I normally do not have much interest in planning matter but this is just not a good fit for our neighborhood. I have children that attend that school and feel strongly that we do not need strangers roaming around near our schools. There are so many other areas that make more sense. I moved in this area because I liked the quite small town safe vibe of it. There are already apartments popping up everywhere in the area, the last thing we need is a hotel in our quite area. Please vote no on this plan.

Thank you,

Burt Ray

From: Rachel
To: [Planning](#)
Subject: No Hotel on Hawk
Date: Friday, September 29, 2017 10:52:48 PM

To whom this may concern,

When I heard that there might be plans to put a hotel right next to our elementary school, I was appalled. My family moved to this neighborhood for this school and now the possibility of a hotel where child molesters could stay and kidnap children makes me want to move. Hotels can be sketchy places to begin with and the fact that anyone can stay there and be near young children who are coming and going from school is inappropriate. Please don't let this happen to our neighborhood that we've worked so hard to form and keep safe.

From: Jessica Fore
To: [Planning](#)
Subject: Hotel Proposal near Hawk
Date: Tuesday, October 3, 2017 3:51:05 PM

Good Afternoon,

I am a resident of North Richland Hills and have been for MANY years. It was brought to my attention through social media that there is possibly a hotel going up off of Hawk Ave. I feel this is a horrible idea since there are two school close by (within walking distance) and could bring in possible predators, or even crime to the area. I have a daughter currently in high school at Birdville High School and this is very upsetting that it's even a thought to put a hotel nearby. I can't even imagine how the parents feel that have children at Walker Creek.

I really hope that this does not happen. I see more negative than positive coming from this. I'm not against a hotel being built in NRH, I'm against the spot that has been chosen.

Thank you for your time.
Jessica Rios

Clayton Comstock

From: Oscar Trevino
Sent: Tuesday, October 3, 2017 5:01 PM
To: Alicia Richardson; Clayton Comstock
Subject: FW: Re-zoning

Clayton,

Can you put with the packets? Forgot to CC you on this one.

Alicia,

My signature block is gone!

Oscar Trevino - Mayor
[REDACTED]

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

From: Oscar Trevino
Sent: Tuesday, October 03, 2017 4:58 PM
To: 'David Shockley' [REDACTED]
Subject: RE: Re-zoning

David,

Thank you for contacting me regarding a proposed rezoning of property located at 9005 Grand as a hotel. This item is scheduled for consideration by the Planning and Zoning Commission on Thursday, October 5 at 7:00 pm. Following consideration by the Planning and Zoning Commission the issue must be considered by the City Council at a subsequent date that has not yet been finalized. The upcoming City Council meetings, after the October 5, Planning and zoning Commission meeting, are scheduled for: October 23, November 13 and December 11. All of the meetings will be held at City Hall, located at 4301 City Point Drive.

We appreciate your input as we do take the opinions of our citizens very seriously. I would believe that the Council will be keeping an open mind as they consider the issue since the property under discussion has been planned for commercial use since 1999 and there are existing commercial uses on three sides of the school already that are opened to the general public.

The City Council is very committed to maintaining property values and the quality of life for existing residents in the area. I will also make sure that your concern and position is in the information the P&Z & Council receives on this item.

We appreciate your input on this complex issue.

Oscar Trevino - Mayor
[REDACTED]

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

From: David Shockley [REDACTED]

Sent: Tuesday, October 03, 2017 4:36 PM

To: Oscar Trevino [REDACTED]

Subject: Re-zoning

My name is David Shockley and I own a house in Home Town. My daughter and son-in-law live there with my two grandchildren. The oldest in kindergarten and the youngest a couple of years behind.

My concerns for putting this hotel at the proposed location are safety reasons. Will there be increased traffic and congestion to the area. Is there a way to monitor the guests staying at the hotel to ensure they are not sexual predators. With a hotel that close to the elementary school we must look out for the children's safety.

Thank you for your time.

Sincerely,
David Shockley
[REDACTED]

.

From: Amber Small
To: [Planning](#)
Subject: Zoning for Hotel
Date: Monday, October 2, 2017 1:29:33 PM

To Whom It May Concern:

Please accept this email as a statement of opposition to the plans of building a hotel at Parker Blvd and Hawk Ave. This area brings in revenue to the city because of its particular allure as a family-friendly niche. Adding a hotel to this area will be detrimental to the overall appeal of this area of the city, and will likely have very detrimental effects as perturbed citizens choose to relocate elsewhere. Please, consider the voices of the citizens, and plan to build this hotel elsewhere within city limits.

Amber Small & Tyler Atwell, NRH Residents


From: Jeff Stanley
To: [Planning](#)
Subject: Hotel
Date: Saturday, September 30, 2017 6:25:51 AM

No Hotel on Hawk! PLEASE!

From: Jessica Taylor
To: [Planning](#)
Subject: Hotel
Date: Tuesday, October 3, 2017 9:06:25 PM

To whom it may concern,

I am opposed to building a hotel adjacent to Walker Creek Elementary. As a kindergarten teacher, I do not feel as though it would be a safe location as students would possibly be walking to and from school. Texas law states that a sex offender (with a minor victim) is prohibited from living in or visiting a residence within 500 feet of a child safety zone. How does that work with hotels?

Thank you for your time,
Jessica Taylor
NRH Resident
Kindergarten Teacher

From: Alichia Thornton
To: [Planning](#)
Subject: NRH resident
Date: Tuesday, October 3, 2017 1:31:26 PM

I am writing you to oppose the rezoning and building of a hotel at Hawk Ave and Parker Blvd.

We chose NRH to live because this is a FAMILY city, this is NOT a metropolitan area. Especially the area where you are considering the building of a hotel. The entire area in question is neighborhoods, parks, schools, and family oriented activities.

This is too close to our children who are attending walker creek elementary school. I would not feel safe with a hotel in such close proximity to our school yard. Not to mention our library and recreation center are in that same area. Our children love to utilize both of these city provided amenities. Children and teens walk in the area and they need to be protected. There is too much danger to have traveling people and higher traffic in that area.

Please do not approve the building of the hotel. Our children's safety depend on the decision.

Thank you
Alichia Thornton-Ray
NRH resident

[Sent from Yahoo Mail on Android](#)

From: Leslie Timmermans
To: [Planning](#)
Subject: No Hotel in NRH
Date: Tuesday, October 3, 2017 5:46:51 PM

To whom it may concern,

I am opposed to the building of a hotel at Parker Blvd and Hawk Ave.

Having a hotel next to a high school and an elementary school is not in the best Interest of our children for obvious reasons. What about all of the children that walk home from school, there is no way to know who is staying at this hotel and what danger they could impose on the kids.

Sincerely,

Leslie Timmermans

From: Angela Valdez
To: [Planning](#)
Subject: No hotel in Hometown
Date: Tuesday, October 3, 2017 11:24:09 AM

I wanted to send an email stating that I am opposed to the proposed hotel that is to be built right across Walker Creek Elementary.
Thank you, Angela Valdez.

From: Maritza Voth
To: [Planning](#)
Subject: NO HOTEL PLEASE
Date: Monday, October 2, 2017 3:13:45 PM
Attachments: [image001.png](#)

To Whom It May Concern:

Please do NOT consider building a hotel in the Hometown area of NRH. My family and I moved here 2 years ago to be in a family friendly and SAFE area that we can raise our children. We like to take our children for walks and let them play on their bikes in the neighborhood, and would no longer be able to do that if there was a hotel down the street from us.

I know that we and many other families in my situation will be moving if this happens.

Please DO NOT approve the construction of this hotel in the Hometown area of NRH.

Thank you!

Take care,



Maritza Voth
Director of Marketing – Roanoke/Argyle

[REDACTED]
[REDACTED]
301 N. Oak Street
Roanoke, Tx 76262 &
102 Dallas St.
Argyle, Tx 76226

From: vonnie waiser
To: [Planning](#)
Subject: No hotel
Date: Monday, October 2, 2017 3:46:55 PM

We believe that there should not be a hotel in Hometown next to Walker Creek. It is not good for the children or the community. Build a hotel next to the City Hall. There is plenty of space there.
Walt and Vonnie Waiser.

Sent from my iPad

From: Aimee Ybanez
To: [Planning](#)
Subject: No Hotel!!
Date: Tuesday, October 3, 2017 6:08:43 PM

Hello,

I am a North Richland Hills resident and parent of two little girls at Walker Creek elementary. I am vehemently opposed to a hotel across from the school and am shocked that it is even being considered. The school should be a safe space for our children and having a hotel, right across from the playground, opens our children to people that the city has no way to monitor. What prevents a sex offender from booking a room in that hotel? How do we deal with the increased traffic on already busy streets? Hotels should be near highways, not neighborhoods. Please do not allow this to proceed.

Thank you,
Aimee Ybanez
6016 Monterey Mews

From: Lora Bartula
To: [Planning](#)
Subject: Hotel on Hawk
Date: Wednesday, October 4, 2017 12:18:04 PM

Not a fan of this being right in the middle of a residential area. Not opposed to it being on Grapevine Hwy or Precinct
Where other hotels are.

Sent from my iPhone

.

From: Hannah Boles
To: [REDACTED]
Subject: Home Town hotel... PLEASE NO!!!!!!!!!!!!!!
Date: Wednesday, October 4, 2017 3:59:59 PM

Please do not allow the building of the Marriott hotel on Hawk Avenue and Parker Boulevard by Walker Creek Elementary. This is so wrong for so many reasons. It is a shame and disappointment that this would be even a consideration to be built right next to our neighborhood and our neighborhood elementary school. As you all are respected members of our community, I would hope that you all would have the right mind to think of how inappropriate this could be for the safety of our children, and for the safety of those who live in the apartments, the townhomes, and the houses in Home Town, myself and my family included. We didn't just move to Home Town, looking for that community home town feel, to have our dreams ripped away by a money hungry attempt like this. As Home Town states on their website, " The comfort, safety and natural beauty of a new urban community, together with the warmth and charm of classic American neighborhoods. This is Home Town."... this would all be destroyed by the building of this hotel. I would hate for the city of North Richland Hills to be looked down upon and have negative connotations, due to increased crime rate and problematic incidents such as, just to name a few... strangers coming in and out of the hotel, creeping on and attempting to or being successful at who knows what horrible things with the local residents, their housing, their families, and most importantly children. As well as the increased traffic that could cause more problems with parking and accidents, it's just not a good idea in any way. You all don't want this for your beloved city do you? In what way could you think to comfort the residents and those at the school, or how is there any possible way to show that this building of the hotel would not cause any of these problems or issues? There is none, so PLEASE don't even do it! There is plenty of room on Grapevine Highway for a hotel, which is a main road with all the traffic needed to provide business for a hotel, for building revenue for itself and the local surrounding businesses, restaurants, parks, attractions. There is no need for a hotel to be built on the side and back roads of a neighborhood, in the front entrance of an elementary school, where no one can even see it... sounds like more of an opportunity for things to go wrong. Please listen to what your city want, what your community desires in this wonderful city that we chose to live in, and that we help pay for.

Hannah Boles
[REDACTED]
[REDACTED]

From: Hannah Boles
To: [REDACTED]
Subject: PLEASE do NOT build the hotel in NRH!
Date: Wednesday, October 4, 2017 4:15:31 PM

Please do not allow the building of the Marriott hotel on Hawk Avenue and Parker Boulevard by Walker Creek Elementary. This is so wrong for so many reasons. It is a shame and disappointment that this would be even a consideration to be built right next to our neighborhood and our neighborhood elementary school. As you all are respected members of our community, I would hope that you all would have the right mind to think of how inappropriate this could be for the safety of our children, and for the safety of those who live in the apartments, the townhomes, and the houses in Home Town, myself and my family included. We didn't just move to Home Town, looking for that community home town feel, to have our dreams ripped away by a money hungry attempt like this. As Home Town states on their website, " The comfort, safety and natural beauty of a new urban community, together with the warmth and charm of classic American neighborhoods. This is Home Town."... this would all be destroyed by the building of this hotel. I would hate for the city of North Richland Hills to be looked down upon and have negative connotations, due to increased crime rate and problematic incidents such as, just to name a few... strangers coming in and out of the hotel, creeping on and attempting to or being successful at who knows what horrible things with the local residents, their housing, their families, and most importantly children. As well as the increased traffic that could cause more problems with parking and accidents, it's just not a good idea in any way. You all don't want this for your beloved city do you? In what way could you think to comfort the residents and those at the school, or how is there any possible way to show that this building of the hotel would not cause any of these problems or issues? There is none, so PLEASE don't even do it! There is plenty of room on Grapevine Highway for a hotel, which is a main road with all the traffic needed to provide business for a hotel, for building revenue for itself and the local surrounding businesses, restaurants, parks, attractions. There is no need for a hotel to be built on the side and back roads of a neighborhood, in the front entrance of an elementary school, where no one can even see it... sounds like more of an opportunity for things to go wrong. Please listen to what your city want, what your community desires in this wonderful city that we chose to live in, and that we help pay for.

Hannah Boles
[REDACTED]
[REDACTED]

From: Kimberly Bradstreet
To: [Planning](#)
Cc: [REDACTED]
Subject: NO HOTEL IN HOMETOWN
Date: Thursday, October 5, 2017 2:07:22 PM

Dear NRH Planning Department,

As a 10 year resident of NRH (in Hometown and Fountain Ridge neighborhoods) with two young children at Walker Creek Elementary, we urge you to NOT APPROVE a hotel on the land near Walker Creek Elementary.

There are many reasons why our family STRONGLY OPPOSES a hotel at this location, but our deepest concern is the **unnecessary risk a hotel next door to an elementary school** will propose. The risk of a hotel in this location far outweighs any benefit to the city. This is a disaster waiting to happen. Please stand with us in our call to action.

We do support the addition of a hotel in North Richland Hills, but the proposed space is absolutely the wrong location. The heart of the Hometown development is not the place.

City officials and residents of NRH can work together to find the right use for this special piece of land. A hotel is NOT the right use.

Thank you for hearing my voice and making the best choice for the youngest residents of Hometown NRH.

I look forward to attending tonight's P&Z meeting.

Kimberly Bradstreet
5901 Cripple Creek Trl
NRH, TX 76180

From: Kimberly Buckley
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Hotel zoning in HomeTown
Date: Thursday, October 5, 2017 12:15:04 PM

Thank you, Mr. Hindman, for your response. However, your comments below exactly note the reason for my letter to the planning commission in the first place. Until recently this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater, which DOES in fact meet the definition of the Comprehensive Land Use Plan for the City for this block to remain Public/Semi-Public Use. Standing behind the Zoning for the Town Center as a whole, while understandably mixed use commercial development, does not in fact negate the intended land use for the parcel, as published by the City. There is other commercial property within 1/4 mile of the NYTEX and Grand Hall at NRH Centre that could serve the same purpose without being located directly adjacent to the elementary school and library. I think the City's response to my comments appears tunnel-visioned, which should not be the purpose of having open public hearings on such matters.

Kimberly Buckley

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

From: Mark Hindman [REDACTED]
Sent: Thursday, October 05, 2017 11:57 AM
To: Kimberly Buckley [REDACTED]
Cc: Clayton Comstock [REDACTED]; Paulette Hartman [REDACTED] >
Subject: Hotel zoning in HomeTown

Thank you for your email regarding zoning change case ZC 2017-14 and special use permit case SUP 2017-07. I am 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. 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<x-apple-data-detectors://0> 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<x-apple-data-detectors://3>. Both meetings are at 7:00pm<x-apple-data-detectors://4> in the City Council Chambers of City Hall located at 4301 City Point Drive<x-apple-data-detectors://5>.

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing from single family to apartments with commercial businesses on the first floor, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the performing arts center on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school and all entrances and exits.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the thousands of visitors already coming to the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC and the Health Markets corporate campus. There are other uses that are allowed by the existing zoning which would

produce a much higher sales price, but they may not provide the boost for the restaurants and commercial businesses in the area. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents, with the greatest advantage going to residents of HomeTown.

This is a complex issue that the Planning and Zoning Commission and City Council do not take lightly and which they will be given careful consideration. Thank you again for your comments and have a wonderful day.

Mark Hindman
City Manager
City of North Richland Hills
817-427-6007<tel:817-427-6007>

From: Kimberly Buckley [REDACTED] >

Date: October 5, 2017 at 11:15:51 AM CDT

To: [REDACTED]

Cc: [REDACTED]

Subject: PLEASE DENY Zoning change request ZC 2017-14, special use permit case SUP 2017-07

Chairman Shiflet, Mr. Welborn, Mr. Tyner, Mr. Bowen, Ms. Luppy, Mr. Orr, and Mr. Cooper,

Ladies and Gentlemen of the Planning Commission, I am writing to you today as a resident of NRH and a concerned parent of a BISD scholar at Walker Creek Elementary school to ask that you emphatically deny the Zoning Change Request and Special Use Permit for a developer to construct a TownePlace Suites by Marriott hotel the vacant parcel between Parker Blvd and Hawk Avenue (Zoning change request ZC 2017-14, special use permit case SUP 2017-07). My husband, Ben, and I purchased a home in 2005 in Fountain Ridge, adjacent to Hometown on Davis Blvd and part of the Hometown Master Plan in many iterations, with anticipation of one day starting a family and being in a centrally located area of NRH that had established master planning, a new elementary school, and access to major highways all while still feeling like a small community centrally located in the metroplex. That has been and remains what we love the most about NRH.

Our family and daughter, now a proud Coyote Kindergartner at Walker Creek Elementary, has found community, friends, and convenience in our hollow of NRH. It surprises me and alarms me that our community of NRH would even consider allowing a hotel to be erected within that master planned area of Hometown and directly adjacent to an elementary school, which already has traffic issues before all of the hometown single and multi-family housing is completed. It can take over 15 minutes for me to get my daughter to and through car line in the mornings from Bridge Street with all of the other traffic currently moving through the area in the same pattern. The addition of random commuter traffic in this area does not make sense. I hope you also understand the underlying safety concerns with a hotel directly across the street from an elementary school. I implore you to consider the safety, traffic, and community concerns associated with allowing a hotel to be constructed in our neighborhood.

The Comprehensive Land Use Plan that I am sure most of you had a significant part in developing for the City

recognizes the value in keeping this section of the Hometown development area as public/semi-public land uses. A hotel is not intended to permit non-profit activities of an educational, religious, governmental, or institutional nature. Please do not contradict the well-developed plan already in place for this area of NRH.

I appreciate your consideration and a denial of this request tonight.

I would be there in person, but my daughter has dance lessons on Thursday nights and her well-being will always be first on my list, I hope that you will act in her best interest tonight as well.

Thank you,

Kimberly Buckley

5916 Pedernales Ridge

North Richland Hills, Texas 76180

Kimberly Buckley, P.G.

Associate, Environmental Science

Freese and Nichols, Inc.

4055 International Plaza, Suite 200

Fort Worth, TX 76109

www.freese.com<<http://www.freese.com/>>

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[cid:5CE156F0-6EB3-4EAB-82B0-A64EBBDBB2ED]

From: Kimberly Buckley
To: [Planning](#)
Cc: [REDACTED]

Subject: PLEASE DENY Zoning change request ZC 2017-14, special use permit case SUP 2017-07
Date: Thursday, October 5, 2017 3:31:41 PM
Attachments: [NRH Comprehensive Land Use Plan.pdf](#)
[Public Input.pdf](#)
[Applicant Narrative.pdf](#)
[Memorandum.pdf](#)
Importance: High

Planning Commission Members,

This is the second correspondence that you will have received from me today for the proposed hotel in the Hometown Town Center district under consideration tonight. I apologize for the additional correspondence but in light of response that I received from the City Manager's office today, I feel that additional light needs to be brought to very erroneous items posted in the City memorandum for this SUP request and in documents touted by the City Manager to represent what is in the best interest of my neighborhood.

My comments herein refer to the attachments provided to you this evening as part of the Planning Commission packet and reflect errors in judgment on the part of the contributors to this package.

In the attached Memorandum provided by the City Manager's office, please note the following:

- In information provided by Mr. Comstock, City Planning Manager, he references a survey that appears to have been posted on the NRH website and had a TOTAL OF 57 RESPONSES to which some of those 57 people agreed a hotel could be another use for that property. It does not matter how many of the 57 respondents indicated that a hotel would be a viable option. After only 2 months of collecting input on a blind survey on the NRH website, ***57 respondents does not make for a representative sampling of NRH residents and stakeholders even though it is being used as credibility for a hotel at this location.***
- In information provided by Mr. Husband, Principal Planner, he equates the development of a TownePlace Suites on Parker Blvd to a TownePlace Suites on E Belknap Street. ***Parker Blvd and Hawk Drive are not equivalent to E Belknap Street in Fort Worth by development, school size, or community planning even though it is being used as credibility for a hotel at this location.***
- In information provided by Mr. Husband, Principal Planner, he indicates that tenured staff at Charles Nash Elementary were interviewed. Did he also interview tenured staff and administration at Walker Creek Elementary to determine their feelings toward the proposed hotel? ***Charles Nash Elementary staff, an urban elementary school in Fort Worth ISD are not equivalent to Walker Creek Elementary staff in suburban Birdville ISD even though it is being used as credibility for a hotel at this location.***

- In information provided by Ms. Waggoner, City Engineer, she correctly indicates that morning and afternoon traffic in the vicinity experience higher volumes. However, Ms. Waggoner indicates that hotel traffic in addition to that peak traffic would likely be kept to Hawk Avenue and Parker Boulevard. For reference since Ms Waggoner clearly did not include the school's traffic protocols in her study, the car line traffic that makes up the predominant traffic in the area during those peak times enters and exits Walker Creek Elementary School on Hawk Avenue. ***Additional peak traffic on Hawk Avenue WILL impact school time traffic in the exact locations that Ms. Waggoner references even though it is being used as credibility for a hotel at this location.***
- In general information provided on the Comprehensive Plan – the memorandum indicates that the area is designated as “Town Center” which it is. BUT they do not include the additional detail that within “Town Center” this parcel is highlighted as Public/Semi-Public Use. ***This information, which is not included, is imperative to the decision to move forward with development of the site as a conventional commercial development, which is not even in line with the “Town Center” description even though it is being used as credibility for a hotel at this location..***

In the Attached Applicant Narrative, please note the following:

- Please do not be blinded by corporate draws such as Bell Helicopter that would have to pass several other hotels including development by this same developer to use this hotel as a corporate partner. In the same vein, it is unrealistic to assume ATT Stadium and Rangers Ball Park attendees would venture off highways and major thoroughfares to stay at this hotel. If you are going to review this objectively, ***please keep in mind that it will be used limited time by cyclical draws of events at NYTEX and Grand Hall or NRH2O without long term efficiency or gains from its presence in our neighborhood.***
- Their reference and the City's acceptance of their distance measurement to the school underlines the disconnect for this project in this location. ***The measured 1,100 feet from the front of the hotel to the front of the school encompasses nearly half of the school where there are doors to the school within 550 feet of the front doors of the hotel.***
- ***Please have them refrain from placing windows on the Hawk Avenue side of the building as well for similar safety precautions for visitors to the NRH REC Centre and NRH library (which does house homeschool groups weekly, seems similar in nature to the adjacent elementary school, yet ignored).***

In the attached Public Input package, please note the following:

- All correspondence is in opposition to the development of this site as a hotel with the exception of one letter from a commercial realtor that was dated October 5, 2017. ***I have sent correspondence that is not included in this package as I am sure many others***

have. Please be sure to consider all Public Input to date and not just the correspondence passed through to the Public Input packet.

I am not at all impressed with being treated like this decision has been made soundly by the City on my behalf before any public comments were solicited.

Please do the right thing and ask this developer to look for a more suitable commercial location along a major commercial corridor of our City.

Thank you for your consideration,
Kimberly Buckley
5916 Pedernales Ridge
North Richland Hills, Texas

Kimberly Buckley, P.G.
Associate, Environmental Science

Freese and Nichols, Inc.
4055 International Plaza, Suite 200
Fort Worth, TX 76109

[REDACTED]
[REDACTED]
[REDACTED]

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From: Rachael Cook
To: [REDACTED]
Subject: About the hotel in Hometown
Date: Wednesday, October 4, 2017 10:47:08 PM

Good evening!

I'm a current NRH resident who is deeply concerned with the current plans to build a hotel in Hometown. This seems like a quick cash grab for the city rather than something that has been well thought out and discussed with residents and affected parties. A hotel would very likely increase traffic in already congested areas, harm property values nearby, and increase crime in the area around the hotel.

In short, I am opposed to the building of a hotel in Hometown. I implore the planning and zoning commission to reconsider and listen to other concerned citizens of North Richland Hills.

Best,

Dr. Rachael Cook, PT

From: Kiran Dhanji
To: [REDACTED]
Subject: Concern about the plan you support for a Marriott Hotel in NRH
Date: Wednesday, October 4, 2017 12:39:18 PM

Good afternoon,

I understand that NRH City Council is planning to accept a proposal to build a Marriott hotel adjacent to an elementary school in an up-and-coming neighborhood.

I hope you understand that your constituents have various safety and security concerns about this proposal. I have worked in Public Safety for over a decade and am abreast of the laws and regulations that prohibit registered sex offenders from residing in close proximity of an elementary school.

Of course, as a hotel, there are different regulations. However, as you know, registered sex offenders will be able to stay in this hotel and look directly over the school yard where children are playing. You are putting the safety and security of the children in this neighborhood at risk in order to bring money in to the City. This is an up-and-coming neighborhood, and there are many other projects that you could approve in future years that could also bring money to the city without putting children at risk.

As City Counsellors, it is your responsibility to put measures in place that safeguard the citizens in this community. The fact that this proposal has gotten this far is reprehensible, and the fact that local media have not yet picked up on your support of a measure of this nature is surprising. As a matter of public record, I hope you will be willing to share why it is you think it is acceptable to place a hotel where sex offenders may freely stay immediately adjacent to an elementary school.

Please do not approve zoning for this hotel.

V/r,

Kiran Dhanji

From: Kelvin Dilks
To: [Planning](#)
Subject: The Extended Stay Hotel in Hometown
Date: Wednesday, October 4, 2017 9:18:51 PM

While I am all about progress and am extremely proud of the improvements we have made in NRHills, I am personally against the building of this hotel. I realize that this would be a very nice place in the beginning but I'm afraid of what happens to hotels with time. The perfect examples can be found on Bedford Euless Road and at the corner of 820 and Grapevine. I have lived in the city for 45 years and I saw the construction of all these hotels which were quite an asset to our city and their time. These hotel's time has passed as will the extended stay. Now they attract many people that perhaps we would rather not have stay in our community. With the location so close to the elementary school, I think it would be better to find an alternative location for building this hotel.

Thank you, Kelvin Dilks, 7113 Stone Villa Circle, 76182
Sent from my iPad

From: Kelly Fann
To: [Planning](#)
Subject: Hotel in Hometown
Date: Wednesday, October 4, 2017 12:10:14 PM

Hello,

My name is Kelly Fann and I am a current resident of Hometown in North Richland Hills.

I am writing to express my deep concern regarding the idea of building a hotel next to Walker Creek Elementary School.

My concern is three-fold:

- the safety of children
- the high potential that the hotel won't remain solvent and will result in an empty building that is difficult to sell or convert into something useful
- the neglect of careful city planning which may fail to attract thriving businesses

While I fully understand that there is no way to fully protect children in today's world, there are precautions that can be taken and there are risks that can be avoided. On a regular basis I see elementary-aged children walking to school, some of whom are unattended. Thankfully, most people in the neighborhood are guests of residents or residents who have made a significant investment by paying rent or purchasing a home. By its very nature, a hotel offers a low-cost hiding place for predators, which in turn, makes it more difficult to create a safe, friendly environment for kids.

Secondly, I have serious doubts the hotel will succeed. Location is everything and the most important aspect of hotel location is proximity to a highway, like Loop 820 where people will easily find and access it. Nearby venues like NRH2O and the convention center were built for the enjoyment of the community first and foremost. They are not large enough to host events that would sustain a hotel.

Furthermore, I wish to understand the strategy behind city planning in NRH. In well-planned communities like Keller and Southlake, city planners have been diligent in remaining laser-focused on creating guidelines for growth that will increase property values and attract profitable, tax-paying retail, restaurants and entertainment. I think it would be wise to re-evaluate what kind of retail and restaurants truly make sense in locations like the shopping center in question and in other highly-trafficked areas in our city. Planning is everything and without clear guidelines it is difficult to stick to the plan.

I am confident that you will consider the options and will find that a hotel is not a viable choice for this location. There are several other locations in the city that would make more sense.

I appreciate your time and consideration and I am available for any further questions you might have for me.

Kindest regards,

Kelly Fann



8616 Nichols Way
North Richland Hills, TX 76180

From: Lynn Fann
To: [Planning](#)
Subject: No hotel in Hometown
Date: Wednesday, October 4, 2017 5:15:44 PM

I moved to Hometown 7 years ago. I previously lived in Grapevine for 32 years.

Moving to Hometown has been wonderful for me. Both of my adult daughters have moved to be near here. One actually purchased her home in Hometown. That decision was influenced by the safe neighborhood school her children would attend.

I find it disturbing that the property adjacent to that wonderful school is under consideration for a hotel. The opportunity for a person or persons who would seek to harm a child is multiplied by the presence of a hotel!

That alone is enough reason to NOT place a hotel on that property.

It would seem money is the driving factor for such a consideration. That is extremely disappointing. Surely our city planners can arrive at a better use of this property.

Hometown should remain a place to call HOME not a place for those passing through our area. It is beyond my comprehension how you can make that decision.

Crimes of opportunity are too common in our world!

Thank you

Lynn Fann
8520 Bridge St
North Richland Hills, TX
76180

Sent from my iPhone

From: Kelly Fann
To: [Oscar Trevino](#)
Cc: [Clayton Comstock](#)
Subject: Re: Hotel in Hometown
Date: Wednesday, October 4, 2017 2:15:25 PM

Oscar,

I greatly appreciate your response and I understand your exception.

Adding a school was a great idea and had a positive impact on our decision to purchase in Hometown.

I'm also not opposed to commercial activity in general. I have spent a large portion of my life living in European cities and in areas that were conceptually very similar to Hometown and The Venue apartments where commercial and residential areas are mixed. It can create a fun, welcoming environment.

Commercial zoning includes many kinds of activities. There is a very big difference between a hotel and a retail store or a restaurant. Even within the context of retail and restoration, there is a very wide array of categories and there are different contexts in which each category makes sense.

I see great potential for North Richland Hills and hope to live here for a very long time. I want it to be the best it can be, as I know you do too.

Thank you again for your time. I know you are very busy and it means a lot that you would respond.

Regards,
Kelly

On Wed, Oct 4, 2017 at 1:27 PM, Oscar Trevino [REDACTED] > wrote:

Kelly,

Thank you for contacting me regarding a proposed rezoning of property located at 9005 Grand as a hotel. This item is scheduled for consideration by the Planning and Zoning Commission on Thursday, October 5 at 7:00 pm. Following consideration by the Planning and Zoning Commission the issue must be considered by the City Council at a subsequent date that has not yet been finalized. The upcoming City Council meetings, after the October 5, Planning and zoning Commission meeting, are scheduled for: October 23, November 13 and December 11. All of the meetings will be held at City Hall, located at 4301 City Point Drive.

We appreciate your input as we do take the opinions of our citizens very seriously. I would

believe that the Council will be keeping an open mind as they consider the issue since the property under discussion has been planned for commercial use since 1999 and there are existing commercial uses on three sides of the school already that are opened to the general public.

The City Council is very committed to maintaining property values and the quality of life for existing residents in the area. I do take exception to your comment about well planned communities but feel that you may not know how Hometown was initially designed or for that matter, not know that Walker Creek Elementary was not part of the initial plan for this area. As you say, planning is everything and if the original plan had been stuck to, we would not have the school and would have more multi family around the area in question. As for planners, we actually have some of the best in the area that work in NRH.

I will also make sure that your concern and position is in the information the P&Z & Council receives on this item.

We appreciate your input on this complex issue.

Oscar



Oscar Trevino - Mayor
[REDACTED]

From: Kelly Fann [mailto:[REDACTED]]
Sent: Wednesday, October 04, 2017 12:11 PM
To: Oscar Trevino [REDACTED] >
Subject: Hotel in Hometown

Hello Mayor Trevino,

My name is Kelly Fann and I am a current resident of Hometown in North Richland Hills.

I am writing to express my deep concern regarding the idea of building a hotel next to Walker Creek Elementary School.

My concern is three-fold:

- the safety of children
- the high potential that the hotel won't remain solvent and will result in an empty building that is difficult to sell or convert into something useful
- the neglect of careful city planning which may fail to attract thriving businesses

While I fully understand that there is no way to fully protect children in today's world, there are precautions that can be taken and there are risks that can be avoided. On a regular basis I

see elementary-aged children walking to school, some of whom are unattended. Thankfully, most people in the neighborhood are guests of residents or residents who have made a significant investment by paying rent or purchasing a home. By its very nature, a hotel offers a low-cost hiding place for predators, which in turn, makes it more difficult to create a safe, friendly environment for kids.

Secondly, I have serious doubts the hotel will succeed. Location is everything and the most important aspect of hotel location is proximity to a highway, like Loop 820 where people will easily find and access it. Nearby venues like NRH2O and the convention center were built for the enjoyment of the community first and foremost. They are not large enough to host events that would sustain a hotel.

Furthermore, I wish to understand the strategy behind city planning in NRH. In well-planned communities like Keller and Southlake, city planners have been diligent in remaining laser-focused on creating guidelines for growth that will increase property values and attract profitable, tax-paying retail, restaurants and entertainment. I think it would be wise to re-evaluate what kind of retail and restaurants truly make sense in locations like the shopping center in question and in other highly-trafficked areas in our city. Planning is everything and without clear guidelines it is difficult to stick to the plan.

I am confident that you will consider the options and will find that a hotel is not a viable choice for this location. There are several other locations in the city that would make more sense.

I appreciate your time and consideration and I am available for any further questions you might have for me.

Kindest regards,

Kelly Fann

[8616 Nichols Way](#)

[North Richland Hills, TX 76180](#)

From: Pat Franklin
To: [Planning](#)
Subject: No Hotel in Hometown
Date: Wednesday, October 4, 2017 7:58:35 PM

No Hotel in Hometown!!!

From: Joshua Graham
To: [Planning](#)
Subject: Opposition to Hotel
Date: Wednesday, October 4, 2017 8:44:54 PM

Our family is opposed the hotel in Hometown. We are NRH residents and vote in every election.

Joshua Graham

Joshua Graham & Associates, PLLC
Water Gardens Place
100 E 15th Street, Suite 635
Fort Worth, Texas 76102

[REDACTED]
[REDACTED]

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From: Linda Hilton
To: [Planning](#)
Subject: Hotel in Hometown
Date: Wednesday, October 4, 2017 6:34:22 PM

Dear Sirs: We do not agree with the proposed hotel in Hometown. One concern is it being adjacent to an elementary school especially in light of the recent events in Las Vegas.

Also, it seems a location on a major street like Blvd. 26, Precinct Line, Davis or Mid Cities would be a better location versus a neighborhood.

Thank you, Ron and Linda Hilton

Sent from my iPad

From: 94hussey
To: [Planning](#)
Subject: Hotel on Hawk
Date: Wednesday, October 4, 2017 4:57:58 PM

Please do not approve this!

What about the old golf range? Redirect these developers to more suitable locations in NRH.

Tammie

Sent from my MetroPCS 4G LTE Android device

From: Katie Leatherwood
To: [Planning](#)
Cc: [REDACTED]

Subject: Say NO to Zoning Change Request ZC 2017-14, Special Use Permit Case SUP2017-07
Date: Thursday, October 5, 2017 5:09:19 PM

To the Planning & Zoning Commission of North Richland Hills and our North Richland Hills City Council:

I am writing to you today to express my strong concern about the Zoning Change Request and Special Use Permit Request (ZC 2017-14, SUP 2017-07) to construct a hotel between Hawk Avenue and Parker Boulevard, directly adjacent to Walker Creek Elementary School. My family has lived in North Richland Hills for six years, and we have enjoyed the Hometown area because of its development and amenities. However, the idea of constructing a hotel on the tract of land directly adjacent to an elementary school is alarming and not the best development choice for North Richland Hills.

I have a niece who began attending Walker Creek Elementary School this fall. In such a (now quite densely) populated and developed area, adding additional traffic on Hawk Avenue and Parker Boulevard compromises the safety of those young children attending Walker Creek Elementary. The transient nature of business at a hotel also seems inherently unsafe for such close proximity to a school.

I vehemently oppose the proposition to build a hotel along Hawk Avenue. There are several other location options available to developers within the southeast area of North Richland Hills which wouldn't result in placement directly next to a school.

Please listen closely to the citizens of North Richland Hills. A hotel is not wanted at this location.

Thank you,
Katie Leatherwood

From: Pat Marling
To: [Planning](#)
Subject: Hotel
Date: Wednesday, October 4, 2017 4:16:07 PM

Please reconsider the proposal for a large extended stay hotel right next to an elementary school where many children walk to and from their residential neighborhood homes.

We understand the reason that the city would like a hotel near the recreation area, but the proposed space does not seem to be a thoughtful place.

There is vacant land on Blvd 26 next to Mountasia and NRH2O which would provide the requested hotel space but not impact the homeowners within Hometown or the school children at the elementary school. Or, is there space on the other side of the rec center toward the insurance company building?

If a hotel **MUST** be built in or near this proposed area, it should be a small boutique type hotel closer to the Venue that fits into the Hometown footprint and architecture and not a large 4 story extended stay very commercial hotel chain.

Please listen to the majority of the people who will be impacted, the school families and homeowners, when deciding the fate of this request.

Thank you.

Brad and Pat Marling

From: Jennifer Mathews
To: [Oscar Trevino](#)
Cc: [Clayton Comstock](#)
Subject: RE: Question about the proposed hotel
Date: Wednesday, October 4, 2017 2:06:14 PM
Attachments: [image001.jpg](#)

I have several issues with the hotel's proposal. The biggest issue is the businesses they use for justification are not logical.

Both parties (city and hotel) have a biased opinion and something to gain. A neutral analysis will let the citizens know that no one with a vested interest has reviewed and provided feedback. And it might provide information that no one has considered.

Waiting to ensure the city has thought this through is important. If the developer really wants to put a hotel in NRH, they will wait a few weeks.

If it is a financial issue, I would be willing to help pay for the analysis.

From: Oscar Trevino [mailto: [REDACTED]]

Sent: Wednesday, October 4, 2017 1:33 PM

To: Jennifer Mathews

Cc: Clayton Comstock

Subject: RE: Question about the proposed hotel

Jennifer,

Thank you for the note. We will look at the review you are proposing. Interesting thought. Don't know that if they come back and say the site will work if that really will change the mind of those that say it won't....so what do we gain by waiting?

But let us look at it. I would like to hear what they have to say.

Good seeing you and hey, I know you are not a constant complainer....you always have positive input and raise good food for thought in my opinion!

Oscar



Oscar Trevino - Mayor

[REDACTED]

From: Jennifer Mathews [REDACTED]

Sent: Wednesday, October 04, 2017 11:55 AM

To: Planning ; Oscar Trevino

Subject: Question about the proposed hotel

It was great to see/meet you last night.

I have read both memos from the city and Cromwell Hospitality. I actually fully support a hotel in our city (and have said publicly) but I don't think this is the correct location or type of hotel. This is such an important decision for our city.

Why don't we have a third party/neutral review of the proposed hotel?

Thank you for your prompt response.

Jennifer Mathews-Lucas

5813 Lake Way

NRH TX 76180

[REDACTED]

From: Ellen
To: [Planning](#)
Subject: 10/5/17 Agenda Items C1 and C2
Date: Wednesday, October 4, 2017 1:00:25 PM

I would like to offer a comment on the above agenda items which support building a hotel between Hawk Blvd and Parker.

Although I feel having a Marriott property in NRH would be a great thing, I do not feel that this location, adjacent to Walker Creek Elementary and close to single family homes in NRH Hometown, is an appropriate location. I understand the desire to locate this project close to the library, Grand Hall, and the hockey venue but wonder if there isn't a better location in a more commercial area such as the other side of the library or fronting Boulevard 26 or Mid-Cities Boulevard.

Thank you for your consideration.

Ellen F. O'Daniel
7223 Eden Rd
North Richland Hills

Sent from my iPad

From: Suzanne Orr
To: [Planning](#)
Subject: Opposed to hotel proposal
Date: Wednesday, October 4, 2017 8:58:41 PM

To whom it may concern,

I am writing to express my opposition to the proposal to rezone in order to build a hotel in Hometown. I do agree we need a hotel in NRH, but not in a neighborhood and certainly not next to an elementary school.

Sincerely,

Suzanne Orr
NRH resident since 2004

--

Activator • Achiever • Deliberative • Learner • Maximizer

From: Angela Peltier
To: [Planning](#)
Subject: No hotel in Hometown
Date: Wednesday, October 4, 2017 12:46:05 PM

Hello!

I need to strongly oppose the proposal of a hotel in our neighborhood. My kids don't even go to Walker Creek but the thought of an extended stay hotel right next door doesn't sit well with me. Surely there are locations that are far superior in proximity and not so far off the beaten path. This is a highly congested area already & that would just add to the frustrations. I am hopeful that you will hear all of the concerned neighbors and rethink this location.

Regards,

Angela Peltier

From: Jake Pritchard
To: [Planning](#)
Subject: Zoning Change Hometown
Date: Wednesday, October 4, 2017 12:31:51 PM

In regards to the zoning change request ZC 2017-14 and special use permit case SUP 2017-07. I am a resident of Hometown and am extremely concerned with the city's intentions of promoting the building of a hotel in front of Walker Creek Elementary and directly next to a city library. The North Richland Hills city council is supposed to be dedicated to making our community the City of Choice. Creating traffic near this area will cause future homeowners on Parker to avoid building / living near the hotel complex. Children walk to school from the apartments also, and would have to walk around or next to the site. This would be a city blunder and create a firestorm of concerned parents. I give you my example. I don't ever chime in on city development. This potential city move has stirred up a grassroots rebellion and will only cause land values to drop and traffic to rise. Listen to the citizens that entrusted your leadership to lead us toward a City of Choice.

Jake & Shannon Pritchard
8600 Olmstead Terrace

From: Susan Reece
To: [Planning](#)
Subject: Hotel location
Date: Wednesday, October 4, 2017 6:49:35 PM

I am opposed to the proposed rezoning of the property located at 9005 Grand as a hotel. It is too close to the elementary school and neighborhood. Thank you.

From: Kristin Reese
To: [Planning](#)
Subject: NO HOTEL IN HOMETOWN
Date: Wednesday, October 4, 2017 12:17:44 PM

Hello,

I am a resident in HomeTown and am writing in opposition of the plans to build a hotel in our community. There are lots of reasons I do not think this would be a good thing, but number one is the safety of our kiddos at Walker Creek! Please consider our children in this. They are our future!

Sincerely,
Kristin Reese

From: Chance Reese
To: [Planning](#)
Subject: Hometown Hotel
Date: Wednesday, October 4, 2017 5:02:24 PM

Good afternoon,

In reference to the proposed building of a hotel between Parker and Hawk, I would like to throw my vote in as a NO. I'm sure it would not be an option because of value but it would be great if that area could remain natural.

Chance Reese
Bridge St

Sent from my iPhone

From: John Randy Royse
To: [Planning](#)
Subject: Hotel in Hometown
Date: Thursday, October 5, 2017 4:10:41 PM

I can't express enough displeasure at this thought, a hotel next to elementary school.

I will be in attendance tonight to express my opinion on this bad idea in person.

John Royse Cell [REDACTED]

From: Jean Shoop
To: [Planning](#)
Date: Wednesday, October 4, 2017 3:46:17 PM

We do not want a hotel in this neighborhood.

—

Sent from my iPad

From: Tim Shoop
To: [Planning](#)
Subject: No Hotel in Hometown
Date: Wednesday, October 4, 2017 3:46:42 PM

We don't want a hotel in Hometown. There are plenty of good locations on Hwy 26 near by.
Keep our kids at Walker Creek SAFE!!!!!!!!!!!!!!

From: Shane Stevens
To: [Planning](#)
Subject: Hotel in Hometown
Date: Wednesday, October 4, 2017 6:22:33 PM

I am voicing my opposition to the construction of a hotel at Parker & Hawk in the middle of the Hometown neighborhood.

Shane Stevens
6117 Cliffbrook Dr
NRH TX 76180

Sent from my iPhone

From: Jennifer Stevens
To: [Planning](#)
Subject: Hotel home town
Date: Wednesday, October 4, 2017 6:25:43 PM

I am opposing the hotel at Hawk Avenue and Parker Boulevard.

Jennifer Stevens
6117 Cliffbrook Dr
NRH, TX 76180

Sent from my iPhone

From: [Jennifer Stephens](#)
To: [Craig Hulse](#); [Clayton Husband](#); [John Chapman](#)
Subject: FW: Attention: Craig Hulse, Director...RE: Zoning for Hotel
Date: Thursday, October 5, 2017 3:46:23 PM

Just in case you didn't get this on the planning account.

Jennifer Stephens

Economic Development Specialist

City of North Richland Hills

[REDACTED] | 817-427-6092

www.NRHED.com | www.NRHTX.com

From: LT [REDACTED]
Sent: Wednesday, October 04, 2017 6:27 PM
To: NRHPI; NRH Economic Development
Subject: Attention: Craig Hulse, Director...RE: Zoning for Hotel

To the Economic Development Department: Craig Hulse, Director

I am a resident of NRH Pleasant Dreams HOA located within Home Town. Thank you for the extensive work you and city leaders have done to promote a positive business climate. We are fortunate to have the caliber of leaders working hard to make NRH an attractive and thriving community.

I am impressed with the process and research involved in recommending the property in Home Town to be used for constructing a hotel. I endorse having a hotel. I appreciate the work by the Economic Development Advisory Committee and the Development Review Committee.

If we do not trust our leaders in planning and zoning after their thorough research into the potential hotel project, who do the citizens of NRH need to trust. Certainly not any group of citizens who have not worked with the city to develop a strategic plan for us.

NRH citizens need a larger tax base from commercial properties balancing out the taxes from residential properties. Towns in Texas that turn respectable businesses away have been known to lose population and their dignity as an attractive place to live.

There are no known threats in a upscale hotel being close to an elementary school. The larger threats to children usually come from family members.

I cannot attend the meeting due to Fort Worth Christian's football game at 7:30 p.m. on Thursday night. Thanks for including my opinion during the discussion.

Sincerely,
Linda Taylor
Former School Principal in Georgetown ISD, Georgetown, TX

From: Shane Thomas
To: [REDACTED]
Subject: Proposed Extended Stay Hotel - Hawk Avenue
Date: Thursday, October 5, 2017 9:35:32 AM

I heard through the grapevine that there was a proposal to build an extended stay hotel near Birdville High School and Walker Creek Elementary, and I wanted to voice my opposition.

As a former police officer, I am familiar with the clientele that this type of establishment draws, and I am not at all comfortable with the idea of having a hotel of any kind that close to schools and students. I also feel that a multi-level hotel would take away from the aesthetics of the area. The City has done a wonderful job of making that area family-friendly and it looks great. A hotel, other than a five-star, luxury hotel, would not be an asset, it would be a detriment. I don't want to see another spot like the Travel Lodge and Motel 6 on Bedford-Eules Road, Intown Suites on Rufe Snow, or Studio 6 on Loop 820.

I know there is a lot of opposition to this, and I hope that citizen input will be taken into account.

Thank You,

Shane Thomas
Account Manager
Smart Buy Homes Corp
8004 Main Street / 7716 Driftwood Court
North Richland Hills, TX 76182
[REDACTED]

From: Mark Vaughn
To: [Planning](#)
Subject: Hotel in Hometown
Date: Thursday, October 5, 2017 10:07:56 AM

I am very concerned over the proposal to place a hotel right next door to Walker Creek Elementary. I think this is a bad idea that could potentially put children at risk. While there are guidelines for allowing predators to live within a certain proximity to a school, I do not think there is any way to keep them from staying at a hotel within that proximity. And this is not an easy place to access from the highway, which should be a requirement for a hotel. I would think that the areas along Hwy 26, just north of NRH20 or south of Mountasia, would be ideal for a hotel. They are further away from either Walker Creek or CFT Elementary schools.

As for the area proposed for this building, given its location, this would be an ideal location for a park or outdoor amphitheater. Something to host summer musical/theater events from. The area already has enough apartments, and that would look too crowded in that small plot of land. And a hotel is simply not safe for a number of reasons, included increased traffic.

Thanks,
-Mark

Mark Vaughn


From: Carrie Visage
To: [Planning](#)
Subject: zoning change ZC 2017-14 and special use permit case SUP 2017-07
Date: Wednesday, October 4, 2017 3:24:50 PM

To whom this may concern:

I am writing to let you know that I do NOT agree with the above zoning change or special use permit case. I do not believe it is a good idea to put a hotel this close to an elementary school or in an area that is already heavily congested with traffic before the under construction apartments are finished. This would extended stay hotel or any hotel in this area, would burden this area even more and there is no way of knowing who is staying there, thus putting our Hometown area and the school children that walk from school and the families that walk/bike/run daily in this area in jeopardy.

There are other areas in NRH that would be a much better fit and still close to the NRH Rec Center such as off of Blvd 26 where the old golf range was between the gas station and Mountasia.

As a resident/family of Hometown, I do not want any kind of hotel/motel built in this particular area, so close to our neighborhood and schools.

Thank you for your time.

Carrie and Mike Visage

From: Janet Winter
To: [Planning](#)
Subject: Rezoning at 3005 Grand
Date: Wednesday, October 4, 2017 5:32:29 PM

I am opposed to the proposed rezoning of the property located at 9005 Grand as a hotel.

Janet Winter
6001 Dream Dust Dr
North Richland Hills, TX 76189

Sent from my iPhone
Janet Winter Administrative Assistant



thehills.org<<http://www.thehills.org>>

[<http://www.thehills.org/am-site/media/the-hills-church-logo-182x64.PNG>]<<http://www.thehills.org>>

6300 NE Loop 820 North Richland Hills | TX 76180-7899<[https://www.google.com/maps/dir/6300 NE Loop 820,North Richland Hills,TX%2076180-7899](https://www.google.com/maps/dir/6300+NE+Loop+820,North+Richland+Hills,TX%2076180-7899)>

From: Mary Yim
To: [Planning](#)
Subject: Hotel in HomeTown
Date: Wednesday, October 4, 2017 3:18:46 PM

A hotel next to Walker Creek Elementary school should not be allowed. It will create too much traffic for the safety of our kids.

Paul and Mary Yim

Sent from my iPad

From: [Oscar Trevino](#)
To: [Sam Akins](#)
Cc: [Planning; Paulette Hartman](#)
Subject: Re: HOTEL IN HOMETOWN
Date: Friday, October 13, 2017 12:31:45 AM

Sam,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts](#)

[center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community. And don't worry about the cap letters!

Oscar



Oscar Trevino - Mayor

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 6:36 PM, Sam Akins [REDACTED] wrote:

MAYOR TREVINO, OBVIOUSLY THE CITIZENS MOST AFFECTED BY A HOTEL IN HOMETOWN ARE ADAMANTLY OPPOSED AS WITNESSED BY THE SPEAKERS AT THE P&Z MEETING ALTHOUGH THE COMMISSIONERS VOTED 4 TO 3 TO RECOMMEND APPROVAL. HOWEVER, WE MAY NOT NECESSARILY BE OPPOSED TO A HOTEL AS MUCH AS ALL ARE STRONGLY OPPOSED TO ANY HOTEL IN THE NEAR VICINITY TO WALKER CREEK ELEMENTARY SCHOOL BECAUSE OF EXISTING TRAFFIC PROBLEMS AROUND THE SCHOOL, BUT MORE IMPORTANTLY THE POSSIBILITY OF CRIME, ALCOHOL, AND ESPECIALLY TODAY'S LIKELIHOOD OF SEXUAL PREDATORS PROWLING AROUND SCHOOLS. A HOTEL WHICH HAS IT'S SWIMMING POOL WITHIN 100 FT OF THE SCHOOLYARD COULD EASILY BE A DISASTER FOR HOMETOWN AND THE 600 STUDENTS AT WALKER CREEK SCHOOL. I AM AMAZED AND MYSTIFIED AS ARE MOST THAT THIS PROPOSAL IS EVEN BEING CONSIDERED BY CITY STAFF. I WOULD LIKE TO MAKE 2 POINTS. -----

-----FIRST: THERE IS ANOTHER LOCATION BETWEEN THE NRH LIBRARY AND THE ICE ARENA AND THE BIRDVILLE HIGH BASEBALL FIELD AND THE MULTI-STORY MEDICAL INSURANCE BUILDING WHICH HAS NOT BEEN DEVELOPED THAT WOULD APPEAR TO BE A BETTER LOCATION FOR A HOTEL. THE ONLY REASON I COULD SEE THAT CITY STAFF FAVORED THE SITE NEXT TO THE SCHOOL IS THAT THEY WANT TO BETTER PROMOTE AND FILL THE OVERSIZE GRAND BALLROOM AT THE REC CENTER—SINCE BOTH ARE OWNED BY THE CITY???? -----

SECOND: THE P&Z STAFF MANAGER PRESENTED CONCEPTS OF OTHER SCHOOLS WHICH HAVE NEIGHBORING HOTELS WITH NO PROBLEMS???? I PERSONALLY AM FAMILIAR WITH THOSE LOCATIONS FROM PREVIOUS EMPLOYMENT AND RESIDENCES IN THEIR NEIGHBORHOODS. THE GREENWOOD SCHOOL IN NORTH DALLAS AND THE SINGLEY ACADEMY IN IRVING ARE BOTH MAJOR SIZED CAMPUSES WITH HIGH SCHOOL STUDENTS PRIMARILY AND ANY HOTELS ARE CONSIDERABLE DISTANCE NECESSARILY FROM ANY STUDENT PEDESTRIAN TRAFFIC.

THUS, THESE SHOULD NOT BE EVEN COMPARED TO WALKER CREEK
ELEMENTARY'S SMALL CAMPUS SITE. ALSO THE FT WORTH SCHOOL SUGGESTED,
ONLY HAS LESS THAN 200 STUDENTS AND THE HOTEL IS NOT IN THEIR
STUDENT'S PEDETRIAN TRAFFIC PATTERN. I SUGGEST THE STAFF WILL NOT FIND
ANY ELEMENTARY SCHOOL WITH 600 STUDENTS ANYWHERE IN THE METROPLEX
AND POSSIBLY IN THE STATE WITH A HOTEL AND POOL WITHIN 100 FT OF THE
SCHOOLYARD AND WHERE 100'S OF SMALL CHILDREN FROM KINDERGARTEN AGE
UP HAVE TO WALK DIRECTLY IN FRONT OF THE HOTEL TO GET TO THEIR
HOMES AND APARTMENTS. I DROVE BY THERE TODAY AT 3:30 AND WITH HEAVY
TRAFFIC OF SCHOOL BUS PICK UPS AND PARENTS WAITED AT THE STOP SIGN IN
FRONT OF THE SCHOOL WHILE OVER 200 (I COUNTED!) 5 TO 8 YEAR OLD
CHILDREN WALKED IN FRONT OF MY STOPPED CAR. -----
PLEASE USE YOUR LEADERSHIP TO DISCOURAGE THE APPROVAL OF THIS HOTEL (
IN THIS LOCATION) BY THE CITY COUNCIL, CORDIALLY SAM V AKINS 8600
BEETLENUT LANE,(HAPPY HOMETOWN RESIDENT FOR 12 YEARS) NRH 76180-----
-----P.S PLEASE EXCUSE MY
COMPUTER SKILLS AND LETTER FORMAT, I AM 84 YEARS OLD AND NOT VERY
COMPUTER SAVY PLUS THE ARTHRITIS IN MY HANDS MAKES ALL CAPS EASIER.

From: [Oscar Trevino](#)
To: [Sam Akins](#)
Cc: [Planning](#); [Paulette Hartman](#)
Subject: Re: HOTEL IN HOMETOWN
Date: Saturday, October 14, 2017 2:18:12 AM

Sam,

I gave you this info so you would see what the Council will be seeing. I am not advocating either way.

I know about the human trafficking sessions you are talking about and have seen info on this. Our Chief (who is the immediate past president of the North Texas Police Chief Association) has not said anything about this location being a problem in his professional opinion. Our assistant chief made a comment about the hotel after the Public Hearing portion of the meeting and he had nothing negative to say about the location. You can hear his comments on the link I provided.

Oscar



Oscar Trevino - Mayor

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 7:13 PM, Sam Akins  wrote:

WITH MUCH RESPECT TO YOU PERSONALLY AS A
OUTSTANDING MAYOR: THESE
ARE THE COMMENTS, I HEARD AT THE P&Z HEARING AND
THEY COMPLETELY
IGNORE THE FACT THAT THIS HOTEL IS ADJACENT TO AN
ELEMENTARY
SCHOOL!!!!!!!!!!!!!! I KNOW OF NO SUCH OTHER SCHOOL WHERE
A HOTEL
IS WITHIN 100 FT OF A SCHOOL GROUND! ANYWHERE???? THE
CITY
SEEMS TO BE IGNORING THE FACT THAT NO OTHER CITY
SEEMS TO THINK
THAT SUCH ZONING IS SAFE . THERE ARE MANY OTHER
LOCATIONS IN OUR
FINE CITY FOR HOTELS TO SERVE THE NEEDS YOU SPEAK OF.
WHY HERE??

THE RESIDENTS OF HOMETOWN TO MY KNOWLEDGE ARE 90%
AGAINST A HOTEL
IN THIS LOCATION! BUT THE CITY SEEMS DETERMINED TO PUT
IT IN THIS
LOCATION WHEN THERE ARE OTHER MORE DESIRABLE
LOCATIONS EVEN IN
HOMETOWN??? WE COULD NOT EVEN BELIEVE THIS WAS BEING
CONSIDERED
WHEN WE CALLED ABOUT THE ZONING CHANGE SIGN. IT
SEEMS THIS IS AN
AGENDA THAT WILL BENEFIT ONLY THE CITY COFERS, OVER
THE SAFETY OF
FAMILIES AND CHILDREN . WE LEFT IRVING AFTER DECADES
THERE , TO
COME TO HOMETOWN AND NRH WHEN IRVING TOOK SUCH
POSITIONS WITH
APARTMENTS AND ZONING. CORDIALLY, SAM AKINS

-----P.S. MY CHURCH AND LOCAL POLITICAL
PARTY
ARE BOTH CURRENTLY CONDUCTING PROGRAMS ABOUT HUMAN
TRAFFICING AND
CHILD PREDATORS IN OUR OWN LOCAL NE TARRANT COUNTY
COMMUNITIES.
MOST PREDATORS AND ABDUCTIONS ALREADY TAKE PLACE
NEAR OUR SCHOOL
GROUNDS. WHAT DOES OUR LOCAL POLICE CHIEF HAVE TO SAY
ABOUT A
HOTEL IN THIS LOCATION? PREDATORS HAVE BEEN ACTIVE
AROUND GRAPEVINE
SCHOOLS JUST THIS MONTH.

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

From: Oscar Trevino [REDACTED]
Sent: Friday, October 13, 2017 12:32 AM
To: Sam Akins
Cc: Planning; Paulette Hartman
Subject: Re: HOTEL IN HOMETOWN

Sam,

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 City
Council and included in the public record as this case proceeds to the City
Council public hearing scheduled for October
23rd.<x-apple-data-detectors://0> Any questions that you have included in
your correspondence will likely be addressed in the staff report for the
Planning and Zoning Commission meeting which is available on line at the
following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also
watch the hearing held at the Planning and Zoning Commission meeting last

week at this link

http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item Monday, October 23, 2017<x-apple-data-detectors://11> at 7:00pm<x-apple-data-detectors://12> in the City Council Chambers of City Hall located at 4301 City Point Drive<x-apple-data-detectors://13>.

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the performing arts center<x-apple-data-detectors://14> on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community. And don't worry about the cap letters!

Oscar

[<http://gspermit.nrhtx.com/images/email/NRHlogo.gif>]

Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 6:36 PM, Sam Akins
[REDACTED]

wrote:

MAYOR TREVINO, OBVIOUSLY THE CITIZENS MOST AFFECTED BY A HOTEL IN HOMETOWN ARE ADAMANTLY OPPOSED AS WITNESSED BY THE SPEAKERS AT THE P&Z MEETING ALTHOUGH THE COMMISSIONERS VOTED 4 TO 3 TO RECOMMEND APPROVAL. HOWEVER, WE MAY NOT NECESSARILY BE OPPOSED TO A HOTEL AS MUCH AS ALL ARE STRONGLY OPPOSED TO ANY HOTEL IN THE NEAR VICINITY TO WALKER CREEK ELEMENTARY SCHOOL BECAUSE OF EXISTING TRAFFIC PROBLEMS AROUND THE SCHOOL, BUT MORE IMPORTANTLY THE POSSIBILITY OF CRIME, ALCOHOL, AND ESPECIALLY TODAY'S LIKELIHOOD OF SEXUAL PREDATORS PROWLING AROUND SCHOOLS. A HOTEL WHICH HAS IT'S SWIMMING POOL WITHIN 100 FT OF THE SCHOOLYARD COULD EASILY BE A DISASTER FOR HOMETOWN AND THE 600 STUDENTS AT WALKER CREEK SCHOOL. I AM AMAZED AND MYSTIFIED AS ARE MOST THAT THIS PROPOSAL IS EVEN BEING CONSIDERED BY CITY STAFF. I WOULD LIKE TO MAKE 2 POINTS.

-----FIRST: THERE IS ANOTHER LOCATION BETWEEN THE NRH LIBRARY AND THE ICE ARENA AND THE BIRDVILLE HIGH BASEBALL FIELD AND THE MULTI-STORY MEDICAL INSURANCE BUILDING WHICH HAS NOT BEEN DEVELOPED THAT WOULD APPEAR TO BE A BETTER LOCATION FOR A HOTEL. THE ONLY REASON I COULD SEE THAT CITY STAFF FAVORED THE SITE NEXT TO THE SCHOOL IS THAT THEY WANT TO BETTER PROMOTE AND FILL THE OVERSIZE GRAND

BALLROOM AT
THE REC CENTER-SINCE BOTH ARE OWNED BY THE CITY????

-----SECOND: THE P&Z STAFF MANAGER PRESENTED
CONCEPTS OF
OTHER SCHOOLS WHICH HAVE NEIGHBORING HOTELS WITH NO
PROBLEMS???? I
PERSONALLY AM FAMILIAR WITH THOSE LOCATIONS FROM
PREVIOUS EMPLOYMENT
AND RESIDENCES IN THEIR NEIGHBORHOODS. THE GREENWOOD
SCHOOL IN
NORTH DALLAS AND THE SINGLEY ACADEMY IN IRVING ARE
BOTH MAJOR
SIZED CAMPUSES WITH HIGH SCHOOL STUDENTS PRIMARILY
AND ANY HOTELS
ARE CONSIDERABLE DISTANCE NECESSARILY FROM ANY
STUDENT PEDESTRIAN
TRAFFIC. THUS, THESE SHOULD NOT BE EVEN COMPARED TO
WALKER CREEK
ELEMENTARY'S SMALL CAMPUS SITE. ALSO THE FT WORTH
SCHOOL SUGGESTED,
ONLY HAS LESS THAN 200 STUDENTS AND THE HOTEL IS NOT
IN THEIR
STUDENT'S PEDETRIAN TRAFFIC PATTERN. I SUGGEST THE STAFF
WILL NOT
FIND ANY ELEMENTARY SCHOOL WITH 600 STUDENTS
ANYWHERE IN THE
METROPLEX AND POSSIBLY IN THE STATE WITH A HOTEL AND
POOL WITHIN
100 FT OF THE SCHOOLYARD AND WHERE 100'S OF SMALL
CHILDREN FROM
KINDERGARTEN AGE UP HAVE TO WALK DIRECTLY IN FRONT
OF THE HOTEL TO
GET TO THEIR HOMES AND APARTMENTS. I DROVE BY THERE
TODAY AT
3:30 AND WITH HEAVY TRAFFIC OF SCHOOL BUS PICK UPS AND
PARENTS
WAITED AT THE STOP SIGN IN FRONT OF THE SCHOOL WHILE
OVER 200 (I
COUNTED!) 5 TO 8 YEAR OLD CHILDREN WALKED IN FRONT
OF MY
STOPPED CAR. -----PLEASE USE YOUR
LEADERSHIP TO DISCOURAGE THE APPROVAL OF THIS HOTEL (IN THIS
LOCATION) BY THE CITY COUNCIL, CORDIALLY SAM V AKINS
8600
BEETLENUT LANE,(HAPPY HOMETOWN RESIDENT FOR 12
YEARS) NRH
76180-----
-----P.S PLEASE EXCUSE MY COMPUTER SKILLS AND

LETTER

FORMAT, I AM 84 YEARS OLD AND NOT VERY COMPUTER SAVY
PLUS THE
ARTHRITIS IN MY HANDS MAKES ALL CAPS EASIER.

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Proposed Hotel
Date: Monday, October 16, 2017 3:48:28 PM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was planned for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side by the school and the main entrance as well as the parking will be on Hawk Avenue. I know that some are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH20, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH

residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Tarland Beauchamp [REDACTED]
Sent: Monday, October 16, 2017 12:27 PM

To: [REDACTED]
[REDACTED]
[REDACTED]

Subject: Proposed Hotel

I am opposed to permitting a hotel to be built in the Home Town area.
I moved here for the quite enclosed area, and now it is being exploited for thousands of apartments and now you want to permit a Hotel to be built next to a school. What's next High Rise office buildings?
You can't approve this Hotel -- you were elected to this council to maintain the standards in Home Town which we moved here for and to use our property to benefit its residents.

Tarland Beauchamp

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: No Hotel in HomeTown
Date: Monday, October 16, 2017 2:07:39 PM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH20, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH

residents. While there are other sites where a hotel could be placed, including the property in front of City Hall, at this point no hotel developers or quality hotel companies such as Hyatt, Hilton or Marriott have been willing to consider these other locations.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: [REDACTED]

Sent: Monday, October 16, 2017 11:55 AM

To: [REDACTED]

[REDACTED]

[REDACTED]

Subject: NO HOTEL IN HOMETOWN

TO:

Mayor Oscar Trevine: [REDACTED]
Councilman Rodriguez: [REDACTED]
Councilwoman Oujesky: [REDACTED]
Councilman Lombard: [REDACTED]
Councilman Barth: [REDACTED]
Councilman Benton: [REDACTED]
Councilman Turnage: [REDACTED]
Councilman Welch: [REDACTED]

PLEASE -- know that building a Hotel across the street from Walker Creek Elementary School will decrease the value of property in Hometown and adjoining neighborhoods. As we were leaving the P&Z meeting two ladies joined us on the elevator. They had flown in from Arizona specifically to look at Hometown properties the next day. They said they had just called their REALTOR and canceled as they would not consider buying in Hometown or for that matter anywhere in North Richland Hills because they would not want to live in a City that would even consider allowing a hotel to be built next to a school. Young families with school age children are looking for homes that offer a safe place for their children to run and play. As a licensed Texas REALTOR for more than 35 years, (currently retired) I can

assure you we will loose Buyers with young children. As a result values will begin to drop and in turn tax assessments will also drop. Not just in Hometown, but in the entire area in the Walker Creek Elementary School district.

Traffic around the school is already dangerous! Adding hotel traffic to the mix will only make the problem worse. I am shocked that the City has not provided parking spaces on the West side for pickup, drive over during the afternoon and you will find cars parked in the ditches, lines going all the way around the school and many cars parked across the bridge on the West side waiting for their children to walk the asphalt path over to meet them. Take a look during drop off/pickup times -- it is already an accident waiting to happen --- please don't add more traffic to the mix!

We are not against having a Hotel in North Richland Hills -- but a hotel separated only by an entry road to the school parking lot is not acceptable. I am told the City owns the land on Hwy 26 near the new City Hall -- better access for a hotel, near 820, away from a neighborhood and within minutes of all the locations sited that this hotel might serve.

You have heard our concerns --- please listen!!!

Nell Raper Boren and Gene Boren
6209 Sherbert Dr.

From: [Oscar Trevino](#)
To: [Keith Burnett](#)
Cc: [Planning: Paulette Hartman](#)
Subject: RE: Home Town Hotel
Date: Monday, October 16, 2017 7:24:58 PM

Keith,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area. The presentations I have listed will also show who they are targeting as clientele.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As an aside, I plan on asking more questions of their extended stay definition. I believe what they call extended stay is much different than what you and I think it means.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor

From: Keith Burnett [REDACTED]
Sent: Monday, October 16, 2017 2:16 PM
To: Oscar Trevino [REDACTED]
Subject: Home Town Hotel

Mr. Trevino we met several years ago when the Con-way company moved its office from Rufe Snow to the Crossings. I am writing now to express my strong opposition to the proposed hotel. It will not attract any concentration of business travelers. It will not fit in the neighborhood (schools, library, community center, etc.), the surrounding infrastructure is in adequate. And the clientele that will migrate over time to an extended property will threaten the safety of the school children.

From: Shelia Clark
To: [Planning](#)
Cc: [REDACTED]
Subject: Hotel in Home Town
Date: Tuesday, October 10, 2017 4:28:37 PM

Good afternoon,

I need you to consider our children before you approve a hotel in the middle of our neighbor and school. My daughter walks home from BHS, our kids ride bikes and neighbors walk the tails in this neighborhood. NRH is becoming more commercial and forgetting about the community, the families. I grew up here and now my children are. It is like a small town in the middle of a big city. Please do not make our neighborhood commercialized more than it already is. Brining in shop and restaurants is one thing. We can walk to eat or shop. Brining in a hotel is traffic that will affect the kids at play, kids walking home and our friendly atmosphere. Please reconsider this unnecessary construction.

Thank you,

Shelia M. Clark

NRH RESIDENT

6320 Brynwyck Lane

<-- This Message has been scanned by Falcon Steel's Barracuda -->

From: [Stefanie Martinez](#)
To: [Clayton Husband](#); [Clayton Comstock](#)
Cc: [Debbie York](#)
Subject: FW: Proposed Hotel in Hometown
Date: Monday, October 16, 2017 9:51:40 PM

Sirs, Debbie received this today. I wanted to forward it to you since this will be going to Council on Monday.

From: Debbie York
Sent: Monday, October 16, 2017 7:03 PM
To: Stefanie Martinez
Subject: Fwd: Proposed Hotel in Hometown

I received the comment below. I d not know this person. Who should I send it to for a response?

Thanks,
Debbie York

Begin forwarded message:

From: D S [REDACTED]
Date: October 16, 2017 at 6:15:26 PM CDT
To: [REDACTED]
Subject: Proposed Hotel in Hometown

I came to NRH because loved what the city has been doing with capital improvements. The neighborhood developments are first notch. You really can't be considering ruining what you have put together by putting a Hotel in? This will ruin the whole setting and feel of the area. What is the city thinking? Don't get greedy and ruin it all!!!!

From: [Oscar Trevino](#)
To: [Jan](#)
Cc: [Planning; Paulette Hartman](#)
Subject: RE: hotel in hometown
Date: Tuesday, October 17, 2017 9:54:08 AM

Jan,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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I am including the information on the P&Z meeting so that you can follow the presentation to see why the developer is looking at this location other than those along 26 as you mention in your note.

This is a complex issue that the City Council does not take lightly. Careful consideration is

being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor

[REDACTED]

From: Jan [REDACTED]
Sent: Monday, October 16, 2017 7:47 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: hotel in hometown

Dear Mayor Trevino-

I am writing you this email with the hopes that you will consider voting NO to the hotel being built in Hometown. I strongly believe that the negative drawbacks, such as lowering property values in Home Town; creating unneeded traffic near Walker Creek Elementary; attracting criminal activity by those looking for unattended cars in parking lots, and degrading the overall vision of Hometown as a safe, crime-free neighborhood all far outweigh any monetary advantages this hotel would bring North Richland Hills.

There is plenty of vacant property less than a mile away on Hwy 26 that could serve as a more appropriate location for a hotel, so please consider the wishes of your constituents in Home Town who do not want this hotel in our neighborhood and stand by us by voting NO to the hotel in Home Town.

Thank you,
Jan Jacobson
Hometown resident and life-long N.R. Hills resident

From: [Oscar Trevino](#)
To: [Roy S Jones](#)
Cc: [Planning: Paulette Hartman](#)
Subject: RE: Proposed Hotel in Hometown
Date: Tuesday, October 17, 2017 9:51:49 AM

Roy,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for October 23rd. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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As you are aware, the area is a planned development and is not completely constructed before folks are allowed in to it. There will be construction and vehicles in the area until all the projects are completed. This may still be a bit out.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar

Oscar Trevino - Mayor
[REDACTED]

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

From: Roy S Jones [REDACTED]
Sent: Monday, October 16, 2017 8:14 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Proposed Hotel in Hometown

Dear Mayor Trevino:

We want to add our objection to the proposed hotel in Hometown. Aside from the increase in traffic near Walker Creek Elementary School, which we believe will pose a constant danger to the schoolchildren, we are deeply concerned about the inability to screen the clients who will patronize the hotel. Specifically, how can we be even reasonably sure that no pedophiles or child molesters will book a room for a day or two and try to entice a child into the hotel?

Even while the hotel is under construction, all the construction site materials and heavy equipment, not to mention the dozens of cars parked by the builders, will cause endless opportunities for our kids to get hurt.

In summary, we urge you to stand against this zoning change request and encourage the builder to put the hotel further down route 26, nearer to the freeway. The citizens of Hometown will be most grateful.

Thank you for your consideration,

Roy S. Jones
Sarah Ann Jones
6068 Lake Way Mews
NRH, TX 76180
[REDACTED]
[REDACTED]

From: [Oscar Trevino](#)
To: [Sue & Joe Fleming](#)
Cc: [Planning: Paulette Hartman](#)
Subject: RE: We Are Opposed To The Hotel in Home Town
Date: Tuesday, October 17, 2017 9:49:06 AM

Sue & Joe,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As for the Public Hearing procedure, there are laws in place that restrict how long we can hold the item before a denial or approval is granted and we have the timing in place to adhere to these requirements.

This is a complex issue that the City Council does not take lightly. Careful consideration is

being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor

[REDACTED]

From: Sue & Joe Fleming [REDACTED]
Sent: Monday, October 16, 2017 9:33 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: We Are Opposed To The Hotel in Home Town

Tuesday, October 17, 2017

Mayor Oscar Trevino

[REDACTED]

My wife and I moved to Home Town from Dallas 14 years ago to enjoy the advantages of a quiet, well-planned family community. We were among the first homeowners and have been quite pleased to see the concept move from plans to reality.

We've taken great pride in seeing the addition of a first-class library, recreation center and the Walker Creek Elementary school. Each of these additions contribute to the education and well-being of our families. Students can walk to school or the library in a safe, neighborhood environment. As you know Home Town has received many honors as a safe, family-oriented, pet-friendly, well-planned community.

Rather suddenly we're faced with the prospect of a 4-story, 120-room hotel right across the street from Walker Creek Elementary school. The hotel represents a major traffic addition to the already congested, narrow streets in the area. It presents the real possibility of declining property values, particularly among the homes just constructed by David Weekly on the North side of the school. There is also the safety issue of that many "strangers" being housed just a few yards from the student playgrounds.

The procedures for this zoning change appear to work to the detriment of the residents of Home Town. The posting of signs at the property didn't draw much attention, although at least 47 responses were sent to the Planning and Zoning Commission. The Commission staff has no doubt spent months preparing their presentation for the City Council. The first opportunity for the public to hear the details and ask questions was on October 5. We were informed the proposal would be presented to you and the City Council on October 23. That provides only 10 business days for the residents to prepare any response to the P&Z plan.

We ask that you either reject the proposed hotel or at least provide more time and additional public hearings before approving this encroachment into our family neighborhood.

Respectfully,

Sue & Joe Fleming

Cc: Fort Worth Star Telegram

Live in Such A Way

*That those who know you but do not know God, will
come to know God because they know you.*

From: rngindstaff
To: [Planning](#)
Subject: Zoning change request ZC 2017-14
Date: Thursday, October 12, 2017 9:07:35 AM

As a resident of Hometown and parent of a Walker Creek student I am firmly against a hotel being built across from the school. I am all for a new hotel in the area but that location is completely inappropriate for many reasons. The roads around there are small and the presence of construction vehicles would be very dangerous for the small children walking to and from school. I work in the construction industry and have spent a lot of time dealing with hotel construction. These projects more often than not run way behind schedule and very often run into funding issues. Lastly, a four story hotel in that location would ruin the aesthetic that brought most residents to hometown. We moved here because of the feel of the neighborhood and a large chain hotel does not fit in to this. The land along 26 is the place to keep this type of building, not to mention that there are multiple hotels within 5 minutes of this location. I sincerely hope that you take all of this into consideration before deciding on this zoning change.

Sent from my Verizon, Samsung Galaxy smartphone

From: Donna Groh
To: [Planning](#)
Subject: Hotel.
Date: Friday, October 6, 2017 2:58:11 PM

Why can't this hotel be done down the street (blvd 26) by RaceTrac? HomeTown is a family place.
Sent from my iPhone

From: Donna Hogan
To: [Planning](#)
Subject: Proposed Hotel on Hawk
Date: Wednesday, October 11, 2017 9:38:17 PM

I'm appalled that a hotel is under consideration. Just who are you anticipating the clientele to consist of? NRH has become a congested inner city and adding a hotel in very close proximity to a large housing and retail area with a school is not helpful whatsoever. Long time residents like myself are not opposed to progress, just senseless greed on the part of local politicians. A hotel would only add to vehicular congestion and we homeowners would pay the price to 'fix' what politicians have broken. NRH is not, and should not be, a 'destination' requiring a hotel.

Regards,
Donna Hogan
Crystal Lane

From: John Hollis
To: [Planning: Clayton Comstock](#)
Subject: Quick question about hotel
Date: Saturday, October 7, 2017 9:03:23 AM

I was at the P&Z meeting and I am wondering if you can update me with the demographics of people staying in an extended stay hotel in a setting similar to Home Town. I believe Mr. Sanjiv Melwani's stats do not apply for this area. I have a large family we often use this style of hotels because we exceed the normal occupancy of a regular room and require a suite type room. I agree they are nice rooms for guests, we enjoy them. His stats are probably right for a normal setting, but specifically, what are the demographics of a hotel that is tucked away in a quiet neighborhood.

He also present photos of his two hotels in Hurst. Can he include more recent photos? I drive by that location and often see a police tower in the parking lots near the hotels and LA Fitness. Why would the PD be mobilizing near the hotels if there wasn't crime? I don't want my car being broken into when I go to the Library or Rec Center.

Thank you,

John Hollis
6412 Brynwyck Ln

From: [Oscar Trevino](#)
To: [RobertBob Hopler](#)
Cc: [Planning: Paulette Hartman](#)
Subject: Re: Marriott Hotel
Date: Thursday, October 12, 2017 4:04:06 PM

Robert,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

As for the green spaces, Hometown is a Planned Development and actually has more green

space than most neighborhoods in our area. The number of apartments came down after the developer entered in a lawsuit against the city and we were able to lower the number that was being requested as we settled the suit. This planned development does have all the rules & more than you mentioned and getting around them is not as easy as you may think.

As for pressure on the P&Z commissioners, I believe they voted off what they saw and what they personally felt was best for all of NRH. I have not found or felt any developer or staff pressure on any item. The Staff's job is just to give us the facts & how it sits within our requirements. They do not sell the idea.

Hope this helps.

Oscar



Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 10:16 AM, RobertBob Hopler [REDACTED] wrote:

Dear Mayor Trevino:

I'm writing to strongly urge you to oppose the hotel project. Hotels belong on highways, not in the midst of a quiet residential area like HomeTown. I find it impossible to fathom the actions of the zoning commission unless I look at it as a decision strongly influenced by developer pressure of some sort - which can be exerted in many ways, some not really in the interests of anyone but the committee member involved.

One aspect of this situation which I wonder about having been thought of is this: is Marriott willing to guarantee that no person on any sexual predator list will be allowed as a guest at the hotel? It is important to consider that this location would put such persons within mere feet of an elementary school full of innocent children from kindergarten age on up. A perfect set-up for someone with bad intentions in mind.

Please vote to reject the poor decision of the zoning commission.

On another subject: when will we have enough apartments in HomeTown? There are hardly any trees or green space left. Everywhere we have lived before (NJ, MD, UT, MO) there have been rules on green space, home setbacks, lot size, and others to improve the quality of life. It seems that NRH has few rules, and when they do (witness the Marriott) they are easily overcome.

Sincerely,

Robert B. Hopler

6228 Winter Park

From: [Oscar Trevino](#)
To: [RobertBob Hopler](#)
Cc: [Planning; Paulette Hartman](#)
Subject: Re: Marriott Hotel
Date: Thursday, October 12, 2017 5:09:13 PM

Robert,

It is a planned development and we don't control that. Homes are going in the cleared area. The development has been going since 1998. It is just now getting to this area now.

We don't control when the buyer or developer hits the area. When they come up with a plan, we review and either approve or decline. That is where we are now!

There are a few more apartment units coming and it has been laid out where they will go for a number of years now.

As for the school expansion, that is the decision of the school board and they don't usually land bank with Taxpayer dollars. They adjust boundaries to fit the need.

I do not believe BISD plans on future elementary schools.

Oscar

“Effective [September 1, 2017](#), my email address will change. Please update your contacts to include my new email address [REDACTED]”



Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 11:58 AM, RobertBob Hopler [REDACTED] wrote:

Dear Mayor Trevino:

Thank you for your very informative reply to my e-mail.

Just a question: why can't the "Marriott" property be left undeveloped for now (I don't think we're that strapped for tax income) and use it in the future for school expansion? I note that one large area near the school is already being cleared for what? Apartments? and there is little space for school expansion. Where will the thousands of apartment residents send their children for school?

I look with apprehension at the wooded area across Parker Blvd from the school, and expect momentarily to see those trees disappear and more apartments suddenly arise.

Where will it end? When we're Arlington, or are we already there?

Thanks again for your reply.

R.B. Hopler

On Thursday, October 12, 2017 4:04 PM, Oscar Trevino [REDACTED] wrote:

Robert,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for October 23rd. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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As for pressure on the P&Z commissioners, I believe they voted off what they saw and what they personally felt was best for all of NRH. I have not found or felt any developer or staff pressure on any item. The Staff's job is just to give us the facts & how it sits within our requirements. They do not sell the idea.

Hope this helps.


Oscar

[\[http://gspermit.nrhtx.com/images/email/NRHlogo.gif\]](http://gspermit.nrhtx.com/images/email/NRHlogo.gif)

Oscar Trevino - Mayor



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On another subject: when will we have enough apartments in HomeTown? There are hardly any trees or green space left. Everywhere we have lived before (NJ, MD, UT, MO) there have been rules on green space, home setbacks, lot size, and others to improve the quality of life. It seems that NRH has few rules, and when they do (witness the Marriott) they are easily overcome.

Sincerely,

Robert B. Hopler
6228 Winter Park

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Hotel in HomeTown
Date: Thursday, October 12, 2017 12:16:50 PM

Mary,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. Individual Council members may or may not respond directly to your email, but they are all receiving your comments. This procedure is the case for all correspondence regarding this zoning case, whether the sender is in favor of or opposed to the project.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

Multiple sites around the Town Center (HomeTown) District and throughout the remainder of the City of NRH have been evaluated by various hotel developers. The proposed site was selected by the hotel developer and approved by the Marriott Corporation based on its proximity to the various attractions in the area. Other locations nearby have been considered by do not have the interest of the hotel developer or approval by one of the major, quality hotel companies such as Marriott, Hyatt, or Hilton.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: FLo and Mary Hunter [REDACTED]
Date: October 12, 2017 at 6:53:11 AM HST
To: [REDACTED]

Subject: No hotel in HomeTown

Reply-To: FLo and Mary Hunter [REDACTED]

Hello,

I am asking you to vote NO to the zoning change that would allow a hotel to be built next door to Walker Creek Elementary. The safety of our children MUST come before money.

The idea of a Towne Suites hotel in NRH is a good idea, it's the placement of the hotel that is not a good fit. There are multiple other locations that would be a much better fit.

My family and I moved into HomeTown in April 2016 and became a business owner with a store in the Common's shopping center in Nov. 2016. We moved to HomeTown because of the atmosphere. What appealed to us to move to NRH was the "home town" atmosphere and community. As a business owner the idea of more customers is appealing, however I have to think about the safety issue so close to a school. It's not worth the issues that this controversy has caused.

At the planning and zoning meeting, we were told we needed to give suggestions as to what else could be put in this spot or where to move the hotel to. The hotel could be on the west side of the Grand Hall, closer to the Healthmatters building. There is plenty of area.

Please reconsider this before you make your decision. If NRH get the reputation of not being

concerned about the welfare of children, NO ONE will want to move here. Your decision will affect the children of Walker Creek Elementary, the HomeTown residents and business owners in the area for decades.

Sincerely,

Mary Hunter

7916 Mimosa Dr.

NRH, TX 76180

From: [Oscar Trevino](#)
To: [jana.ballentine](#)
Cc: [Planning: Paulette Hartman](#)
Subject: RE: Home Town hotel
Date: Tuesday, October 17, 2017 9:36:22 AM

Jana,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor

From: jana ballentine [REDACTED]
Sent: Monday, October 16, 2017 11:23 PM
To: Oscar Trevino [REDACTED]
Subject: Home Town hotel

Dear Mayor,

I am writing to express my opposition in zoning change case ZC 2017-14 and special use permit case SUP 2017-07.

Other than the usual concerns with potential increases in crimes in our city, I believe there are potential for increase pollution, noise and nuisances, traffic, and deterring local business opportunity. I am not in support for this hotel, as it could lower home values too.

There are numerous examples of hotels being proposed near schools and numerous reasons for concerns.

Hotels can increase guns being carried near a school, increase risk for fires, risk for human traffickers, and so on.

As stated before, my concern is increased pollution, noise and nuisances, traffic, and deterring local business.

Having a hotel brings outside revenue from travels all over, but being a resident of Home Town East, I would rather see local business being built here. I am also a local business owner, nurse, and educator whom supports small business owners. I feel like I spent an increased amount on my home here, I pay a lot for my HOA dues, and have the upmost respect for small-family oriented town and our city and a hotel will depreciate my home value.

There is also a parking, traffic issue between Birdville High School, Nytex, HomeTown East, and Walker Creek, I would like to know the solution to these with adding more traffic by travelers.

Please consider building local business vs supporting outside travelers.

Thank you,
Jana King, RN, BSN

From: David Jones
To: [REDACTED]
Subject: Hotel on Hawk
Date: Wednesday, October 11, 2017 10:48:22 AM

To Whom It May Concern and City Council Members,

My name is David Jones, and I have 3 children who attend Walker Creek Elementary. Please do not change the zoning on Hawk Avenue to allow for a hotel to be built there. This does not seem to be a wise decision for the safety and reputation of Walker Creek Elementary.

Sincerely,
David Jones

From: Michael Kingeter
To: [Planning](#)
Subject: Hotel in Hometown
Date: Friday, October 6, 2017 12:24:59 AM

After attending the meeting tonight and listening to the presentation from the hotel and the comments from the residents, I have one question, if he is really wanting to build what looks like a nice hotel in that area, then why not build that same hotel on the sight that is on the other side of Grand Hall? The guests at that hotel site would still have access to all the amenities that were listed and it would not be across the street from a school. The city would still be able to have the hotel without causing so much upset to the residents of Hometown. The traffic impact at that location would be much less as well. The city wants Hometown to be a great place to live, so please keep it that way and find an alternate location for that hotel. If the hotel people are not willing to be flexible, then they are not going to be good residents to North Richland Hills. I sincerely hope the committee will listen to the residents and not let this hotel be built by the school.

Thank you,
Julie Kingeter
8725 Monticello Mews

From: Vicki Levings
To: [Planning](#); [Oscar Trevino](#)
Subject: Hotel and school
Date: Friday, October 6, 2017 2:56:15 PM

I've lived here since 1994 and the idea of hotel next to an elementary school is insane. Never, ever should happen!

Concerned,

Chuck Levings

From: Tessa Dutton
To: [Planning](#)
Subject: No to the Hotel
Date: Friday, October 6, 2017 4:13:58 PM

I live off Walker Blvd. I oppose the proposed hotel.

Thank you,
Tessa Meek

From: [Oscar Trevino](#)
To: [Donald E Ney](#)
Cc: [Planning: Paulette Hartman](#)
Subject: Re: Hometown Hotel
Date: Friday, October 13, 2017 11:29:38 AM

Donald,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As for the apartments, you may recall that we ended up being able to cut the number of them in the settlement of the lawsuit filed. The question was property rights by the people that owned the land and what we could limit them to.

This is a complex issue that the City Council does not take lightly. Careful consideration is

being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 5:37 AM, Donald E Ney [REDACTED] wrote:

Mr. Mayor,

I strongly stand against the construction of a hotel in Hometown. We got stuck with apartments and deviation from the master plan I was presented 10 years ago.

My hunch is we have a developer that is more concerned with his pocket than he is the residents of Hometown.

That aside, a hotel would be a disaster in close proximity of Walker Creek School.

Respectfully,

Donald E Ney
[REDACTED]

From: SHERI LEE NORRIS
To: [Planning](#)
Subject: No hotel in NRH Home Town
Date: Saturday, October 14, 2017 1:30:29 PM

I live in Fountain Ridge, one of the 2 Home Town Development Project neighborhoods. There was never any hotel in any plans or we would not have purchased here.

Between 2 schools is a really bad idea.

Sheri-Lee Norris
6041 Turtle Creek Court
N. Richland Hills, TX 76180


Fountain Ridge


From: Holly E. Pils
To: [Planning](#)
Subject: No HOTEL on Hawk
Date: Wednesday, October 11, 2017 7:16:54 AM

Hi,

I am emailing to discourage a hotel being built on Hawk. The area with the apartments, elementary school and high school, recreation center, and library is busy enough. The area is great as it is now laid out.

I am not in favor of a hotel being built on Hawk. Thank you for your time and consideration. We love living in North Richland Hills.

Holly E. Pils
Elizabeth Young
6209 Price Dr
NRH, TX 76180



From: Alan Reeder
To: [REDACTED]
Subject: Vote YES - HomeTown Hotel - Resident of HomeTown East
Date: Thursday, October 12, 2017 4:14:45 PM

My wife and I recently built a home in HomeTown East and when we first heard about the potential hotel near Walker Creek we were on the fence. Before the last P&Z meeting I wrote them an email saying that I was against it, but after watching the P&Z meeting online and seeing the developer's full presentation regarding the hotel, our minds were changed and we are now whole-heartedly FOR the hotel that was proposed! I might be the only person in HomeTown East that is for the hotel, but all in all, I think it would help support the NRH Centre/Library and generally would serve to contribute to the vibrancy of this area.

I like that it is the Marriott brand and that on this lot the city has the capacity to ensure that only the Marriott brand would inhabit that space. Seeing that our kids will be going to Walker Creek Elementary within the next few years, I was at first concerned that a hotel overlooking the playground would attract individuals with ill-intent, but after watching the developer's presentation and seeing that no visitor of the hotel would even have a view of the school, those fears were quickly assuaged.

Personally, the hotel would help us out greatly when relatives come to visit, and honestly, anything that helps support the NRH Centre and attracts more businesses to the shopping area next to us, seems like the right option to me. If the vibrancy of this area ever dies out, that would be bad for our property values, an embarrassment to the city, and would greatly diminish our way of life. If we want the highest quality businesses to be attracted to this area (i.e. Chipotle, Roots Coffeehouse, First Watch, Rusty Taco, etc.), then we need a growing base of shoppers with disposable income and having Marriott members consistently coming through and spending money at local establishments certainly should help our current businesses thrive while also ensuring that new companies are eager to build here in the future.

I know there are many voices against this hotel, but I really believe most of them are speaking out of ignorance and fear. Some may have seen the developer's presentation, but I'm sure the vast majority have not. Please do not let the unjustified fears of some guide your decision. This seems like the kind of situation that 5-10 years from now we will look back on as either the catalyst for future vibrancy in this area or as the time when we chose to stop encouraging growth and business development. If you vote NO for the hotel and 5-10 years from now the NRH Centre goes under and top businesses begin to leave, I think the same residents who would praise a NO vote today would likewise blame the city council for the area's subsequent decline. Similarly, the people who would be angry at a YES vote today, would also be the same individuals praising the city council 5-10 years from now for creating such a unique community, plus, when they see the increase in property values that comes with a thriving mixed-use neighborhood, they will be extremely grateful that their fears did not get the best of them.

NRH should be a city that encourages growth and vibrancy! Cities that base their decisions on the fear of change, are often the ones that are left behind by society. When they do finally decide it's time to grow, it's too late. If Marriott is open to building at this location, we should embrace the opportunity while we still have it!

Our family loves the idea of a vibrant walkable community and building this hotel seems like

it will help contribute to that end. On a side note, I know First Watch is already in the nearby shopping center, but something like that would be an awesome walkable establishment to build on the lot beside the hotel!

Vote “**YES**” for the Marriott Hotel in HomeTown!



From: [Oscar Trevino](#)
To: [Kristin Reese](#)
Cc: [Planning; Paulette Hartman](#)
Subject: Re: NO HOTEL IN HOMETOWN
Date: Wednesday, October 11, 2017 4:37:08 PM

Kristin,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor



Sent from my iPhone but not while driving!

On Oct 11, 2017, at 11:26 AM, Kristin Reese  wrote:

Hello,

I am a resident in HomeTown and am writing in opposition of the plans to build a hotel in our community. There are lots of reasons I do not think this would be a good thing, but number one is the safety of our kiddos at Walker Creek! Placing a hotel near an elementary school, or any school for that matter, is not appropriate. There are plenty of other areas nearby that would be more appropriate. Please consider our children in this. They are our future and we must keep them safe!

Sincerely,
Kristin Reese

From: dawn saye
To: [Planning](#)
Subject: NO HOTEL IN HOMETOWN
Date: Friday, October 13, 2017 12:37:52 PM

To whom it may concern,

Please reconsider the zoning change for an extended stay hotel in Hometown. Not only would a hotel, especially an extended stay hotel, affect property values negatively in the Hometown neighborhood, but it poses a danger to the elementary school right next door. There is already enough traffic in the area, adding a hotel at this location would only add to traffic issues. I am amazed that approving an extended stay hotel next door to an elementary school is even being considered, where are your priorities? It should be the citizens of this community and the children who attend Walker Creek Elementary and their safety, not how much money you can make off a hotel. Those of us who live in the Hometown neighborhood and surrounding neighborhoods have moved to this area because of the location and quiet of the neighborhood. Adding an extended stay hotel will only have a negative impact. There are plenty of other locations for an extended stay hotel in NRH that wouldn't impact a neighborhood. I'm sure you would not consider a hotel/extended stay hotel in your neighborhood, so don't approve one for my neighborhood. Building a hotel in one of the nicest neighborhoods in NRH is not the right decision. Please LISTEN to the citizens and vote against the zoning change request. Please consider what is best for this neighborhood and the residents who live here.

Dawn

Dawn Saye, Realtor
KELLER WILLIAMS REALTY
<http://www.dawnsaye.com>



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- Top 5% 2014-2016, Top 20% 2012-2013
- Multi-Million Dollar Producer 2012-2016

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<http://www.trec.texas.gov/forms/consumer-protection-notice>

From: [Oscar Trevino](#)
To: [Dawn Saye](#)
Cc: [Planning; Paulette Hartman](#)
Subject: Re: NO HOTEL IN HOMETOWN
Date: Friday, October 13, 2017 3:38:01 PM

Dawn,

No mind is made up as I know of.

The council will each vote what they think is right for NRH! We are reading all the notes sent and also will take into account all that is presented on this matter.

Oscar

“Effective [September 1, 2017](#), my email address will change. Please update your contacts to include my new email address [REDACTED]”



Oscar Trevino - Mayor
[REDACTED]

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 10:15 AM, Dawn Saye [REDACTED] wrote:

Thank you for your response.

My biggest concern is the location. Yes, I did mention increased traffic, but the bigger concerns are the safety of the children that attend Walker Creek Elementary, including my grandsons. It really makes no difference whether this hotel faces away from the elementary school or that identification will be checked or that there is a city ordinance regarding sex offenders, none of those are foolproof as I'm sure you know. Not only does it affect the safety of the children at Walker Creek, but the residents of the neighborhood who use the walking trails. Right now I feel safe walking on the trails and through the neighborhood. If we have a hotel right there, than we have complete strangers also utilizing these trails. A hotel at this location will also, in my opinion, negatively affect property values in the area. Civic use of the property in question is preferred over commercial use. I hope that you and the council will listen to the citizens and find

another option for this proposed hotel. I feel sure there are other options within NRH that can accommodate a hotel. I am also confident that you would not want a hotel in your neighborhood, next door to the elementary school that your children and/or grandchildren attend. It is lucky for you that your neighborhood was built in the 80's without the concern of mixed use developments. The addition of this hotel in the neighborhood is NOT in the best interest of the residents of the Hometown neighborhood or surrounding neighborhoods. It is my hope that you and the council will sincerely consider the concerns of the neighborhood. Unfortunately, it sounds as if you've already made up your mind by stating that "this will improve business development up near Boulevard 26 and improve the quality of life for all citizens of NRH citizens." Maybe that should read, that it will improve the quality of life for all citizens of NRH except Hometown residents and the schools (Walker Creek & Birdville High School) that will be negatively affected by the addition of a hotel. I hope as elected officials, you will listen to the voice of the community.

Thank you,

Dawn Saye, Realtor

KELLER WILLIAMS REALTY

<http://www.dawnsaye.com>

817-328-1142 Bus Direct

817-454-3777 Cell

817-251-1522 Fax

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<http://www.trec.texas.gov/forms/consumer-protection-notice>



On Friday, October 13, 2017 2:31 PM, Oscar Trevino [REDACTED] wrote:

Dawn,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for October 23rd. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate

campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As an aside, my neighborhood was finished in the 80s and I don't think the thought of mixed use developments even existed at that time.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar

[\[http://gspermit.nrhtx.com/images/email/NRHlogo.gif\]](http://gspermit.nrhtx.com/images/email/NRHlogo.gif)

Oscar Trevino - Mayor

[REDACTED]

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 9:23 AM, dawn saye

[REDACTED]

wrote:

Mayor Trevino,

Please reconsider the zoning change for an extended stay hotel in Hometown. Not only would a hotel, especially an extended stay hotel, affect property values negatively in the Hometown neighborhood, but it poses a danger to the elementary school right next door. There is already enough traffic in the area, adding a hotel at this location would only add to traffic issues. I am amazed that approving an extended stay hotel next door to an elementary school is even being considered, where are your priorities? It should be the citizens of this community and the children who attend Walker Creek Elementary and their safety, not how much money you can make off a hotel. Those of us who live in the Hometown neighborhood and surrounding neighborhoods have moved to this area because of the location and quiet of the neighborhood. Adding an

extended stay hotel will only have a negative impact. There are plenty of other locations for an extended stay hotel in NRH that wouldn't impact a neighborhood. I'm sure you would not consider a hotel/extended stay hotel in your neighborhood, so don't approve one for my neighborhood. Building a hotel in one of the nicest neighborhoods in NRH is not the right decision. Please LISTEN to the citizens and vote against the zoning change request. Please consider what is best for this neighborhood and the residents who live here.

Thank you,

Dawn Saye, Realtor

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<http://www.dawnsaye.com><<http://www.dawnsaye.com>>

[REDACTED]
[REDACTED]
[REDACTED]

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<http://www.trec.texas.gov/forms/consumer-protection-notice>

[<http://images.kw.com/qrCode/agent/36/59/23/365923/54/qrCodeBig.PNG>

]


From: Cindi Schrimsher
To: [Planning](#)
Subject: Hotel Plan
Date: Sunday, October 15, 2017 9:25:50 PM

I would like to voice my disapproval of the plans to build a hotel in the Parker Blvd and Hawk Ave corridor. We have lived in the Hometown subdivision even before it was built up as Hometown, with the allure that it was totally residential and non commercial. Building a hotel in between an elementary school and high school goes against everything the city of North Richland Hills has represented the 25+ years we have lived here. We moved here because of the community feel, of the neighborhoods who look out for each other. We raised our children in these schools who have become productive citizens giving back to their communities in other states because of the foundation built here.

Please reconsider this zoning request and building permit agreement. Birdville ISD has been a premiere district without being in the public eye for negative reasons. Do not put that great history in jeopardy by allowing transient visitors to take part in bringing down our safe environment.

I will be emailing each city council person individually with my same thoughts.
Cindi Schrimsher

From: Michelle Shultz
To: [Planning](#)
Subject: Hotel NRH
Date: Friday, October 6, 2017 10:07:09 AM

Michelle Shultz
5628 Newman Dr.
North Richland Hills TX 76180
817 721 2588


To whom it may concern,

As a longtime citizen of North Richland Hills, I am very concerned by the news that a hotel could be built in a family oriented neighborhood area. The area under consideration is directly across the street from Walker Creek Elementary School and a short walk from Birdville High School. The area also includes the North Electric trail that is used by many residents, including myself, for jogging, dog walks and family walks. This is a highly populated family oriented neighborhood with hundreds, if not thousands, of children that would be directly affected by the hotel.

My main concern is the amount of strangers in the area. We must protect our children first and foremost. You do not know the type of people who will be checking into this hotel, how long they will stay, if they are registered sex offenders or child predators. Having a hotel across from an elementary school will give “undesirables” direct access to watch and learn the movements of the children, who picks them up and when. It would also give them easy access to lure a child into a place that is only a short distance from their school. Why on earth would you think putting our children in danger in the name of a few tax dollars is a good idea???

In addition to this being a hotel across from our children, it is an extended stay hotel. Extended stay hotels are notorious for crime and drug related problems. Again, you want to bring these types of people and problems to an area that is populated by children? There are plenty of other areas in North Richland Hills that would be a better location for a hotel other than near our schools. There is an abundance of space near the new city hall that would be perfect for a hotel. Or the area of the old city hall at Rufe Snow and Loop 820. Both of these areas would also be highly visible due to Loop 820 traffic which would bring more occupants.


Finally, as a resident of North Richland Hills I am concerned with what a hotel will due to my property value. Certainly having a large, national chain hotel in the middle of a neighborhood cannot be positive to our property values. Everyone in that area has worked hard to purchase a home in a good neighborhood. Having a hotel in the neighborhood will

cause property values to drop which in turn will cause the neighborhood to “go downhill”. Our once beautiful neighborhood with parks, trails and happy children will become run down and will no longer be one of the prized jewel areas of North Richland Hills. Why would you consider causing harm to the hundreds of homeowners in the area just for a hotel? Are you that money motivated that you don’t care what a hotel in a nice neighborhood would do to your city? I am all for growth and development that will benefit my neighborhood, not destroy it.

I am very strongly against the building of a hotel in this area and feel it will be a huge mistake made by the City of North Richland Hills.

Thank
you for your
time
Michelle
Shultz

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From: [Mark Hindman](#)
To: 
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Vote Yes - Hotel in HomeTown
Date: Sunday, October 15, 2017 9:53:41 PM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. You may not receive an individual response from any individual members of the City Council. It is not that they do not care, but they are still evaluating the information and formulating their own opinions based on input from citizens and information that will be presented during the public hearing. Your input has been received and is being considered.

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we have been attempting to make with those concerned about the location of the proposed hotel. Based on your email it appears that you have a good understanding of these points, but we are striving to be consistent in our distribution of information so I will provide you with the same points as those voicing their objections. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side by the school and the main entrance as well as the parking will be toward Hawk Avenue. I know that some are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check-in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and your willingness to step out with a position that may not be popular with your neighbors.

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

Sent from my iPhone

From: LT [REDACTED]
Date: October 15, 2017 at 3:20:36 PM HST
To: [REDACTED]
Subject: Vote Yes for 4-Story Hotel in Home Town area

Dear Oscar Trevino, Tito Rodriguez, Rita Wright Oujesky, Tom Lombard, Dr. Tim Barth, Mike Benton, Scott Turnage, & Tim Welch,

Thank you for the extensive work that city leaders have done to promote a positive business climate in NRH. We are fortunate to have the caliber of leaders working hard to make NRH an attractive and thriving community.

I am a resident and former president of the NRH Pleasant Dreams HOA, located in Home Town. I am impressed with the process and research involved by the P&Z Commission in recommending the rezoning for a 4-Story Hotel in the Home Town area. The hotel will be an asset to our community, plus raise our property values and reduce taxes.

Communities and towns in Texas that have citizens who stop reputable businesses from locating in their towns have historically dwindled down to undesirable places to live. Please do not be swayed by misinformed citizens who are stating that property values may drop or safety of children. They have no research, merely false information.

If we hire people to do the thorough research, we must have confidence in their abilities or replace the entire P&Z Commission. Do not be bullied by citizens who lack proper information.

Vote yes to the P&Z Commission's proposal [on October 23, 2017](#), for final approval.

Thank you,

Linda Taylor
Retired School Principal

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Proposed Hotel in HomeTown
Date: Tuesday, October 17, 2017 8:19:33 AM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Nick Taylor [REDACTED]
Date: October 16, 2017 at 5:00:38 PM CDT
To: [REDACTED]

Subject: Proposed Four Story Hotel in Home Town, NRH

To all,

I live at 8801 Bridge Street and strongly oppose the proposed four story hotel, that is planned to be built across the street from Walker Creek Elementary School in Home Town, NRH.

The hotel would be detrimental to hometown by reducing property values, increasing the traffic congestion in the already crowded, congested area (Walker Creek Elementary School NYTEX, more new David Weekly Homes being across from NYTEX) and, **most importantly, by further eroding the original Home Town concept, which is why I/we bought homes in this community to start with.**

Home Town is no place for a commercial hotel. It goes completely against what this community was built to be...a HOME Town. This hotel must be stopped!

Nick Taylor
[REDACTED]
[REDACTED]

From: Jordan T
To: [Planning](#)
Subject: No Hotel in HomeTown
Date: Wednesday, October 11, 2017 11:56:28 AM

To whom it may concern,

I do not want an extended stay hotel in my home town of North Richland Hills. That establishment does not reflect the class and dignity of our town. North Richland Hills is a place to call home, not just for an extended stay. Please do not allow this to be built in our city.

Jordan Thomas
Proud NRH Resident

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: Hotel in HomeTown
Date: Tuesday, October 17, 2017 8:24:46 AM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

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residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Andrea van Rooyen [REDACTED]
Date: October 16, 2017 at 5:37:53 PM CDT
To: [REDACTED]
[REDACTED]

Subject: Hotel in Home Town?!

Dear Mayor Trevino and council members,

I am a mother of 2 boys, the eldest who will start kindergarten next year at Walker Creek Elementary. We bought a townhouse in Home Town last year just across from the street. We bought this home because this is a beautiful residential area where we can safely take our kids for walks, bike rides and family fun without being worried about our safety. I can also tuck my kids in bed at night without worrying about strangers lurking around in the neighborhood.

Then i heard that a proposal for a hotel just on the other side from the school, just a few hundred yards away from our front door, and just few yards away from where i can take my kids for a walk and just a few yards away from our school will be presented next week! And the first thing that comes to mind is safety. Safety to my kids, to me, to my family!

What a bad idea? Who puts a hotel in a residential area? Strangers in my neighborhood 24/7? Sex offenders?

We have community facilities in Home Town, the library, the recreation center, the walking trails and bike paths as well as the roads. All of which we cover with our taxes as residents. Will our taxes now go up to keep up on maintenance for the influx of people who only care to stay a night or two? And thus while my property value decreases, because who would want to move in next door to a hotel?

Just a few months ago you bragged about Home Town being one of THE places to live in TX, and now, are we just moving backwards? There are plenty of lots elsewhere on 26, closer to the busy freeways and main roads in actual commercial areas. Why come ruin a good thing?

We vote NO for a hotel in Home Town NRH!

- no because of our kids
- no because of our school
- no because of our property values

- no because of our taxes
- no because of our neighborhood concept and dream
- no because of traffic and congestion

In this household you have 4 NOs to at least 6 good reasons!

Thank you,

Andrea & Jacobus van Rooyen
Bridge Street
North Richland Hills

From: [Mark Hindman](#)
To: [REDACTED]
Cc: [Planning](#); [Clayton Comstock](#); [Paulette Hartman](#)
Subject: No Hotel in HomeTown
Date: Wednesday, October 11, 2017 5:24:21 PM

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In your email you mention a desire for a theater. A theater is one of the businesses that was considered at the origin of the Town Center project; however, our experience indicates that a theater could bring in more traffic and security concerns than a hotel of the type under discussion. In the long run we believe that this hotel will

improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Vonnie Waiser [REDACTED]
Date: October 11, 2017 at 8:13:58 AM HST
To: [REDACTED]

Subject: No Hotel In Hometown 10/11/2017

I think you have heard our concerns about the hotel across from Walker Creek~
Now is the time to do something about it.
Why is this so necessary to have a hotel next to a school? Money? Ive been told that Walker Creek teachers are not to talk about the hotel.
What is the district and city getting paid?
There are plenty of other places it could go.
Put a movie theatre in that space and move the hotel next to the library.
You are creative men and women.
Some say the hotel is inevitable. If so please move it away from Walker Creek.
Thank you,
Vonnice Waiser
Hometown resident

John Chapman

From: Mark Hindman
Sent: Wednesday, October 18, 2017 9:42 AM
To: [REDACTED]
Cc: Planning
Subject: HomeTown hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

Whether this is the right location for a hotel is a decision that has not been made yet; however, we do need to reiterate that the area east of the HomeTown lakes has never been intended to be a quiet, residential neighborhood. If it had

been intended to be a purely residential community, then it is very unlikely that the NRH Centre or Library would have been placed in this district, they would have been placed in a more commercial area. This area was planned and marketed to be the “downtown” of NRH, hence the official name of the Town Center District. It may not be a hotel, but in accordance with the plans established back in 1998 this property will very likely have a commercial use that will draw in people from outside of the HomeTown area to patronize the business that eventually locates on this site.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Erin Mahoney-Ross [REDACTED]
Date: October 17, 2017 at 9:08:54 PM CDT
To: <otrevino@nrhtx.com>, <nrhrodriguez@att.net>, <nrhrwoujesky@charter.net>, <nrhlombard@att.net>, <nrhtbarth@sbcglobal.net>, <mbenton@nrhtx.com>, <nrhsturnage@sbcglobal.net>, <tim-welch@sbcglobal.net>
Subject: Hometown hotel

Dear Mayor Trevino and members of the City Council:

I am writing regarding the proposed Marriott hotel between Parker and Hawk in Hometown.

We built our home in the Hometown canal district in December 2016. We chose this neighborhood after an extensive search, and we were charmed by the quiet streets and community atmosphere. We enjoy knowing that our young child will attend Walker Creek Elementary, which is in easy walking distance of our home.

I am extremely aggrieved by the idea of a hotel in our peaceful community. Hotels bring short-term residents whose backgrounds cannot be checked or posted. I’ve seen the presentation, and I am not satisfied with the supposed accommodations made. Furthermore, a hotel of this size will increase traffic on both Parker and Hawk, overcrowding streets that are already quite busy. Home values will surely take a hit from this addition, as well— no one wants to live in close proximity to a hotel, especially a budget or extended stay version.

We moved here from Arlington, where the city’s emphasis on tourism has created a slew of hotels and extended-stay motels over the years. If you visit those properties today, 10+ years after they were built, you will find very few that enhance their neighborhoods in any way. As for the prospective owner of this new property: a visit to his current properties determined that they don’t come close to meeting the standard of maintenance and care that matches the neighborhood, and his presentation at the zoning meeting included incorrect and manipulated data about the reviews for his other hotels.

Part of the charm of North Richland Hills is the city’s commitment to its green spaces and parks. The nearby elementary school even named its mascot for the wildlife that frequents these spaces. I would urge the city to utilize this space for another purpose that enhances the experience of residents and encourages us to spend time in our community. Ideally, we would love some sort of community space or outdoor amphitheater, but I am not opposed to a business that is of use to residents (restaurants, offices, city buildings). There are a number of other, non-residential areas in the city that would benefit greatly from a hotel.

I am aware that we live in an age where the bottom-line becomes everyone's first priority, city included. I urge you to please consider those of us who chose this community on purpose; please value our opinions alongside the opinions of those who seek to make money.

Sincerely,
Erin Mahoney-Ross
6024 Morningside Dr.

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 7:52 PM
To: John Hollis
Cc: Planning; Paulette Hartman
Subject: Re: Concerns about Abcons/Cromwell just another Motel 6?

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

John,

It is disheartening to see that you think we have made up our mind!

We are listening and will vote on it Monday night!

This is a complex issue and the Council will take all the information into consideration. With that said, we are also hearing from some folks that are in support of this and I am sending them the same statement as a response that I am sending those against it.

As for construction workers smoking, well I know a number of folks in construction and a few folks that smoke and will just pass on responding to that statement!

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 17, 2017, at 7:37 PM, John Hollis [REDACTED] wrote:

Mayor Trevino,
<TownePlace-Suites-NA-One-Pager-Aug-2017LR.pdf>

Thank you for taking the time to follow up. I stand by my statement and photographic evidence regarding the state of the exterior of the hotels, but it certainly seems as though the City has already made up their minds in this matter and are not willing to listen to the genuine needs and wants of their residents. It's disheartening to me that this City is so readily willing to gamble the

safety and welfare of the people in our community to make a few bucks. Not one person I've spoken to about this has thought this was a good idea. Not one. In my entire life, I've never written a public official or complained about a decision made by local government, but this issue has pushed many of us too far. Please note that a statement made by the developer that the nightly rate of +\$100 would price out crime is not only highly offensive (immorality knows no tax bracket), but is also incorrect. The price for extended stay at this hotel is just over \$40 per night. This hotel has a 2 star rating and is hardly what anyone would consider to be a "luxury hotel." Please see attached. It's actually Marriott's lowest tier. There is a Marriott Fairfield over by my wife's work that might market to businessmen, but is predominately inhabited by construction workers. They are constantly outside smoking in the mornings. How nice for our children!

Sent from my iPhone

John Hollis

On Oct 17, 2017, at 12:28 PM, Oscar Trevino <otrevino@nrhtx.com> wrote:

John,

Thank you for following up with me Mr. Hollis. I have been out of town and haven't been able to visit the hotels. However, others did and the following is the feedback I received.

We did tour both hotels inside and out, and even saw one of the rooms. Found both properties to be clean and well maintained on the outside as well as the inside, and hotel management was not expecting us. I was actually impressed with the appearance of both properties, especially considering they are about 9 years old. I did not see any broken security cameras and made sure to take a close look at them. I did ask hotel management about the broken security camera. They said that does happen from time to time, but they are repaired immediately because that is the best way for them to monitor their properties and protect their investment. As I said, we did not observe any obviously broken cameras or any wires hanging out as Mr. Hollis stated. We did ask about the situation Mr. Hollis observed, and the manager stated that they did recently remove a camera because it was not functioning but it has been replaced. After visiting these two properties, we wouldn't hesitate to recommend to family and friends visiting the area. I wouldn't hesitate to have my own family stay at either of these locations. Honestly, we probably wouldn't have made this recommendation before just because they are right off the freeway. Being right off the freeway is probably the reason for the "Take, lock, hide" signs as well as overnight guests. I think these are there more as a crime prevention strategy and reminder to guests to secure their vehicle and belongings versus a warning about high crime. We observed these signs in the parking areas that front the freeway.

I will make a point to go by and see for myself prior to the Council meeting. But, I trust the opinion of the folks who did visit. One of them has a family with young children.

Oscar

Oscar Trevino - Mayor
otrevino@nrhtx.com

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

From: John Hollis [REDACTED]
Sent: Tuesday, October 17, 2017 8:30 AM
To: Oscar Trevino <otrevino@nrhtx.com>
Cc: Paulette Hartman <pahartman@nrhtx.com>; Clayton Comstock <ccomstock@nrhtx.com>
Subject: Re: Concerns about Abcons/Cromwell just another Motel 6?

I wanted to follow up to see if you were able to inspect the properties. One other thing I wanted to mention was all of the “secure, take, lock” signs throughout the properties.

I’ve always felt safe leaving me car at the rec center and library. I’m sure if this hotel is built, we will need those same signs. After all, Townplace Suite is a bottom tier Marriott.

Thank you,

John Hollis
6412 Brynwyck Ln

Sent from my iPhone

On Oct 9, 2017, at 8:40 AM, Oscar Trevino
<otrevino@nrhtx.com> wrote:

Thanks John,

I will drive out there.

Oscar

"Effective September 1, 2017<x-apple-data-detectors://0>, my email address will change. Please update your contacts to include my new email address otrevino@nrhtx.com<<mailto:otrevino@nrhtx.com>>"

[<http://gspermit.nrhtx.com/images/email/NRHlogo.gif>]

Oscar Trevino - Mayor

otrevino@nrhtx.com<<mailto:otrevino@nrhtx.com>>

Sent from my iPhone but not while driving!

On Oct 9, 2017, at 3:29 AM, John Hollis

>> wrote:

Mayor Trevino,

At the P&Z meeting Mr. Melwani of Abcons Corp. raved about the success of two of their properties, Comfort Suites and La Quinta in Richland hills. He also made a statement on the having state of the art security cameras. I decided to go on a tour of these properties and found several concerns that were very disturbing.

When I first pulled into the parking lot, the landscaping was overgrown, the pavers not aligned, trash in the parking lots.

As I drove into the parking lot, I noticed two completely dead Crepe Mrytles. How in the world do you kill a Crepe Mrytle?

As I approached the rear of the buildings, I noticed three (3) broken security cameras, missing facade, and a t-shirt or towel on the ground. For someone raving about security cameras, why are there some many broken cameras?

Lastly, both buildings are in need of a paint job. It's hard to see in the photos, but under every window there are stains from the A/C units. I encourage you to take a good look at the shape of these hotels. This is for our future.

According to the Abcons' website, these are the only two hotels they manage. The other two are under development. The pictures I'm attaching prove that this corporation will not maintain their buildings to the Home Town standard. What evidence do I have that this hotel will be any different?

There were many un-professional remarks made by City officials during the P&Z about the many Motel 6 hotels in NRH. Immediately leaving the two hotels, I took a tour of one of the Motel 6 hotels. The parking lot was clean, the landscaping looked nice and the building appeared to have fresh paint. I was much more impressed with the maintenance at the Motel 6 compared to the La Quinta.

So what I learned from P&Z is that we want and a luxury hotel name. Do we really need another "Motel 6" with a Marriott name?

I have no confidence in Mr. Melwani's promise to make this location secure, as the evidence from his other properties speaks otherwise. This hotel does not belong next to the school.

Listen to the people and vote NO,

John Hollis

6412 Brynwyck Ln

P.S. If you would like full quality photos, please let me know. I decreased the size to allow me to send via email.

North Richland Hills, TX

76182<IMG_0178.jpeg><IMG_0180.jpeg><IMG_0182.jpeg><IMG_0183.jpeg><IMG_0186.jpeg><IMG_0187.jpeg><IMG_0188.jpeg><IMG_0189.jpeg>

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 5:12 PM
To: Yahoo Email
Cc: [REDACTED] Planning; Paulette Hartman
Subject: Re: NO Hotel across from Walker Creek

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Taresa,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As an aside and on the point of why we would even consider this, we as the Council are required to listen to proposals made by developers in a public forum. We cannot just say we do not want to hear from someone on an issue because we may or may not like it. It is their right to make such a proposal and our duty to listen.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar

“Effective September 1, 2017, my email address will change. Please update your contacts to include my new email address otrevino@nrhtx.com”



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 17, 2017, at 4:42 PM, Yahoo Email <taresa_lucas@yahoo.com> wrote:

Sent from my iPhone

Begin forwarded message:

Date: October 15, 2017 at 6:16:09 PM CDT

Subject: NO Hotel across from Walker Creek

We cannot understand why the City of North Richland Hills would even consider building a hotel across from Walker Creek Elementary School.

In the event you do not already have the Mayor and Council e-mail addresses they are listed below. Please let the City Council know your concerns prior to the meeting on Monday October 23. Would also encourage everyone to show up for that meeting.

Mayor Oscar Trevine: otrevino@nrhtx.com

Councilman Rodriguez: nrhrodriguez@att.net

Councilwoman Oujesky: nrhwoujesky@charter.net

Councilman Lombard: nrhlombard@att.net

Councilman Barth: nrhtbarth@sbcglobal.net


Councilman Benton: mbenton@nrhtx.com

Councilman Turnage: nrhsturnage@sbcglobal.net

Councilman Welch: tim-welch@sbcglobal.net

Look for more information on how you can help at
nohotelinhometown@gmail.com

Nell Boren
6209 Sherbert Dr.



John Chapman

From: Mark Hindman
Sent: Tuesday, October 17, 2017 1:53 PM
To: [REDACTED]
Cc: Planning
Subject: No Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side by the school and the main entrance as well as the parking will be on Hawk Avenue. I know that some are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

Whether this is the right location for a hotel is a decision that has not been made yet; however, we do need to reiterate that the area east of the HomeTown lakes has never been intended to be a quiet, residential neighborhood. If it had

been intended to be a purely residential community, then it is very unlikely that the NRH Centre or Library would have been placed in this district, they would have been placed in a more commercial area. This area was planned and marketed to be the "downtown" of NRH, hence the official name of the Town Center District. It may not be a hotel, but in accordance with the plans established back in 1998 this property will very likely have a commercial use that will draw in people from outside of the HomeTown area to patronize the business that eventually locates on this site.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Michael Parks [REDACTED]
Sent: Tuesday, October 17, 2017 10:37 AM
To: Oscar Trevino <otrevino@nrhtx.com>; nrhrodriguez@att.net; nrhrwoujesky@charter.net; nrhlombard@att.net; nrhtbarth@sbcglobal.net; Mike Benton <mbenton@nrhtx.com>; nrhsturnage@sbcglobal.net; tim-welch@sbcglobal.net
Subject: No Hotel in Home Town!

Ladies and Gentlemen,

I live at 6228 Crescent Street in NRH - part of the Home Town community. North Richland Hills is a great place to live, and we are proud to be residents here.

I am writing to strongly object to the proposed hotel to be constructed across from Walker Creek Elementary School in Home Town and to request that you vote NO on the proposal when it is presented to the City Council for approval.

Home Town is a wonderful, safe and tranquil community that has been recognized both as a tremendously success and as a highly-valued place to live. It is by every definition a lovely community and one of the jewels of our fine town. It is a great place for all NRH residents to shop, recreate, be educated, and utilize the awesome facilities that Home Town has to offer. One thing it is not, however, is a good place to put a hotel!

The proximity of this location to an elementary school, the public library, various athletic facilities, and neighborhood establishments is a terrible idea. Not only will the traffic and nighttime activities increase considerably, disturb the peaceful nature of this neighborhood, but the very idea of placing a hotel adjacent to a neighborhood with children in abundance is inconceivable. A hotel draws all manner of people from out of the area, many of whom are fine citizens but also others of potentially problematic character. This is unavoidable by the nature of the hotel business. Placing the lives of our young people in close proximity to such a situation is simply not responsible or a good decision by any measure. A hotel has no place next to a grade school.

In addition, the proposed location is very pedestrian and bicycle friendly. Several times each year these roads are closed for foot races and other such activities, and almost anytime one can observe walkers and riders in abundance. Increasing the traffic by several hundred cars per day coming and going from a hotel not only diminishes the peaceful and tranquil nature that is a hallmark of Home Town, but it also significantly raises the potential danger to the non-auto travelers in the area. One of the prime elements of the neighborhood will be significantly damaged by the presence of this additional traffic load.

Finally, there are other very suitable locations in NRH within a mile of the proposed site where this hotel could be placed very effectively. One that immediately comes to mind is the land adjacent to the Racetrack station on Highway 26. This is a commercial area where commercial activity is not only appropriate, but welcomed. The neighborhood of Home Town is simply not the right place to build this hotel.

In light of the above, I request in the strongest possible manner that you vote NO on the approval of this request for the hotel. To do anything else is to ignore your responsibilities for the welfare of the residents of North Richland Hills and the families of Home Town.

Sincerely,
Michael R. Parks

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 12:41 PM
To: Craig Morris
Cc: Planning; Paulette Hartman
Subject: RE: Parker and Hawk Hotel zoning change

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Cathy & Craig,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

I will be asking what they Marriot group feels extended stay means to them. I do not think it means what I think of when I hear extended stay.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Craig Morris [REDACTED]
Sent: Tuesday, October 17, 2017 12:34 PM
Subject: Parker and Hawk Hotel zoning change

After a close vote in the P&Z Commission you will be presented a zoning change for an extended stay type, four story hotel adjacent to the library, NRH Centre and Walker Creek Elementary. The Home Town neighborhood does not need further erosion of the original Home Town concept. Please vote against this unnecessary disruption to our neighborhood and the questionable clients of extended stay hotels. Thank you for your service and for listening. ...Cathy & Craig Morris
8725 Madrid Street, NRH TX

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 12:38 PM
To: Sue & Joe Fleming
Cc: Planning; Paulette Hartman
Subject: RE: We Are Opposed To The Hotel in Home Town

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

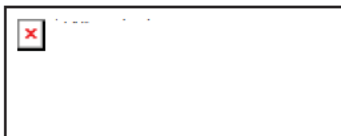
Sue & Joe,

We will be taking all things into consideration in this discussion. I sent the information and the links to share with you what the Council will be looking at. We understand your thoughts and emotions on this. I believe that the Council will vote on what they feel is best for the community as a whole and will consider Home Town while they are doing so. I know we hear the safety concerns that are being raised and will be listening to the input from our PD on this too.

We have also had some comments supporting this plan but they were in the minority numbers.

Thanks for your comments on this.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Sue & Joe Fleming [REDACTED]
Sent: Tuesday, October 17, 2017 12:19 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Cc: Planning <planning@nrhtx.com>; Paulette Hartman <pahartman@nrhtx.com>
Subject: Re: We Are Opposed To The Hotel in Home Town

Oscar,

Thank you for your response to our concerns regarding the hotel in HomeTown. We attended the Planning and Zoning Commission meeting and are aware of the points that you brought to our attention.

Obviously, we believe that the property could be used to a greater advantage than placing a hotel on it. We were disappointed when the fine arts center was not going to be built but we have to take issue with your reasoning about that building bringing more traffic to the area than a hotel. Possibly so with residents attending at certain times, but it would not have been 24/7.

Do you not wonder why the residents of this neighborhood which, a few years ago, you called the "Jewel of North Richland Hills", is concerned about the city plopping down a hotel right next door to an elementary school? You make the tired argument that because the rooms will not have a view of the school and there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk avenue, that somehow that excuses this misguided project. Where there's a will, there's a way and your argument does not hold water!! Also, you and I both know that you can do all the checking in the world and that will not stop evil. Watch the news.....look around you.

This neighborhood has always prided itself on being a part of the city of the North Richland Hills since its inception. It has a true neighborhood environment that is missing in most other neighborhoods. The homes were deliberately designed and built to reflect the values of a time when neighbors sat on porches and talked to one another. Their kids could play outside, ride their bikes, walk their dogs, and feel safe while doing so. Yes, this is an emotional issue with HomeTown. I was told recently that a city official called HomeTown a "banana neighborhood." Yep, we are going bananas over this issue. You know why? Mainly, because a hotel DOES NOT FIT the integrity of this neighborhood and brings nonresidents into an environment which they care nothing about and will eventually run down!

A hotel will contribute NOTHING but money to the city of North Richland Hills. Everything else that exists in this neighborhood and nearby contributes to the betterment of this neighborhood and the surrounding area. Schools contribute to the learning and social skills of children; the library encourages reading, emphasizes learning and makes numerous activities and programs available to all residents of NRH. The Rec Center encourages healthy living to NRH residents and provides countless programs that bring joy and fun to all of NRH. The businesses at the Venue provide not only good nourishment to our residents but are also a safe place for people to enjoy themselves by meeting with friends and family. In other words, they contribute to the betterment of all the residents of NRH.

What does a hotel contribute to a community? A hotel is a place for nonresidents, primarily, to stay while attending all the events you mentioned. What do these travelers have invested in a neighborhood that prides itself on safety and family values? NOTHING. The residents of HomeTown have invested their life here and believe it is a great place to raise their families.

The take away I get from your letter is NORTH RICHLAND HILLS CARES ONLY ABOUT THE MONEY!!!!!! What's the matter with you people? If you want a hotel in North Richland Hills build it somewhere else. I just don't understand why you want to build a hotel to compete with others outside NRH next door to a school and in a quiet neighborhood! If you have to compete with Hurst and Bedford then build a convention center and hotel on the land near City Hall.

If your office and the residents of HomeTown could sit down together I know that we could work out a way to utilize this property to the satisfaction of everyone. HomeTown is big on placing art in this community and a building that would exhibit local art and host other programs may be one use for the property.

Yes, this is a complex issue and I hope that the City Council is not taking it lightly. The residents of HomeTown and surrounding areas are not.

Thank you for all that you for our city and we appreciate your time in listening to our comments.

Sue and Joe Fleming

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 12:29 PM
To: John Hollis
Cc: Paulette Hartman; Clayton Comstock; Planning
Subject: RE: Concerns about Abcons/Cromwell just another Motel 6?

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

John,

Thank you for following up with me Mr. Hollis. I have been out of town and haven't been able to visit the hotels. However, others did and the following is the feedback I received.

We did tour both hotels inside and out, and even saw one of the rooms. Found both properties to be clean and well maintained on the outside as well as the inside, and hotel management was not expecting us. I was actually impressed with the appearance of both properties, especially considering they are about 9 years old. I did not see any broken security cameras and made sure to take a close look at them. I did ask hotel management about the broken security camera. They said that does happen from time to time, but they are repaired immediately because that is the best way for them to monitor their properties and protect their investment. As I said, we did not observe any obviously broken cameras or any wires hanging out as Mr. Hollis stated. We did ask about the situation Mr. Hollis observed, and the manager stated that they did recently remove a camera because it was not functioning but it has been replaced. After visiting these two properties, we wouldn't hesitate to recommend to family and friends visiting the area. I wouldn't hesitate to have my own family stay at either of these locations. Honestly, we probably wouldn't have made this recommendation before just because they are right off the freeway. Being right off the freeway is probably the reason for the "Take, lock, hide" signs as well as overnight guests. I think these are there more as a crime prevention strategy and reminder to guests to secure their vehicle and belongings versus a warning about high crime. We observed these signs in the parking areas that front the freeway.

I will make a point to go by and see for myself prior to the Council meeting. But, I trust the opinion of the folks who did visit. One of them has a family with young children.

Oscar

Oscar Trevino - Mayor
otrevino@nrhtx.com

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

From: John Hollis [REDACTED]
Sent: Tuesday, October 17, 2017 8:30 AM
To: Oscar Trevino <otrevino@nrhtx.com>
Cc: Paulette Hartman <pahartman@nrhtx.com>; Clayton Comstock <ccomstock@nrhtx.com>
Subject: Re: Concerns about Abcons/Cromwell just another Motel 6?

I wanted to follow up to see if you were able to inspect the properties. One other thing I wanted to mention was all of the "secure, take, lock" signs throughout the properties.

I've always felt safe leaving my car at the rec center and library. I'm sure if this hotel is built, we will need those same signs. After all, Townplace Suite is a bottom tier Marriott.

Thank you,

John Hollis
6412 Brynwyck Ln

Sent from my iPhone

> On Oct 9, 2017, at 8:40 AM, Oscar Trevino <otrevino@nrhtx.com> wrote:

>

> Thanks John,

>

> I will drive out there.

>

> Oscar

>

> "Effective September 1, 2017<x-apple-data-detectors://0>, my email address will change. Please update your contacts to include my new email address otrevino@nrhtx.com<mailto:otrevino@nrhtx.com>"

>

> [http://gspermit.nrhtx.com/images/email/NRHlogo.gif]

>

>

>

> Oscar Trevino - Mayor

> otrevino@nrhtx.com<mailto:otrevino@nrhtx.com>

>

> Sent from my iPhone but not while driving!

>

> On Oct 9, 2017, at 3:29 AM, John Hollis <j[REDACTED]> wrote:

>

> Mayor Trevino,

>

> At the P&Z meeting Mr. Melwani of Abcons Corp. raved about the success of two of their properties, Comfort Suites and La Quinta in Richland hills. He also made a statement on the having state of the art security cameras. I decided to go on a tour of these properties and found several concerns that were very disturbing.

>

> When I first pulled into the parking lot, the landscaping was over-grown, the pavers not aligned, trash in the parking lots.

>

> As I drove into the parking lot, I noticed two completely dead Crepe Myrtles. How in the world do you kill a Crepe Myrtle?

>

> As I approached the rear of the buildings, I noticed three (3) broken security cameras, missing facade, and a t-shirt or towel on the ground. For someone raving about security cameras, why are there some many broken cameras?

>

> Lastly, both buildings are in need of a paint job. It's hard to see in the photos, but under every window there are stains from the A/C units. I encourage you to take a good look at the shape of these hotels. This is for our future.

>

> According to the Abcons' website, these are the only two hotels they manage. The other two are under development. The pictures I'm attaching prove that this corporation will not maintain their buildings to the Home Town standard. What evidence do I have that this hotel will be any different?

>

> There were many un-professional remarks made by City officials during the P&Z about the many Motel 6 hotels in NRH. Immediately leaving the two hotels, I took a tour of one of the Motel 6 hotels. The parking lot was clean, the landscaping looked nice and the building appeared to have fresh paint. I was much more impressed with the maintenance at the Motel 6 compared to the La Quinta.

>

> So what I learned from P&Z is that we want and a luxury hotel name. Do we really need another "Motel 6" with a Marriott name?

>

> I have no confidence in Mr. Melwani's promise to make this location secure, as the evidence from his other properties speaks otherwise. This hotel does not belong next to the school.

>

> Listen to the people and vote NO,

>

>

> John Hollis

> 6412 Brynwyck Ln

>

> P.S. If you would like full quality photos, please let me know. I decreased the size to allow me to send via email.

> North Richland Hills, TX

76182<IMG_0178.jpeg><IMG_0180.jpeg><IMG_0182.jpeg><IMG_0183.jpeg><IMG_0186.jpeg><IMG_0187.jpeg><IMG_0188.jpeg><IMG_0189.jpeg>

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 12:26 PM
To: Robin Wactler
Cc: Planning; Paulette Hartman
Subject: RE: Hotel in Hometown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Robin,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As an aside and on your point of being disappointed that we would even consider this, we as the Council are required to listen to proposals made by developers in a public forum. We cannot just say we do not want to hear from someone on an issue because we may or may not like it. It is their right to make such a proposal and our duty to listen.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Robin Wactler [REDACTED]
Sent: Tuesday, October 17, 2017 11:53 AM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Hotel in Hometown

Dear Mr. Mayor,

I am writing to you in the hopes that you will will carefully consider the proposal for changing the zoning to include a hotel in the Hometown neighborhood across from Walker Creek Elementary School.

I am a relatively new resident to this area and to Texas but have really come to enjoy the small-town feel inside of this neighborhood. Everybody looks out for each other and there has been a very welcoming feel, especially important to someone new such as myself.

I am **incredibly disappointed** that the NRH City Council would even consider the placement of such an active business as a hotel within the confines of a neighborhood.

Its proposed proximity to the elementary school is a serious safety issue and has the potential to add much more congestion to a fairly small area that already has difficulties with transiting for much of the year. It's already hard enough many evenings to find parking for my friends and/or family who would like to visit as many of the parking spaces are already taken up by the school, its staff and the afterschool programs. In addition, this seems like a business that goes against the security of a school and its students, since the people that stay there are only passing through the area.

This was not how this neighborhood was envisioned and laid out. The intent was for a small, "hometown" feel and that does not include a four-story building containing a hotel. This will negatively affect the property values of housing in the neighborhood and if I had

been advised when I purchased my home that this was even a possibility, I would not have selected this area.

There are many other available areas in the city that this business should be reviewing as more logical options for all involved.

I am **strongly opposed to this proposal** and recommend that you vote against it based upon its adverse impact to the area.

Thank you very much for your time and consideration in this matter.

Sincerely,
Robin



Robin Wactler

Group Leader, Business Aviation Technical Training

—

A. 2929 W. Airfield Drive, DFW Airport, Texas 75261 USA

CAE

cae.com

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This e-mail message is intended only for the above named recipient(s) and may contain information that is confidential. If you have received this message in error or are not the named recipient(s), please immediately notify the sender, delete this e-mail message without making a copy and do not disclose or relay this e-mail message to anyone.

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 12:21 PM
To: Abigail Blakeslee
Cc: Planning; Paulette Hartman
Subject: RE: Hotel Benefits

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Abbye,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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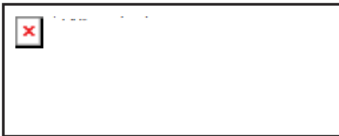
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I did not send a list of what the Council thinks are the benefits as we have not met to discuss this as of yet. They are formulating their own opinion and will study their package of information and see the comments both for and against, listen to the presenters and to those speaking at the Public Hearing and then with all that information will decide how they vote on the subject. The information I provided you was of the information that P&Z had to make their vote.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Abigail Blakeslee [REDACTED]
Sent: Tuesday, October 17, 2017 11:41 AM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Hotel Benefits

Dear Mayor Trevino,

I have heard a lot of buzz about a proposed hotel currently in the developmental stage (I think) for North Richland Hills. Specifically, I've heard a lot about the proposed location. As a concerned citizen and active voter, I'm wanting to learn more about the city's mindset behind this hotel. I've heard mostly negatives, but came to the conclusion I will be able to form my own unbiased opinion once I'm informed on the city's mentality for this development. In short, I am emailing requesting a list of the benefits the council finds this hotel will have for the city. I know you are surely busy, but could you provide me with that?

Thanks in advance.

A proud NRH citizen,

Abbye Blakeslee

John Chapman

From: Sue & Joe Fleming [REDACTED]
Sent: Tuesday, October 17, 2017 12:19 PM
To: Oscar Trevino
Cc: Planning; Paulette Hartman
Subject: Re: We Are Opposed To The Hotel in Home Town

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Oscar,

Thank you for your response to our concerns regarding the hotel in HomeTown. We attended the Planning and Zoning Commission meeting and are aware of the points that you brought to our attention.

Obviously, we believe that the property could be used to a greater advantage than placing a hotel on it. We were disappointed when the fine arts center was not going to be built but we have to take issue with your reasoning about that building bringing more traffic to the area than a hotel. Possibly so with residents attending at certain times, but it would not have been 24/7.

Do you not wonder why the residents of this neighborhood which, a few years ago, you called the "Jewel of North Richland Hills", is concerned about the city plopping down a hotel right next door to an elementary school? You make the tired argument that because the rooms will not have a view of the school and there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk avenue, that somehow that excuses this misguided project. Where there's a will, there's a way and your argument does not hold water!! Also, you and I both know that you can do all the checking in the world and that will not stop evil. Watch the news.....look around you.

This neighborhood has always prided itself on being a part of the city of the North Richland Hills since its inception. It has a true neighborhood environment that is missing in most other neighborhoods. The homes were deliberately designed and built to reflect the values of a time when neighbors sat on porches and talked to one another. Their kids could play outside, ride their bikes, walk their dogs, and feel safe while doing so. Yes, this is an emotional issue with HomeTown. I was told recently that a city official called HomeTown a "banana neighborhood." Yep, we are going bananas over this issue. You know why? Mainly, because a hotel DOES NOT FIT the integrity of this neighborhood and brings nonresidents into an environment which they care nothing about and will eventually run down!

A hotel will contribute NOTHING but money to the city of North Richland Hills. Everything else that exists in this neighborhood and nearby contributes to the betterment of this neighborhood and the surrounding area. Schools contribute to the learning and social skills of children; the library encourages reading, emphasizes learning and makes numerous activities and programs available

to all residents of NRH. The Rec Center encourages healthy living to NRH residents and provides countless programs that bring joy and fun to all of NRH. The businesses at the Venue provide not only good nourishment to our residents but are also a safe place for people to enjoy themselves by meeting with friends and family. In other words, they contribute to the betterment of all the residents of NRH.

What does a hotel contribute to a community? A hotel is a place for nonresidents, primarily, to stay while attending all the events you mentioned. What do these travelers have invested in a neighborhood that prides itself on safety and family values? NOTHING. The residents of HomeTown have invested their life here and believe it is a great place to raise their families.

The take away I get from your letter is NORTH RICHLAND HILLS CARES ONLY ABOUT THE MONEY!!!!!! What's the matter with you people? If you want a hotel in North Richland Hills build it somewhere else. I just don't understand why you want to build a hotel to compete with others outside NRH next door to a school and in a quiet neighborhood! If you have to compete with Hurst and Bedford then build a convention center and hotel on the land near City Hall.

If your office and the residents of HomeTown could sit down together I know that we could work out a way to utilize this property to the satisfaction of everyone. HomeTown is big on placing art in this community and a building that would exhibit local art and host other programs may be one use for the property.

Yes, this is a complex issue and I hope that the City Council is not taking it lightly. The residents of HomeTown and surrounding areas are not.

Thank you for all that you for our city and we appreciate your time in listening to our comments.

Sue and Joe Fleming

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 9:54 AM
To: Jan
Cc: Planning; Paulette Hartman
Subject: RE: hotel in hometown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Jan,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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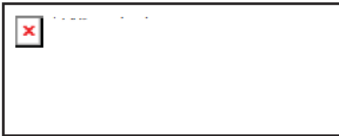
There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

I am including the information on the P&Z meeting so that you can follow the presentation to see why the developer is looking at this location other than those along 26 as you mention in your note.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Jan [REDACTED]
Sent: Monday, October 16, 2017 7:47 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: hotel in hometown

Dear Mayor Trevino-

I am writing you this email with the hopes that you will consider voting NO to the hotel being built in Hometown. I strongly believe that the negative drawbacks, such as lowering property values in Home Town; creating unneeded traffic near Walker Creek Elementary; attracting criminal activity by those looking for unattended cars in parking lots, and degrading the overall vision of Hometown as a safe, crime-free neighborhood all far outweigh any monetary advantages this hotel would bring North Richland Hills.

There is plenty of vacant property less than a mile away on Hwy 26 that could serve as a more appropriate location for a hotel, so please consider the wishes of your constituents in Home Town who do not want this hotel in our neighborhood and stand by us by voting NO to the hotel in Home Town.

Thank you,
Jan Jacobson
Hometown resident and life-long N.R. Hills resident

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 9:52 AM
To: Roy S Jones
Cc: Planning; Paulette Hartman
Subject: RE: Proposed Hotel in Hometown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Roy,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for October 23rd. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item Monday, October 23, 2017 at 7:00pm in the City Council Chambers of City Hall located at 4301 City Point Drive.

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the performing arts center on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

As you are aware, the area is a planned development and is not completely constructed before folks are allowed in to it. There will be construction and vehicles in the area until all the projects are completed. This may still be a bit out.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar

Oscar Trevino - Mayor
otrevino@nrhtx.com

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

From: Roy S Jones [REDACTED]
Sent: Monday, October 16, 2017 8:14 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Proposed Hotel in Hometown

Dear Mayor Trevino:

We want to add our objection to the proposed hotel in Hometown. Aside from the increase in traffic near Walker Creek Elementary School, which we believe will pose a constant danger to the schoolchildren, we are deeply concerned about the inability to screen the clients who will patronize the hotel. Specifically, how can we be even reasonably sure that no pedophiles or child molesters will book a room for a day or two and try to entice a child into the hotel?

Even while the hotel is under construction, all the construction site materials and heavy equipment, not to mention the dozens of cars parked by the builders, will cause endless opportunities for our kids to get hurt.

In summary, we urge you to stand against this zoning change request and encourage the builder to put the hotel further down route 26, nearer to the freeway. The citizens of Hometown will be most grateful.

Thank you for your consideration,

Roy S. Jones
Sarah Ann Jones
6068 Lake Way Mews
NRH, TX 76180
[REDACTED]
[REDACTED]

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 9:49 AM
To: Sue & Joe Fleming
Cc: Planning; Paulette Hartman
Subject: RE: We Are Opposed To The Hotel in Home Town

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Sue & Joe,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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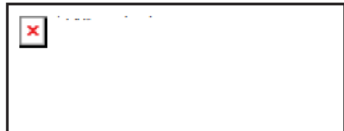
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As for the Public Hearing procedure, there are laws in place that restrict how long we can hold the item before a denial or approval is granted and we have the timing in place to adhere to these requirements.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Sue & Joe Fleming [REDACTED]
Sent: Monday, October 16, 2017 9:33 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: We Are Opposed To The Hotel in Home Town

Tuesday, October 17, 2017

Mayor Oscar Trevino
otrevino@nrhtx.com

My wife and I moved to Home Town from Dallas 14 years ago to enjoy the advantages of a quiet, well-planned family community. We were among the first homeowners and have been quite pleased to see the concept move from plans to reality.

We've taken great pride in seeing the addition of a first-class library, recreation center and the Walker Creek Elementary school. Each of these additions contribute to the education and well-being of our families. Students can walk to school or the library in a safe, neighborhood environment. As you know Home Town has received many honors as a safe, family-oriented, pet-friendly, well-planned community.

Rather suddenly we're faced with the prospect of a 4-story, 120-room hotel right across the street from Walker Creek Elementary school. The hotel represents a major traffic addition to the already congested, narrow streets in the area. It presents the real possibility of declining property values, particularly among the homes just constructed by David Weekly on the North side of the school. There is also the safety issue of that many "strangers" being housed just a few yards from the student playgrounds.

The procedures for this zoning change appear to work to the detriment of the residents of Home Town. The posting of signs at the property didn't draw much attention, although at least 47 responses were sent to the Planning and Zoning Commission. The Commission staff has no doubt spent months preparing their presentation for the City Council. The first opportunity for the public to hear the details and ask questions was on October 5. We were informed the proposal would be presented to you and the City Council on October 23. That provides only 10 business days for the residents to prepare any response to the P&Z plan.

We ask that you either reject the proposed hotel or at least provide more time and additional public hearings before approving this encroachment into our family neighborhood.

Respectfully,

Sue & Joe Fleming

Cc: Fort Worth Star Telegram

Live in Such A Way

*That those who know you but do not know God, will
come to know God because they know you.*

John Chapman

From: Oscar Trevino
Sent: Tuesday, October 17, 2017 9:36 AM
To: jana ballentine
Cc: Planning; Paulette Hartman
Subject: RE: Home Town hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Jana,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

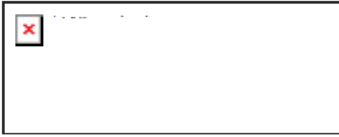
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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: jana ballentine [REDACTED]
Sent: Monday, October 16, 2017 11:23 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Home Town hotel

Dear Mayor,

I am writing to express my opposition in zoning change case ZC 2017-14 and special use permit case SUP 2017-07.

Other than the usual concerns with potential increases in crimes in our city, I believe there are potential for increase pollution, noise and nuisances, traffic, and deterring local business opportunity. I am not in support for this hotel, as it could lower home values too.

There are numerous examples of hotels being proposed near schools and numerous reasons for concerns. Hotels can increase guns being carried near a school, increase risk for fires, risk for human traffickers, and so on.

As stated before, my concern is increased pollution, noise and nuisances, traffic, and deterring local business. Having a hotel brings outside revenue from travels all over, but being a resident of Home Town East, I would rather see local business being built here. I am also a local business owner, nurse, and educator whom supports small business owners. I feel like I spent an increased amount on my home here, I pay a lot for my HOA dues, and have the upmost respect for small-family oriented town and our city and a hotel will depreciate my home value.

There is also a parking, traffic issue between Birdville High School, Nytex, HomeTown East, and Walker Creek, I would like to know the solution to these with adding more traffic by travelers.

Please consider building local business vs supporting outside travelers.

Thank you,
Jana King, RN, BSN

John Chapman

From: Mark Hindman
Sent: Tuesday, October 17, 2017 8:25 AM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Andrea van Rooyen <[REDACTED]>

Date: October 16, 2017 at 5:37:53 PM CDT

To: <otrevino@nrhtx.com>, <nrhrodriguez@att.net>, <nrhrwoujesky@charter.net>, <nrhtbarth@sbcglobal.net>, <mbenton@nrhtx.com>, <nrhsturnage@sbcglobal.net>, <tim-welch@sbcglobal.net>, <nrhlombard@att.net>

Subject: Hotel in Home Town?!

Dear Mayor Trevino and council members,

I am a mother of 2 boys, the eldest who will start kindergarten next year at Walker Creek Elementary. We bought a townhouse in Home Town last year just across from the street. We bought this home because this is a beautiful residential area where we can safely take our kids for walks, bike rides and family fun without being worried about our safety. I can also tuck my kids in bed at night without worrying about strangers lurking around in the neighborhood.

Then i heard that a proposal for a hotel just on the other side from the school, just a few hundred yards away from our front door, and just few yards away from where i can take my kids for a walk and just a few yards away from our school will be presented next week! And the first thing that comes to mind is safety. Safety to my kids, to me, to my family!

What a bad idea? Who puts a hotel in a residential area? Strangers in my neighborhood 24/7? Sex offenders?

We have community facilities in Home Town, the library, the recreation center, the walking trails and bike paths as well as the roads. All of which we cover with our taxes as residents. Will our taxes now go up to keep up on maintenance for the influx of people who only care to stay a night or two? And thus while my property value decreases, because who would want to move in next door to a hotel?

Just a few months ago you bragged about Home Town being one of THE places to live in TX, and now, are we just moving backwards? There are plenty of lots elsewhere on 26, closer to the busy freeways and main roads in actual commercial areas. Why come ruin a good thing?

We vote NO for a hotel in Home Town NRH!

- no because of our kids
- no because of our school
- no because of our property values
- no because of our taxes
- no because of our neighborhood concept and dream
- no because of traffic and congestion

In this household you have 4 NOs to at least 6 good reasons!

Thank you,

Andrea & Jacobus van Rooyen
Bridge Street
North Richland Hills

John Chapman

From: Mark Hindman
Sent: Tuesday, October 17, 2017 8:19 AM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Proposed Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: Nick Taylor [REDACTED]
Date: October 16, 2017 at 5:00:38 PM CDT
To: <otrevino@nrhtx.com>, <nrhrodriguez@att.net>, <nrhrwoujesky@charter.net>, <nrhlombard@att.net>, <nrhtbarth@sbcglobal.net>, <mbenton@nrhtx.com>, <nrhsturnage@sbcglobal.net>, <tim-welch@sbcglobal.net>
Subject: Proposed Four Story Hotel in Home Town, NRH

To all,

I live at 8801 Bridge Street and strongly oppose the proposed four story hotel, that is planned to be built across the street from Walker Creek Elementary School in Home Town, NRH.

The hotel would be detrimental to hometown by reducing property values, increasing the traffic congestion in the already crowded, congested area (Walker Creek Elementary School NYTEX, more new David Weekly Homes being across from NYTEX) and, **most importantly, by further eroding the original Home Town concept, which is why I/we bought homes in this community to start with.**

Home Town is no place for a commercial hotel. It goes completely against what this community was built to be...a HOME Town. This hotel must be stopped!

Nick Taylor
[REDACTED]
[REDACTED]

John Chapman

From: Oscar Trevino
Sent: Monday, October 16, 2017 7:25 PM
To: Keith Burnett
Cc: Planning; Paulette Hartman
Subject: RE: Home Town Hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Keith,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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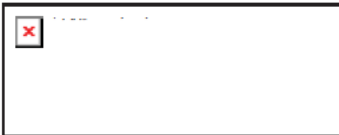
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As an aside, I plan on asking more questions of their extended stay definition. I believe what they call extended stay is much different than what you and I think it means.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

From: Keith Burnett [REDACTED]
Sent: Monday, October 16, 2017 2:16 PM
To: Oscar Trevino <otrevino@nrhtx.com>
Subject: Home Town Hotel

Mr. Trevino we met several years ago when the Con-way company moved its office from Rufe Snow to the Crossings. I am writing now to express my strong opposition to the proposed hotel. It will not attract any concentration of business travelers. It will not fit in the neighborhood (schools, library, community center, etc.), the surrounding infrastructure is in adequate. And the clientele that will migrate over time to an extended property will threaten the safety of the school children.

John Chapman

From: Mark Hindman
Sent: Monday, October 16, 2017 3:48 PM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Proposed Hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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

From: Tarland Beauchamp [REDACTED]
Sent: Monday, October 16, 2017 12:27 PM
To: Oscar Trevino <otrevino@nrhtx.com>; Mike Benton <mbenton@nrhtx.com>; nrhrodriguez@att.net; nrhwoujesky@charter.net; nrhlombard@att.net; nrhbarth@sbcglobal.net; nrhsturnage@sbcglobal.net; tim-welch@sbcglobal.net
Subject: Proposed Hotel

I am opposed to permitting a hotel to be built in the Home Town area.
I moved here for the quite enclosed area, and now it is being exploited for thousands of apartments and now you want to permit a Hotel to be built next to a school. What's next High Rise office buildings?
You can't approve this Hotel -- you were elected to this council to maintain the standards in Home Town which we moved here for and to use our property to benefit its residents.

Tarland Beauchamp

John Chapman

From: Mark Hindman
Sent: Monday, October 16, 2017 2:08 PM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: No Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: [REDACTED]

Sent: Monday, October 16, 2017 11:55 AM

To: Oscar Trevino <otrevino@nrhtx.com>; nrhrodriguez@att.net; nrhwoujesky@charter.net; nrhlombard@att.net; Mike Benton <mbenton@nrhtx.com>; nrhsturnage@sbcglobal.net; tim-welch@sbcglobal.net

Subject: NO HOTEL IN HOMETOWN

TO:

Mayor Oscar Trevine: otrevino@nrhtx.com
Councilman Rodriguez: nrhrodriguez@att.net
Councilwoman Oujesky: nrhwoujesky@charter.net
Councilman Lombard: nrhlombard@att.net
Councilman Barth: nrhtbarth@sbcglobal.net
Councilman Benton: mbenton@nrhtx.com
Councilman Turnage: nrhsturnage@sbcglobal.net
Councilman Welch: tim-welch@sbcglobal.net

PLEASE -- know that building a Hotel across the street from Walker Creek Elementary School will decrease the value of property in Hometown and adjoining neighborhoods. As we were leaving the P&Z meeting two ladies joined us on the elevator. They had flown in from Arizona specifically to look at Hometown properties the next day. They said they had just called their REALTOR and canceled as they would not consider buying in Hometown or for that matter anywhere in North Richland Hills because they would not want to live in a City that would even consider allowing a hotel to be built next to a school. Young families with school age children are looking for homes that offer a safe place for their children to run and play. As a licensed Texas REALTOR for more than 35 years, (currently retired) I can assure you we will loose Buyers with young children. As a result values will begin to drop and in turn tax assessments will also drop. Not just in Hometown, but in the entire area in the Walker Creek Elementary School district.

Traffic around the school is already dangerous! Adding hotel traffic to the mix will only make the problem worse. I am shocked that the City has not provided parking spaces on the West side for pickup, drive over during the afternoon and you will find cars parked in the ditches, lines going all the way around the school and many cars parked across the bridge on the West side waiting for their children to walk the asphalt path over to meet them. Take a look during drop off/pickup times -- it is already an accident waiting to happen --- please don't add more traffic to the mix!

We are not against having a Hotel in North Richland Hills -- but a hotel separated only by an entry road to the school parking lot is not acceptable. I am told the City owns the land on Hwy 26 near the

new City Hall -- better access for a hotel, near 820, away from a neighborhood and within minutes of all the locations sited that this hotel might serve.

You have heard our concerns --- please listen!!!

Nell Raper Boren and Gene Boren
6209 Sherbert Dr.

John Chapman

From: Cindi Schrimsher [REDACTED]
Sent: Sunday, October 15, 2017 9:27 PM
To: Planning
Subject: Hotel Plan

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

I would like to voice my disapproval of the plans to build a hotel in the Parker Blvd and Hawk Ave corridor. We have lived in the Hometown subdivision even before it was built up as Hometown, with the allure that it was totally residential and non commercial. Building a hotel in between an elementary school and high school goes against everything the city of North Richland Hills has represented the 25+ years we have lived here. We moved here because of the community feel, of the neighborhoods who look out for each other. We raised our children in these schools who have become productive citizens giving back to their communities in other states because of the foundation built here.

Please reconsider this zoning request and building permit agreement. Birdville ISD has been a premiere district without being in the public eye for negative reasons. Do not put that great history in jeopardy by allowing transient visitors to take part in bringing down our safe environment.

I will be emailing each city council person individually with my same thoughts.
Cindi Schrimsher

John Chapman

From: SHERI LEE NORRIS [REDACTED]
Sent: Saturday, October 14, 2017 1:27 PM
To: Planning
Subject: No hotel in NRH Home Town

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

I live in Fountain Ridge, one of the 2 Home Town Development Project neighborhoods. There was never any hotel in any plans or we would not have purchased here.

Between 2 schools is a really bad idea.

Sheri-Lee Norris
6041 Turtle Creek Court
N. Richland Hills, TX 76180
[REDACTED]

Fountain Ridge

John Chapman

From: Oscar Trevino
Sent: Saturday, October 14, 2017 2:18 AM
To: Sam Akins
Cc: Planning; Paulette Hartman
Subject: Re: HOTEL IN HOMETOWN

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Sam,

I gave you this info so you would see what the Council will be seeing. I am not advocating either way.

I know about the human trafficking sessions you are talking about and have seen info on this. Our Chief (who is the immediate past president of the North Texas Police Chief Association) has not said anything about this location being a problem in his professional opinion. Our assistant chief made a comment about the hotel after the Public Hearing portion of the meeting and he had nothing negative to say about the location. You can hear his comments on the link I provided.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 7:13 PM, Sam Akins [REDACTED]

WITH MUCH RESPECT
TO YOU PERSONALLY AS A OUTSTANDING MAYOR: THESE
ARE THE COMMENTS, I HEARD AT THE P&Z HEARING AND THEY COMPLETE
LY
IGNORE THE FACT THAT THIS HOTEL IS ADJACENT TO AN ELEMENTARY
SCHOOL!!!!!!!!!!!!!! I KNOW OF NO SUCH OTHER SCHOOL WHERE A HOTEL
IS WITHIN 100 FT OF A SCHOOL GROUND! ANYWHERE???? THE CITY
SEEMS TO BE IGNORING THE FACT THAT NO OTHER CITY SEEMS TO THINK
THAT SUCH ZONING IS SAFE . THERE ARE MANY OTHER LOCATIONS IN OUR
FINE CITY FOR HOTELS TO SERVE THE NEEDS YOU SPEAK OF. WHY HERE??

THE RESIDENTS OF HOMETOWN TO MY KNOWLEDGE ARE 90%
AGAINST A HOTEL
IN THIS LOCATION! BUT THE CITY SEEMS DETERMINED TO PUT IT IN THIS
LOCATION WHEN THERE ARE OTHER MORE DESIRABLE LOCATIONS EVEN IN
HOMETOWN??? WE COULD NOT EVEN BELIEVE THIS WAS BEING CONSIDERE
D
WHEN WE CALLED ABOUT THE ZONING CHANGE SIGN. IT SEEMS THIS IS A
N
AGENDA THAT WILL BENEFIT ONLY THE CITY COFERS, OVER THE SAFETY
OF
FAMILIES AND CHILDREN . WE LEFT IRVING AFTER DECADES THERE , TO
COME TO HOMETOWN AND NRH WHEN IRVING TOOK SUCH POSITIONS WI
TH
APARTMENTS AND ZONING. CORDIALLY, SAM AKINS

-----P.S. MY CHURCH AND LOCAL POLITICAL PARTY
ARE BOTH CURRENTLY CONDUCTING PROGRAMS ABOUT
HUMAN TRAFFICING AND
CHILD PREDATORS IN OUR OWN
LOCAL NE TARRANT COUNTY COMMUNITIES.
MOST PREDATORS AND ABDUCTIONS ALREADY TAKE PLACE NEAR OUR SC
HOOL
GROUNDS. WHAT DOES OUR LOCAL POLICE CHIEF HAVE TO SAY ABOUT A
HOTEL IN THIS LOCATION? PREDATORS HAVE BEEN ACTIVE AROUND GRAP
EVINE
SCHOOLS JUST THIS MONTH.

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

From: Oscar Trevino [<mailto:otrevino@nrhtx.com>]
Sent: Friday, October 13, 2017 12:32 AM
To: Sam Akins
Cc: Planning; Paulette Hartman
Subject: Re: HOTEL IN HOMETOWN

Sam,

Thank you for your email regarding zoning change case ZC [REDACTED]
use permit case SUP 2017-07. Your comments will be forwarded to the City
Council and included in the public record as this case proceeds to the City
Council public hearing scheduled for October
23rd.<x-apple-data-detectors://0> Any questions that you have included in
your correspondence will likely be addressed in the staff report for the
Planning and Zoning Commission meeting which is available on line at the
following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also
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As previously mentioned, the North Richland Hills City Council is scheduled
to hold a public hearing and consider this item Monday, October 23,
2017<x-apple-data-detectors://11> at 7:00pm<x-apple-data-detectors://12> in

the City Council Chambers of City Hall located at 4301 City Point Drive<x-apple-data-detectors://13>.

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This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community. And don't worry about the cap letters!

Oscar

[\[http://gspermit.nrhtx.com/images/email/NRHlogo.gif\]](http://gspermit.nrhtx.com/images/email/NRHlogo.gif)

Oscar Trevino - Mayor
otrevino@nrhtx.com<<mailto:otrevino@nrhtx.com>>

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 6:36 PM, Sam Akins

> wrote:

MAYOR TREVINO, OBVIOUSLY THE CITIZENS MOST AFFECTED BY A HOTEL IN HOMETOWN ARE ADAMANTLY OPPOSED AS WITNESSED BY THE SPEAKERS AT THE P&Z MEETING ALTHOUGH THE COMMISSIONERS VOTED 4 TO 3 TO RECOMMEND APPROVAL. HOWEVER, WE MAY NOT NECESSARILY BE OPPOSED TO A HOTEL AS MUCH AS ALL ARE STRONGLY OPPOSED TO ANY HOTEL IN THE NEAR VICINITY TO WALKER CREEK ELEMENTARY SCHOOL BECAUSE OF EXISTING TRAFFIC PROBLEMS AROUND THE SCHOOL, BUT MORE IMPORTANTLY THE POSSIBILITY OF CRIME, ALCOHOL, AND ESPECIALLY TODAY'S LIKELIHOOD OF SEXUAL PREDATORS PROWLING AROUND SCHOOLS. A HOTEL WHICH HAS IT'S SWIMMING POOL WITHIN 100 FT OF THE SCHOOLYARD COULD EASILY BE A DISASTER FOR HOMETOWN AND THE 600 STUDENTS AT WALKER CREEK SCHOOL. I AM AMAZED AND MYSTIFIED AS ARE MOST THAT THIS PROPOSAL IS EVEN BEING CONSIDERED BY CITY STAFF. I WOULD LIKE TO MAKE 2 POINTS.

-----FIRST: THERE IS ANOTHER LOCATION BETWEEN THE NRH LIBRARY AND THE ICE ARENA AND THE BIRDVILLE HIGH BASEBALL FIELD AND THE MULTI-STORY MEDICAL INSURANCE BUILDING WHICH HAS NOT BEEN DEVELOPED THAT WOULD APPEAR TO BE A BETTER LOCATION FOR A HOTEL. THE ONLY REASON I COULD SEE THAT CITY STAFF FAVORED THE SITE NEXT TO THE SCHOOL IS THAT THEY WANT TO BETTER PROMOTE AND FILL THE OVERSIZE GRAND BALLROOM AT THE REC CENTER-SINCE BOTH ARE OWNED BY THE CITY????

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TRAFFIC. THUS, THESE SHOULD NOT BE EVEN COMPARED TO WALKER CREEK
ELEMENTARY'S SMALL CAMPUS
SITE. ALSO THE FT WORTH SCHOOL SUGGESTED,
ONLY HAS LESS THAN 200 STUDENTS AND THE HOTEL IS NOT IN THEIR
STUDENT'S PEDETRIAN TRAFFIC PATTERN. I SUGGEST THE STAFF WILL NOT
FIND ANY ELEMENTARY SCHOOL WITH 600 STUDENTS ANYWHERE IN THE
METROPLEX AND POSSIBLY IN THE STATE WITH A HOTEL AND POOL WITHIN
100 FT OF THE SCHOOLYARD AND WHERE 100'S OF SMALL CHILDREN FROM
KINDERGARTEN AGE UP
HAVE TO WALK DIRECTLY IN FRONT OF THE HOTEL TO
GET TO THEIR HOMES AND APARTMENTS. I DROVE BY THERE TODAY AT
3:30 AND WITH HEAVY TRAFFIC OF SCHOOL BUS PICK UPS AND PARENTS
WAITED AT THE STOP SIGN IN FRONT OF THE SCHOOL WHILE OVER 200 (I
COUNTED!) 5 TO 8 YEAR OLD CHILDREN WALKED IN FRONT OF MY
STOPPED CAR. -----PLEASE USE YOUR
LEADERSHIP TO DISCOURAGE THE APPROVAL OF THIS HOTEL (IN THIS
LOCATION) BY THE CITY COUNCIL, CORDIALLY SAM V AKINS 8600
BEETLENUT LANE,(HAPPY HOMETOWN RESIDENT FOR 12 YEARS)NRH
76180-----
-----P.S PLEASE EXCUSE MY COMPUTER SKILLS AND LETTER
FORMAT, I AM 84 YEARS OLD AND NOT VERY COMPUTER SAVY PLUS THE
ARTHRITIS IN MY HANDS MAKES ALL CAPS EASIER.

John Chapman

From: Oscar Trevino
Sent: Friday, October 13, 2017 3:38 PM
To: Dawn Saye
Cc: Planning; Paulette Hartman
Subject: Re: NO HOTEL IN HOMETOWN

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Dawn,

No mind is made up as I know of.

The council will each vote what they think is right for NRH! We are reading all the notes sent and also will take into account all that is presented on this matter.

Oscar

“Effective [September 1, 2017](#), my email address will change. Please update your contacts to include my new email address otrevino@nrhtx.com”



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 10:15 AM, Dawn Saye [REDACTED]

Thank you for your response.

My biggest concern is the location. Yes, I did mention increased traffic, but the bigger concerns are the safety of the children that attend Walker Creek Elementary, including my grandsons. It really makes no difference whether this hotel faces away from the elementary school or that identification will be checked or that there is a city ordinance regarding sex offenders, none of those are foolproof as I'm sure you know. Not only does it affect the safety of the children at Walker Creek, but the residents of the neighborhood who use the walking trails. Right now I feel safe walking on the trails and

through the neighborhood. If we have a hotel right there, than we have complete strangers also utilizing these trails. A hotel at this location will also, in my opinion, negatively affect property values in the area. Civic use of the property in question is preferred over commercial use. I hope that you and the council will listen to the citizens and find another option for this proposed hotel. I feel sure there are other options within NRH that can accommodate a hotel. I am also confident that you would not want a hotel in your neighborhood, next door to the elementary school that your children and/or grandchildren attend. It is lucky for you that your neighborhood was built in the 80's without the concern of mixed use developments. The addition of this hotel in the neighborhood is NOT in the best interest of the residents of the Hometown neighborhood or surrounding neighborhoods. It is my hope that you and the council will sincerely consider the concerns of the neighborhood. Unfortunately, it sounds as if you've already made up your mind by stating that "this will improve business development up near Boulevard 26 and improve the quality of life for all citizens of NRH citizens." Maybe that should read, that it will improve the quality of life for all citizens of NRH except Hometown residents and the schools (Walker Creek & Birdville High School) that will be negatively affected by the addition of a hotel. I hope as elected officials, you will listen to the voice of the community.

Thank you,

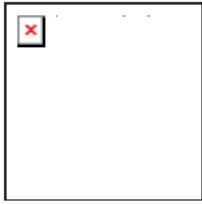
Dawn Saye, Realtor
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<http://www.trec.texas.gov/forms/consumer-protection-notice>



On Friday, October 13, 2017 2:31 PM, Oscar Trevino <otrevino@nrhtx.com> wrote:

Dawn,

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As an aside, my neighborhood was finished in the 80s and I don't think the thought of mixed use developments even existed at that time.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

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Oscar Trevino - Mayor
otrevino@nrhtx.com<mailto:otrevino@nrhtx.com>

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 9:23 AM, dawn saye

[REDACTED] >> wrote:

Mayor Trevino,

Please reconsider the zoning change for an extended stay hotel in Hometown. Not only would a hotel, especially an extended stay hotel, affect property values negatively in the Hometown neighborhood, but it poses a danger to the elementary school right next door. There is already enough traffic in the area, adding a hotel at this location would only add to traffic issues. I am amazed that approving an extended stay hotel next door to an elementary school is even being considered, where are your priorities? It should be the citizens of this community and the children who attend Walker Creek Elementary and their safety, not how much money you can make off a hotel. Those of us who live in the Hometown neighborhood and surrounding neighborhoods have moved to this area because of the location and quiet of the neighborhood. Adding an extended stay hotel will only have a negative impact. There are plenty of other locations for an extended stay hotel in NRH that wouldn't impact a neighborhood. I'm sure you would not consider a hotel/extended stay hotel in your neighborhood, so don't approve one for my neighborhood. Building a hotel in one of the nicest neighborhoods in NRH is not the right decision. Please LISTEN to the citizens and vote against the zoning change request. Please consider what is best for this neighborhood and the residents who live here.

Thank you,

Dawn Saye, Realtor
KELLER WILLIAMS REALTY



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[<http://images.kw.com/qrCode/agent/36/59/23/365923/54/qrCodeBig.PNG>
]

John Chapman

From: Oscar Trevino
Sent: Friday, October 13, 2017 2:30 PM
To: dawn saye
Cc: Planning; Paulette Hartman
Subject: Re: NO HOTEL IN HOMETOWN

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

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As an aside, my neighborhood was finished in the 80s and I don't think the thought of mixed use developments even existed at that time.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

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On Oct 13, 2017, at 9:23 AM, dawn saye [REDACTED]

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Dawn Saye, Realtor

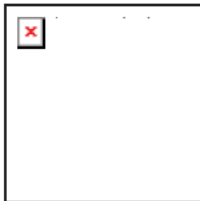
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John Chapman

From: dawn saye <dawni_s2001@yahoo.com>
Sent: Friday, October 13, 2017 11:46 AM
To: Planning
Subject: NO HOTEL IN HOMETOWN

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

To whom it may concern,

Please reconsider the zoning change for an extended stay hotel in Hometown. Not only would a hotel, especially an extended stay hotel, affect property values negatively in the Hometown neighborhood, but it poses a danger to the elementary school right next door. There is already enough traffic in the area, adding a hotel at this location would only add to traffic issues. I am amazed that approving an extended stay hotel next door to an elementary school is even being considered, where are your priorities? It should be the citizens of this community and the children who attend Walker Creek Elementary and their safety, not how much money you can make off a hotel. Those of us who live in the Hometown neighborhood and surrounding neighborhoods have moved to this area because of the location and quiet of the neighborhood. Adding an extended stay hotel will only have a negative impact. There are plenty of other locations for an extended stay hotel in NRH that wouldn't impact a neighborhood. I'm sure you would not consider a hotel/extended stay hotel in your neighborhood, so don't approve one for my neighborhood. Building a hotel in one of the nicest neighborhoods in NRH is not the right decision. Please LISTEN to the citizens and vote against the zoning change request. Please consider what is best for this neighborhood and the residents who live here.

Dawn

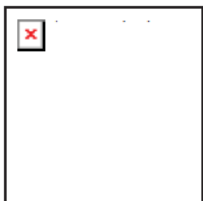
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John Chapman

From: Oscar Trevino
Sent: Friday, October 13, 2017 11:29 AM
To: Donald E Ney
Cc: Planning; Paulette Hartman
Subject: Re: Hometown Hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Donald,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website:<https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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As for the apartments, you may recall that we ended up being able to cut the number of them in the settlement of the lawsuit filed. The question was property rights by the people that owned the land and what we could limit them to.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 13, 2017, at 5:37 AM, Donald E Ney [REDACTED]

Mr. Mayor,

I strongly stand against the construction of a hotel in Hometown. We got stuck with apartments and deviation from the master plan I was presented 10 years ago. My hunch is we have a developer that is more concerned with his pocket than he is the residents of Hometown.

That aside, a hotel would be a disaster in close proximity of Walker Creek School.

Respectfully,

Donald E Ney
[REDACTED]

John Chapman

From: Oscar Trevino
Sent: Friday, October 13, 2017 12:32 AM
To: Sam Akins
Cc: Planning; Paulette Hartman
Subject: Re: HOTEL IN HOMETOWN

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Sam,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following

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Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

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MAYOR TREVINO, OBVIOUSLY THE CITIZENS MOST AFFECTED BY A HOTEL IN HOMETOWN ARE ADAMANTLY OPPOSED AS WITNESSED BY THE SPEAKERS AT THE P&Z MEETING ALTHOUGH THE COMMISSIONERS VOTED 4 TO 3 TO RECOMMEND APPROVAL. HOWEVER, WE MAY NOT NECESSARILY BE OPPOSED TO A HOTEL AS MUCH AS ALL ARE STRONGLY OPPOSED TO ANY HOTEL IN THE NEAR VICINITY TO WALKER CREEK ELEMENTARY SCHOOL BECAUSE OF EXISTING TRAFFIC PROBLEMS AROUND THE SCHOOL, BUT MORE IMPORTANTLY THE POSSIBILITY OF CRIME, ALCOHOL, AND ESPECIALLY TODAY'S LIKELIHOOD OF SEXUAL PREDATORS PROWLING AROUND SCHOOLS. A HOTEL WHICH HAS IT'S SWIMMING POOL WITHIN 100 FT OF THE SCHOOLYARD COULD EASILY BE A DISASTER FOR HOMETOWN AND THE 600 STUDENTS AT WALKER CREEK SCHOOL.

I AM AMAZED AND MYSTIFIED AS ARE MOST THAT THIS PROPOSAL IS EVEN BEING CONSIDERED BY CITY STAFF. I WOULD LIKE TO MAKE 2 POINTS. -----

FIRST: THERE IS ANOTHER LOCATION BETWEEN THE NRH LIBRARY AND THE ICE ARENA AND THE BIRDEVILLE HIGH BASEBALL FIELD AND THE MULTI-STORY MEDICAL INSURANCE BUILDING WHICH HAS NOT BEEN DEVELOPED THAT WOULD APPEAR TO BE A BETTER LOCATION FOR A HOTEL. THE ONLY REASON I COULD SEE THAT CITY STAFF FAVORED THE SITE NEXT TO THE SCHOOL IS THAT THEY WANT TO BETTER PROMOTE AND FILL THE OVERSIZE GRAND BALLROOM AT THE REC CENTER— SINCE BOTH ARE OWNED BY THE CITY???? -----

-----SECOND: THE P&Z STAFF MANAGER PRESENTED CONCEPTS OF OTHER SCHOOLS WHICH HAVE NEIGHBORING HOTELS WITH NO PROBLEMS???? I PERSONALLY AM FAMILIAR WITH

THOSE LOCATIONS FROM PREVIOUS EMPLOYMENT AND RESIDENCES IN THEIR NEIGHBORHOODS. THE GREENWOOD SCHOOL IN NORTH DALLAS AND THE SINGLEY ACADEMY IN IRVING ARE BOTH MAJOR SIZED CAMPUSES WITH HIGH SCHOOL STUDENTS PRIMARILY AND ANY HOTELS ARE CONSIDERABLE DISTANCE NECESSARILY FROM ANY STUDENT PEDESTRIAN TRAFFIC. THUS, THESE SHOULD NOT BE EVEN COMPARED TO WALKER CREEK ELEMENTARY'S SMALL CAMPUS SITE. ALSO THE FT WORTH SCHOOL SUGGESTED, ONLY HAS LESS THAN 200 STUDENTS AND THE HOTEL IS NOT IN THEIR STUDENT'S PEDESTRIAN TRAFFIC PATTERN. I SUGGEST THE STAFF WILL NOT FIND ANY ELEMENTARY SCHOOL WITH 600 STUDENTS ANYWHERE IN THE METROPLEX AND POSSIBLY IN THE STATE WITH A HOTEL AND POOL WITHIN 100 FT OF THE SCHOOLYARD AND WHERE 100'S OF SMALL CHILDREN FROM KINDERGARTEN AGE UP HAVE TO WALK DIRECTLY IN FRONT OF THE HOTEL TO GET TO THEIR HOMES AND APARTMENTS. I DROVE BY THERE TODAY AT 3:30 AND WITH HEAVY TRAFFIC OF SCHOOL BUS PICK UPS AND PARENTS WAITED AT THE STOP SIGN IN FRONT OF THE SCHOOL WHILE OVER 200 (I COUNTED!) 5 TO 8 YEAR OLD CHILDREN WALKED IN FRONT OF MY STOPPED CAR. -----PLEASE USE YOUR LEADERSHIP TO DISCOURAGE THE APPROVAL OF THIS HOTEL (IN THIS LOCATION) BY THE CITY COUNCIL, CORDIALLY SAM V AKINS 8600 BEETLENUT LANE,(HAPPY HOMETOWN RESIDENT FOR 12 YEARS) NRH 76180-----
-----P.S PLEASE EXCUSE MY COMPUTER SKILLS AND LETTER FORMAT, I AM 84 YEARS OLD AND NOT VERY COMPUTER SAVY PLUS THE ARTHRITIS IN MY HANDS MAKES ALL CAPS EASIER.

John Chapman

From: Oscar Trevino
Sent: Thursday, October 12, 2017 5:09 PM
To: RobertBob Hopler
Cc: Planning; Paulette Hartman
Subject: Re: Marriott Hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Robert,

It is a planned development and we don't control that. Homes are going in the cleared area. The development has been going since 1998. It is just now getting to this area now.

We don't control when the buyer or developer hits the area. When they come up with a plan, we review and either approve or decline. That is where we are now!

There are a few more apartment units coming and it has been laid out where they will go for a number of years now.

As for the school expansion, that is the decision of the school board and they don't usually land bank with Taxpayer dollars. They adjust boundaries to fit the need.

I do not believe BISD plans on future elementary schools.

Oscar

“Effective [September 1, 2017](#), my email address will change. Please update your contacts to include my new email address otrevino@nrhtx.com”



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 11:58 AM, RobertBob Hopler [REDACTED]

Dear Mayor Trevino:

Thank you for your very informative reply to my e-mail.

Just a question: why can't the "Marriott" property be left undeveloped for now (I don't think we're that strapped for tax income) and use it in the future for school expansion? I note that one large area near the school is already being cleared for what? Apartments? and there is little space for school expansion. Where will the thousands of apartment residents send their children for school?

I look with apprehension at the wooded area across Parker Blvd from the school, and expect momentarily to see those trees disappear and more apartments suddenly arise. Where will it end? When we're Arlington, or are we already there?

Thanks again for your reply.

R.B. Hopler

On Thursday, October 12, 2017 4:04 PM, Oscar Trevino <otrevino@nrhtx.com> wrote:

Robert,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for October 23rd. Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item Monday, October 23, 2017 at 7:00pm in the City Council Chambers of City Hall located at 4301 City Point Drive.

There are a couple of points that we would like to bring to your attention. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the performing arts center on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be on Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the

Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

As for the green spaces, Hometown is a Planned Development and actually has more green space than most neighborhoods in our area. The number of apartments came down after the developer entered in a lawsuit against the city and we were able to lower the number that was being requested as we settled the suit. This planned development does have all the rules & more than you mentioned and getting around them is not as easy as you may think.

As for pressure on the P&Z commissioners, I believe they voted off what they saw and what they personally felt was best for all of NRH. I have not found or felt any developer or staff pressure on any item. The Staff's job is just to give us the facts & how it sits within our requirements. They do not sell the idea.

Hope this helps.

Oscar

[\[http://gspermit.nrhtx.com/images/email/NRHlogo.gif\]](http://gspermit.nrhtx.com/images/email/NRHlogo.gif)

Oscar Trevino - Mayor
otrevino@nrhtx.com<mailto:otrevino@nrhtx.com>

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 10:16 AM, RobertBob Hopler
[REDACTED]

Dear Mayor Trevino:

I'm writing to strongly urge you to oppose the hotel project. Hotels belong on highways, not in the midst of a quiet residential area like HomeTown. I find it impossible to fathom the actions of the zoning commission unless I look at it as a decision strongly influenced by developer pressure of some sort - which can be exerted in many ways, some not really in the interests of anyone but the committee member involved.

One aspect of this situation which I wonder about having been thought of is this: is

Marriott willing to guarantee that no person on any sexual predator list will be allowed as a guest at the hotel? It is important to consider that this location would put such persons within mere feet of an elementary school full of innocent children from kindergarten age on up. A perfect set-up for someone with bad intentions in mind.

Please vote to reject the poor decision of the zoning commission.

On another subject: when will we have enough apartments in HomeTown? There are hardly any trees or green space left. Everywhere we have lived before (NJ, MD, UT, MO) there have been rules on green space, home setbacks, lot size, and others to improve the quality of life. It seems that NRH has few rules, and when they do (witness the Marriott) they are easily overcome.

Sincerely,

Robert B. Hopler
6228 Winter Park

John Chapman

From: Mark Hindman
Sent: Thursday, October 12, 2017 5:05 PM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Vote YES - HomeTown Hotel - Resident of HomeTown East

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Alan,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. You may not receive an individual response from any individual members of the City Council. It is not that they do not care, but they are still evaluating the information and formulating their own opinions based on input from citizens and information that will be presented during the public hearing. Your input has been received and is being considered.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

As previously mentioned, the North Richland Hills City Council is scheduled to hold a public hearing and consider this item [Monday, October 23, 2017 at 7:00pm](#) in the City Council Chambers of City Hall located at [4301 City Point Drive](#).

There are a couple of points that we have been attempting to make with those concerned about the location of the proposed hotel. Based on your email it appears that you have a good understanding of these points, but we are striving to be consistent in our distribution of information so I will provide you with the same points as those voicing their objections. First, the Town Center District which includes HomeTown is a mixed-use project with a mix of residential housing, commercial, office and civic uses. The property under consideration has always been intended for either commercial or civic uses and it is currently zoned as commercial. Until recently, this site was designated for the TCC performing arts center which would have included a 1,000 seat auditorium, classrooms and a smaller theater. TCC elected to place the [performing arts center](#) on its Northeast campus instead. This use would have brought more traffic and activity to the area than a hotel. A second point is that the design of the hotel site is such that the rooms will not have a view of the school, there will not be an entrance or exit on the side of the school and the main entrance as well as the parking will be toward Hawk Avenue. I know that many are concerned about registered sex offenders staying in the hotel. The hotel checks identification upon check-in as all hotels do, and the city has an ordinance that prevents registered sex offenders from residing within a certain distance of a school. Considering this, there is more information regarding patrons of a hotel than any other business in the area.

The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses

travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and your willingness to step out with a position that may not be popular with your neighbors.

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

From: Alan Reeder [REDACTED]
Date: October 12, 2017 at 10:50:52 AM HST
To: <otrevino@nrhtx.com>, <nrhrodriguez@att.net>, <nhrwoujesky@charter.net>, <nrhlombard@att.net>, <nrhtbarth@sbcglobal.net>, <mbenton@nrhtx.com>, <nrhsturnage@sbcglobal.net>, <tim-welch@sbcglobal.net>, <ccomstock@nrhtx.com>, <chusband@nrhtx.com>
Subject: Vote YES - HomeTown Hotel - Resident of HomeTown East

My wife and I recently built a home in HomeTown East and when we first heard about the potential hotel near Walker Creek we were on the fence. Before the last P&Z meeting I wrote them an email saying that I was against it, but after watching the P&Z meeting online and seeing the developer's full presentation regarding the hotel, our minds were changed and we are now whole-heartedly FOR the hotel that was proposed! I might be the only person in HomeTown East that is for the hotel, but all in all, I think it would help support the NRH Centre/Library and generally would serve to contribute to the vibrancy of this area.

I like that it is the Marriott brand and that on this lot the city has the capacity to ensure that only the Marriott brand would inhabit that space. Seeing that our kids will be going to Walker Creek Elementary within the next few years, I was at first concerned that a hotel overlooking the playground would attract individuals with ill-intent, but after watching the developer's presentation and seeing that no visitor of the hotel would even have a view of the school, those fears were quickly assuaged.

Personally, the hotel would help us out greatly when relatives come to visit, and honestly, anything that helps support the NRH Centre and attracts more businesses to the shopping area next to us, seems like the right option to me. If the vibrancy of this area ever dies out, that would be bad for our property values, an embarrassment to the city, and would greatly diminish our way of life. If we want the highest quality businesses to be attracted to this area (i.e. Chipotle, Roots Coffeehouse, First Watch, Rusty Taco, etc.), then we need a growing base of shoppers with disposable income and having Marriott members consistently coming through and spending money at local establishments certainly should help our current businesses thrive while also ensuring that new companies are eager to build here in the future.

I know there are many voices against this hotel, but I really believe most of them are speaking out of ignorance and fear. Some may have seen the developer's presentation, but I'm sure the vast majority have not. Please do not let the unjustified fears of some guide your decision. This seems like the kind of situation that 5-10 years from now we will look back on as either the catalyst for future vibrancy in this area or as the time when we chose to stop encouraging growth and business development. If you vote NO for the hotel and 5-10 years from now the NRH Centre goes under and top businesses begin to leave, I think the same residents who would praise

a NO vote today would likewise blame the city council for the area's subsequent decline. Similarly, the people would be angry at a YES vote today, would also be the same individuals praising the city council 5-10 years from now for creating such a unique community, plus, when they see the increase in property values that comes with a thriving mixed-use neighborhood, they will be extremely grateful that their fears did not get the best of them.

NRH should be a city that encourages growth and vibrancy! Cities that base their decisions on the fear of change, are often the ones that are left behind by society. When they do finally decide it's time to grow, it's too late. If Marriott is open to building at this location, we should embrace the opportunity while we still have it!

Our family loves the idea of a vibrant walkable community and building this hotel seems like it will help contribute to that end. On a side note, I know First Watch is already in the nearby shopping center, but something like that would be an awesome walkable establishment to build on the lot beside the hotel!

Vote “ **YES**” for the Marriott Hotel in HomeTown!

John Chapman

From: Oscar Trevino
Sent: Thursday, October 12, 2017 4:04 PM
To: RobertBob Hopler
Cc: Planning; Paulette Hartman
Subject: Re: Marriott Hotel

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Robert,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH2O, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for your community.

As for the green spaces, Hometown is a Planned Development and actually has more green space than most neighborhoods in our area. The number of apartments came down after the developer entered in a lawsuit against the city and we were able to lower the number that was being requested as we settled the suit. This planned development does have all the rules & more than you mentioned and getting around them is not as easy as you may think.

As for pressure on the P&Z commissioners, I believe they voted off what they saw and what they personally felt was best for all of NRH. I have not found or felt any developer or staff pressure on any item. The Staff's job is just to give us the facts & how it sits within our requirements. They do not sell the idea.

Hope this helps.

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 12, 2017, at 10:16 AM, RobertBob Hopley <[\[REDACTED\]](#)>

Dear Mayor Trevino:

I'm writing to strongly urge you to oppose the hotel project. Hotels belong on highways, not in the midst of a quiet residential area like HomeTown. I find it impossible to fathom the actions of the zoning commission unless I look at it as a decision strongly influenced by developer pressure of some sort - which can be exerted in many ways, some not really in the interests of anyone but the committee member involved.

One aspect of this situation which I wonder about having been thought of is this: is Marriott willing to guarantee that no person on any sexual predator list will be allowed as a guest at the hotel? It is important to consider that this location would put such persons within mere feet of an elementary school full of innocent children from kindergarten age on up. A perfect set-up for someone with bad intentions in mind.

Please vote to reject the poor decision of the zoning commission.

On another subject: when will we have enough apartments in HomeTown? There are hardly any trees or green space left. Everywhere we have lived before (NJ, MD, UT, MO) there have been rules on green

space, home setbacks, lot size, and others to improve the quality of life. It seems that NRH has few rules, and when they do (witness the Marriott) they are easily overcome.

Sincerely,

Robert B. Hopler
6228 Winter Park

John Chapman

From: Mark Hindman
Sent: Thursday, October 12, 2017 12:16 PM
To: [REDACTED]
Cc: Planning; Clayton Comstock; Paulette Hartman
Subject: Hotel in HomeTown

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Mary,

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 City Council and included in the public record as this case proceeds to the City Council public hearing scheduled for [October 23rd](#). Since your email was addressed to all members of the City Council I am responding on their behalf and providing them a blind copy of this response so that we avoid any potential violations of the Open Meetings Act. Individual Council members may or may not respond directly to your email, but they are all receiving your comments. This procedure is the case for all correspondence regarding this zoning case, whether the sender is in favor of or opposed to the project.

Any questions that you have included in your correspondence will likely be addressed in the staff report for the Planning and Zoning Commission meeting which is available on line at the following website: <https://nrhtx.legistar.com/Calendar.aspx> You can also watch the hearing held at the Planning and Zoning Commission meeting last week at this link http://nrhtx.granicus.com/MediaPlayer.php?view_id=1&clip_id=180

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The purpose for consideration of a hotel at this site is to take advantage of the opportunities provided by the Grand Hall at the NRH Centre, NRH20, NYTEX, the Birdville FAAC as well as the Health Markets corporate campus and other corporate campuses in the area. These facilities and businesses attract overnight stays from family and businesses travelers. These travelers are currently staying in hotels outside of NRH. There are other uses that are allowed by the existing zoning which would result in higher traffic counts, but may not provide the boost for the restaurants and

commercial businesses in the area that a quality hotel will. In the long run we believe that this will improve business development up near Boulevard 26 and improve the quality of life for all NRH residents.

Multiple sites around the Town Center (HomeTown) District and throughout the remainder of the City of NRH have been evaluated by various hotel developers. The proposed site was selected by the hotel developer and approved by the Marriott Corporation based on its proximity to the various attractions in the area. Other locations nearby have been considered by do not have the interest of the hotel developer or approval by one of the major, quality hotel companies such as Marriott, Hyatt, or Hilton.

This is a complex issue that the City Council does not take lightly. Careful consideration is being given to this decisions including consideration of all public comments. Thank you for your comments and for your care and concern for our community.

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

From: FLo and Mary Hunter [REDACTED]

Date: October 12, 2017 at 6:53:11 AM HST

To: "otrevino@nrhtx.com" <otrevino@nrhtx.com>, "nrhrrodriguez@att.net" <nrhrrodriguez@att.net>, "nrhlombard@att.net" <nrhlombard@att.net>, "nrhrwoujesky@charter.net" <nrhrwoujesky@charter.net>, "nrhtbarth@sbcglobal.net" <nrhtbarth@sbcglobal.net>, "mbenton@nrhtx.com" <mbenton@nrhtx.com>, "nrhsturnage@sbcglobal.net" <nrhsturnage@sbcglobal.net>, "tim-welch@sbcglobal.net" <tim-welch@sbcglobal.net>

Subject: No hotel in HomeTown

Reply-To: FLo and Mary Hunter [REDACTED]

Hello,

I am asking you to vote NO to the zoning change that would allow a hotel to be built next door to Walker Creek Elementary. The safety of our children MUST come before money.

The idea of a Towne Suites hotel in NRH is a good idea, it's the placement of the hotel that is not a good fit. There are multiple other locations that would be a much better fit.

My family and I moved into HomeTown in April 2016 and became a business owner with a store in the Common's shopping center in Nov. 2016. We moved to HomeTown because of the atmosphere. What appealed to us to move to NRH was the "home town" atmosphere and community. As a business owner the idea of more customers is appealing, however I have to think about the safety issue so close to a school. It's not worth the issues that this controversy has caused.

At the planning and zoning meeting, we were told we needed to give suggestions as to what else could be put in this spot or where to move the hotel to. The hotel could be on the west side of the Grand Hall, closer to the Healthmatters building. There is plenty of area.

Please reconsider this before you make your decision. If NRH get the reputation of not being concerned about the welfare of children, NO ONE will want to move here. Your decision will affect the children of Walker Creek Elementary, the HomeTown residents and business owners in the area for decades.

Sincerely,
Mary Hunter
7916 Mimosa Dr.
NRH, TX 76180

John Chapman

From: rngindstaff [REDACTED]
Sent: Thursday, October 12, 2017 9:07 AM
To: Planning
Subject: Zoning change request ZC 2017-14

Importance: High

As a resident of Hometown and parent of a Walker Creek student I am firmly against a hotel being built across from the school. I am all for a new hotel in the area but that location is completely inappropriate for many reasons. The roads around there are small and the presence of construction vehicles would be very dangerous for the small children walking to and from school. I work in the construction industry and have spent a lot of time dealing with hotel construction. These projects more often than not run way behind schedule and very often run into funding issues. Lastly, a four story hotel in that location would ruin the aesthetic that brought most residents to hometown. We moved here because of the feel of the neighborhood and a large chain hotel does not fit in to this. The land along 26 is the place to keep this type of building, not to mention that there are multiple hotels within 5 minutes of this location. I sincerely hope that you take all of this into consideration before deciding on this zoning change.

Sent from my Verizon, Samsung Galaxy smartphone

John Chapman

From: Oscar Trevino
Sent: Wednesday, October 11, 2017 11:47 PM
To: Grierson, Jennifer
Cc: Planning; Paulette Hartman
Subject: Re: No Hotel!

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Jennifer,

Thanks for the info.

I wonder what you would like to see there?

Also going with your example & food for thought, I did a search on issues at Elementary Schools across the US and found this shocking information... <https://nces.ed.gov/pubs2017/2017064.pdf> ... I am not saying that BISD has any of these issues but with your example, it wouldn't be safe to put another elementary school there either!

So back to the question, what would you think should be there?

Oscar



Oscar Trevino - Mayor
otrevino@nrhtx.com

Sent from my iPhone but not while driving!

On Oct 11, 2017, at 6:13 PM, Grierson, Jennifer <[REDACTED]> wrote:

I wanted to provide you with a few links.

This is just a sample of numerous shootings reported at 'upscale' hotels

http://www.omaha.com/news/crime/denver-man-expected-to-survive-after-shooting-outside-council-bluffs/article_d32083ee-4de0-11e7-99f3-0bec874ff2fa.html

This article out of Oregon shows the multiple things that can occur at a hotel that would be unsafe for our neighborhood.

<https://www.portlandoregon.gov/police/article/31556>

Why would we want to add these horrible possibilities to our wonderful neighborhood!

<https://www.economist.com/blogs/gulliver/2014/09/hotel-room-thefts>

<http://abcnews.go.com/Business/story?id=7611072&page=1>

Please read through these articles and tell me how you would feel safe letting your children walk past this everyday.

Jennifer Grierson

Special Ed, ACCESS K-5

Grace Hardeman Elementary

[REDACTED]

[REDACTED]

John Chapman

From: Donna Hogan [REDACTED]
Sent: Wednesday, October 11, 2017 9:39 PM
To: Planning
Subject: Proposed Hotel on Hawk

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

I'm appalled that a hotel is under consideration. Just who are you anticipating the clientele to consist of? NRH has become a congested inner city and adding a hotel in very close proximity to a large housing and retail area with a school is not helpful whatsoever. Long time residents like myself are not opposed to progress, just senseless greed on the part of local politicians. A hotel would only add to vehicular congestion and we homeowners would pay the price to 'fix' what politicians have broken. NRH is not, and should not be, a 'destination' requiring a hotel.

Regards,
Donna Hogan
Crystal Lane