

**From:** Scott Kunkel  
**To:** [Planning](#)  
**Subject:** Response to Case: SDP 2017-06  
**Date:** Friday, March 9, 2018 9:47:12 AM  
**Attachments:** [Scan0036.pdf](#)

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To whom it may concern,

Clayton Comstock indicated that I should send this email by 10 a.m. today to get into your packet of information for the hearing on Thursday, March 15. I would appreciate that you print it and submit. I would also ask to be put on the speaking agenda for that meeting as this is only a brief objection.

I, Scott Kunkel, was a long time resident of North Richland Hills (over 20 years) and have operated my CPA practice in North Richland Hills for over 20 years (Since 1995 with 1 year in Hurst). I hope to continue practicing for another 10 years, Lord willing, so as you see have a vested interest in the city and the area under question.

I am the property owner at 7801 Mid Cities and 7795 Mid Cities. There is a 4,192 square foot building with 4 business occupying 7801 Mid Cities which was built in 2000. The empty lot at 7795 Mid Cities borders to the east the Beaten Path Development plan which is applying for special consideration. I strongly oppose this project as it is being submitted for the following reasons.

- The east end of the proposed development constructs a wrought iron fence which effectively cuts my property off and land locks me. I circled and highlighted the attachment A to this email showing the area in question.
- When I built the building at 7801 Mid Cities I was denied a median cut to my drive. I was told that the access would be via "U-turns" at Abbott Ave and Smithfield Road until the property to the west was developed at which time I would be able to connect to it. John Pitstick who is working with Beaten Path Development on this project was a city employee back in 2000 and I had a number of dealings with him and can support this fact.
- Attachment B was the variance applied to a few months ago which shows in the highlighted area a connecting road to 7795 property. Oscar Trevino submitted this plan and again, having been with the city back in 2000 can support the fact of connecting 7795 Mid Cities to the adjoining property.
- I also oppose a wrought iron fence separating the front of the development on the east end to 7795 Mid Cities. I plan on constructing a small office building and have a tenant. You may see nothing wrong with a row of garages along Mid Cities but I think it is an eyesore and may cause this tenant to change their mind. It should be a brick fence just as I was required to construct between the 7801 Mid Cities building and the houses behind. Not wrought iron or wood or even precast as I was not allowed to do 18 years ago.

For those reasons I ask for access to the development and also a brick wall in the front portion. On a side note, I thought 20 years ago Mid Cities was going to be an attractive thoroughfare of North Richland Hills where Davis Blvd. had failed over the years. As a believer in free trade and one doing what they want with their property, I also realize that we don't live in a vacuum which is why my request is only for the promises made and the consistency in developments. However, looking more

globally at the neighborhood, I don't see where a row of town home garages right up to Mid Cities with a see through fence is good for the city. Why not require the same look as over on Davis Blvd. with the townhomes sitting back and a picket fence in front. No garages in view there. Would seem to give a little cohesiveness to the planning.

Thanks for hearing me out and I look forward to the meeting on Thursday.

Thanks,

*Scott A. Kunkel, CPA, PC*  
817-498-1040

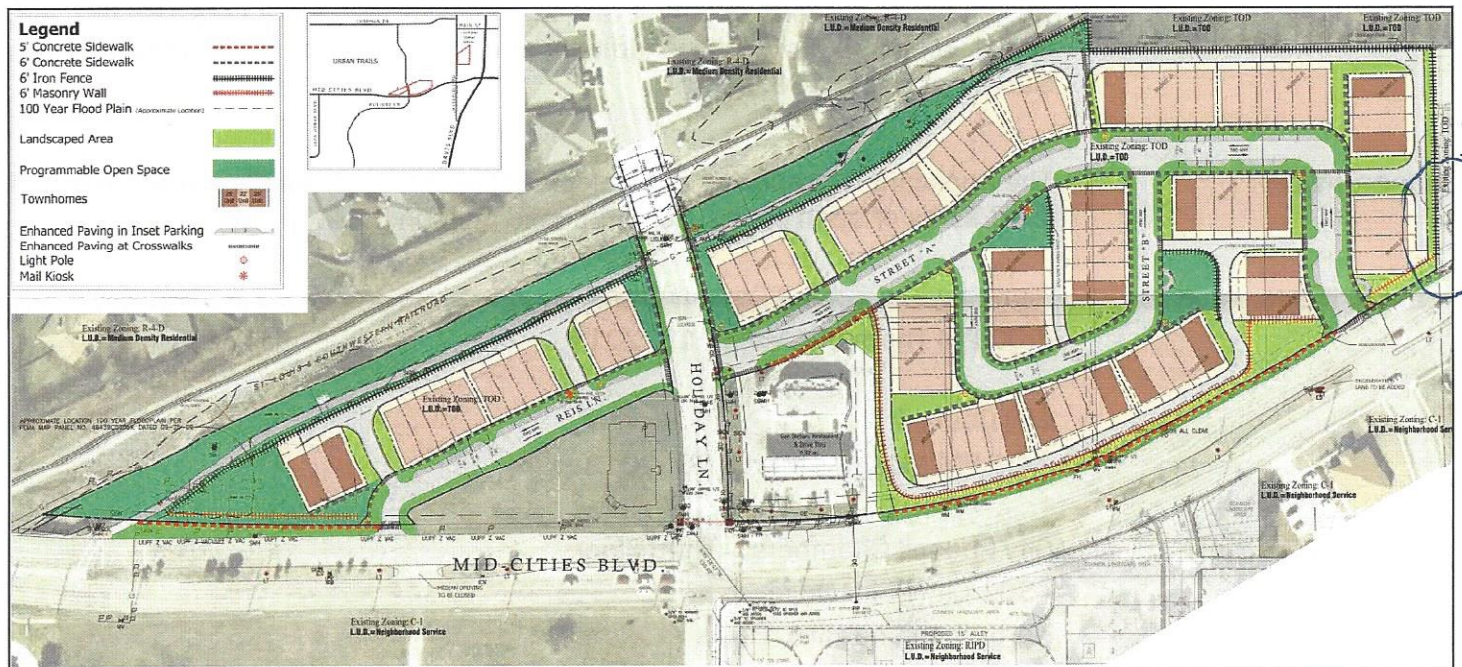
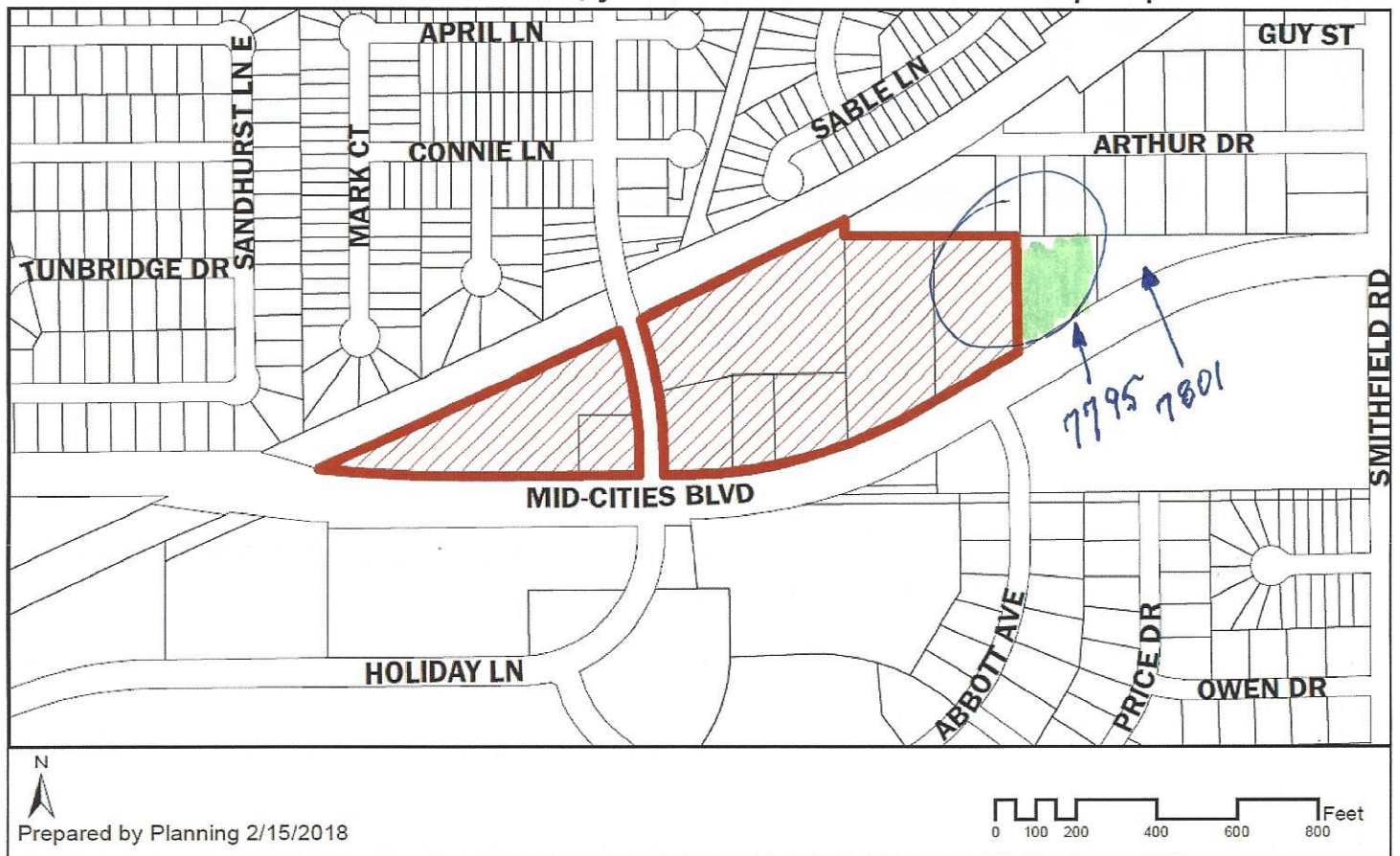
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John Kent Zacharias  
1004 Almond Drive  
Mansfield, Texas 76063  
682-225-9488  
March 7, 2018

RE: Public Hearing Notice  
Case: SDP 2017-06  
Beaten Path Development  
Mid Cities Blvd and Holiday Lane

North Richland Hills  
Planning and Zoning Commission  
4301 City Point Drive  
North Richland Hills, Texas 76180

Dear Sirs:

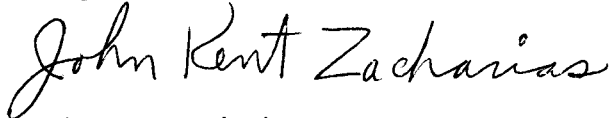
It is good to see multi housing projects. Accept this letter as my support and opposition to the Beaten Path proposed development.

I support the Beaten Path Development plan at the corner of Mid Cities Blvd and Holiday Lane with the following exceptions:

1. Inadequate open space. There needs to be a park like area for neighborhood activity. Small Townhomes attract young family's with multiple children needing play space (hopefully not railroad land).
2. Inadequate street parking. High density Townhomes with multiple occupants require ample street parking. Assuming 4 cars per Townhome unit, there is simply not enough parking space.
3. Too many connected Townhome units. The fire safety distance between units is lacking when 5 or more units are built contiguously together.

I agree that the above objections, if implemented, will increase development cost per Townhome unit. With a lower density development the selling price can be also increased to reflect the enhanced quality of urban life.

Respectively submitted,



John Kent Zacharias  
Owner 7704 7706 Sable Lane.  
(within 200 feet of Development)

**From:** [Clayton Comstock](#)  
**To:** [Clayton Husband](#)  
**Subject:** FW: Response to Case: SDP 2017-06  
**Date:** Friday, March 9, 2018 11:35:57 AM  
**Attachments:** [Scan0036.pdf](#)

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**From:** Jay Bruner [REDACTED]  
**Sent:** Friday, March 9, 2018 10:58 AM  
**To:** Clayton Comstock [REDACTED]  
**Subject:** Fwd: Response to Case: SDP 2017-06

Hi Clayton,

I just wanted youth know, and put on record, I do agree with Scott on this. I definitely want the development with the stipulations that Scott is requisition, (the brick fence, the drive through, etc)

If i can speak into this at the counsel then you can add me to the list.

In HIs Grip.

Jay Bruner  
Center Point Church  
North Richland Hills, Texas  
817.581.4900

*"Helping People Discover and Live  
a God Centered Life"*

**From:** Scott Kunkel [REDACTED]  
**Date:** March 9, 2018 at 10:00:18 AM CST  
**To:** "JACKSON, DAC" [REDACTED] Don Robinson  
[REDACTED] "Neil,Casey" [REDACTED]  
[REDACTED]  
"Gay,Patricia A" [REDACTED]  
**Cc:** jaronkunkel [REDACTED] Beth Williams  
[REDACTED]  
**Subject:** FW: Response to Case: SDP 2017-06

To all,

Following is what I sent to the city in response to the development at the adjoining property. If any of you have not written I would encourage you to do so, whether in support or in opposition. It's much like voting so a good way to influence the community around your work space and city if you are a resident of NRH.

And regardless of where this goes, you should know that Clayton Comstock with the city planning has been very proactive in supplying information. He does remain neutral but was very informative (much like what we expect from the media on other news, but I digress ). So if given a chance give a shout out to him as he doesn't just sit on his thumbs and push paper. A credit to the city and involved in the future.

Thanks,

*Scott A. Kunkel*

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**From:** Scott Kunkel  
**Sent:** Friday, March 09, 2018 9:47 AM  
**To:** [REDACTED]  
**Subject:** Response to Case: SDP 2017-06

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