

June 13, 2018

PLANNING AND ZONING COMMISSION
North Richland Hills, Texas

Re: Urban Trails Rezoning Case

Friends:

Our family has owned the 2.2 acres of property adjoining the Long Family on Mid Cities Boulevard for more than forty years. We contributed the right-of-way free of cost, when Watuga Road was changed, and then the new road divided our land in two. It was our intention that the ownership of this property would furnish security in our old age; I am now 83 and my wife is 84. Frankly, the tax has been a burden in more recent years.

None the less, it is very rewarding now, when we anticipate that our investment will provide a very important improvement to the entire North Texas area.

There will be delightful places for families to live, very up to date, prestigious and so convenient to every needed urban establishment. Recreation will be at hand, and the beautiful landscaping will contribute to everyone's calm composure. Only such a setting encourages the ones living there to enjoy their neighbors, and it will be so nice to go out for dinner and entertainment, or just visit at home.

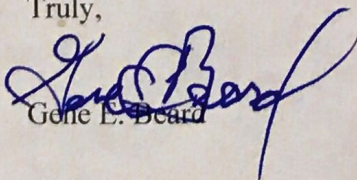
What more could anyone expect in their new home? -Hardly anything! Yet... and yet, there are other advantages that include even those at some distance.

Certainly, being only steps away from public transportation will be great boon! How many folks living there will be employed at D/FW? -Think of it.

A pilot or a Mechanic can whisk to work and not even worry about having to park their car... or the expense. How many automobiles will be off the road and not adding to pollution? A lot! Others will have access to downtown Fort Worth.

Please think about the incredible dollar investment your city has already put up to get the train system working. The new Station a block away wasn't inexpensive. The many, many long years the system will serve are probably going to cost most during the first period, while folks are getting used to using it. Here, we have a goodly number of built-in customers. Asking for an O.K. Vote in my own interest? You Bet! But every business deal has to satisfy all the parties involved and I truly believe this fills the bill!

Truly,



Gene E. Beard

John Kent Zacharias
1004 Almond Drive
Mansfield, Texas 76063
682-225-9488
June 12, 2018

RE: Public Hearing Notice
Case: SDP 2018-03
Beaten Path Development
Mid Cites Blvd and Holiday Lane

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

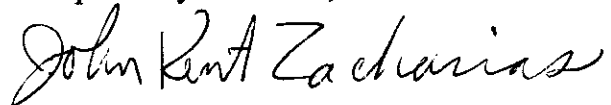
Dear Sirs:

The current plan shows an open area which is very much like a park. Open park areas within a neighborhood provide play space and outdoor activity space for the community. This 2nd plan with the park like area is an improvement for urban living.

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

1. Inadequate street parking. The first plan submitted by Beaten Path Development contained 93 single family townhomes and 2.83 acres of open space. The second plan compresses 100 single family lots with only 1.85 acres of open space. People and cars will be packed in a small area like sardines. The narrow alley shown parallel to Mid Cities Blvd will not support two way traffic for the fire trucks!
2. Where are the side walks within the community? Many people will be walking to and from the new train station.
3. Because of the high density, the question remains: Will street parking be allowed upon one or both sides of Mid Cities Blvd? If not, where will people park their 2nd and 3rd cars? (or will people be forced to park outside the community? And perhaps park in the commercial areas, or in other neighborhoods, or across Mid Cities Blvd in the church parking lot?)

Respectively submitted,



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