

From: [Greg Pierce](#)
To: [Planning](#)
Cc: [REDACTED]
Subject: ZC 2018-04; 8851 Bud Jensen Drive
Date: Thursday, January 10, 2019 9:26:46 AM

Greetings. My name is Greg Pierce. I live at 8312 Euclid and have been a proud resident of NRH since 2003. I serve on the HOA Board of HomeTown NRH and am the proud parent of two members of the NRH Youth Advisory Committee (which is a great program!)

I am writing to express strong opposition to ZC 2018-04, the current proposal to re-zone property at 8851 Bud Jensen Drive from O-1 Office to R-7-MF Multi Family.

I am not opposed to multi family, and have supported much of the development across the lakes - including the new Hotel plans, once the initially proposed location was revised.

I can NOT support this project, however. I think it is important that this property retain its current zoning. I know it is not easy to attract business centers, but it is what is needed to round out the development in this area - and I fear the proposed quality and density would be a poor choice for this location.

I'm sure the new train stations have increased interest in developing on some of these remaining plots in NRH, but I would hate to see the city allow residential offerings to prevent the potential to draw employers to the city in the future.

Thank you.

Greg Pierce
817-201-4890

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments next to the Rec Center
Date: Thursday, January 10, 2019 5:10:17 PM

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

From: Vonnie Waiser <[REDACTED]>
Sent: Thursday, January 10, 2019 2:01 PM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments next to the Rec Center

Does NRH need more apartments? I think not since Hometown already has 1000. We need nice sit down restaurants and activities for families or a larger Kroger Marketplace. Thank you for your service to our city. Let's keep it a great place to live.

Vonnie Waiser

Sent from my iPhone

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments
Date: Friday, January 11, 2019 8:17:36 AM

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

From: Eleanor Case <[REDACTED]>
Sent: Friday, January 11, 2019 8:12 AM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments

I live in Hometown and our community is being overrun with apartments. We have fought other such proposals partly because of the safety of Walker Creek's students, as well as the threat of decreased home values due to invasion of so many apartments. There is plenty of space on 26 before you get to Harwood. It is well documented that large apt. complexes over time decrease values and lead to increased crime. This small space cannot safely support the increased traffic and infrastructure. Keep more apts. out.

Sent from my iPhone

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Proposed Multi-family
Date: Friday, January 11, 2019 9:03:53 AM

From: Oscar Trevino <[REDACTED]>
Sent: Friday, January 11, 2019 9:00 AM
To: Michelle <[REDACTED]>
Cc: Mark Hindman <[REDACTED]>; Clayton Comstock <[REDACTED]>
Subject: RE: Proposed Multi-family

Michelle,

Thank you for voicing your opinion and concerns on this zoning change request.

By my copying Clayton on your request, it will be distributed to the Planning & Zoning Commission as well as to the City Council in their packets concerning this item.

I appreciate your taking the time to send this note and your willingness to attend both the meetings you mentioned.

I look forward to meeting you through this process.

Oscar



Oscar Trevino - Mayor
[REDACTED]

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

From: Michelle <[REDACTED]>
Sent: Friday, January 11, 2019 7:54 AM
To: Oscar Trevino <[REDACTED]>
Subject: Proposed Multi-family

Hello, my family moved to Hometown last December. I am a planner and we moved here because it was a master planned community with sidewalks, pocket parks and a great sense of community. I clearly understood where the density would be located and the even agree with the new location of the hotel.

I am opposed to the zoning change for additional apartments that were not planned for HT and do not follow the NRH comp plan. The only true access point is through HT. The apartments under construction on Parker will already increase the traffic and accidents at Parker and Hwy. 26, but were planned with HT.

Our family bought into HT because we knew what was planned and our HOA dues pay for many of the amenities that the HT residents enjoy. The proposed apartments will not benefit our community and only increase traffic problems. A traffic study should be performed at Parker and 26 to access an additional signal. I would like to know what plans the City has for this intersection. I will be at the P&Z and Council meeting with many of our neighbors, please protect our HT community and property values by following the HT master plan and Comp Plan for NRH.

Thank you.
Michelle Lazo
8624 Bridge St.

Sent from my iPhone

From: [Clayton Comstock](#)
To: [Planning](#)
Subject: FW: Apartments in Hometown
Date: Friday, January 11, 2019 9:33:50 AM

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

From: Jan Lane <[REDACTED]>
Sent: Friday, January 11, 2019 9:31 AM
To: Clayton Comstock <[REDACTED]>
Subject: Apartments in Hometown

We are not in favor of any more apartments in Hometown.
This will put a strain on the schools as well as the roadways.
This area is zoned for businesses not more apartments.
There are sufficient apartments now and more to be built.

Keith & Jan Lane
Residents of Hometown