

From: [Albert Brand](#)
To: [Planning](#)
Subject: What's on Tap and Farmers Market
Date: Sunday, April 21, 2019 12:22:50 PM

As a HomeTown Resident, I would love to see these fine establishments in Walking distance to our neighborhood! We have such great walking paths with "not enough good choices" for a destination. These would be very welcome.

From: [Charles Tinsley](#)
To: [Planning](#)
Cc: [Debbie Tinsley](#)
Subject: Regarding "Special Use Permits" zoning change Home Town area.
Date: Monday, April 22, 2019 10:40:01 AM

To whom it may concern,

I am a resident of Home Town. I live on Lake Way Mews. I operate my business here as well. I am writing to express my support for the zoning change being voted on May 2nd and May 13th. I hope you will do everything possible to help our community secure Whats on Tap Beer and Four Seasons Markets. We strongly desire to have more options within walking distance of our community and feel these would be great additions to our neighborhood.

Regards,
Charles Tinsley, ISA
817-454-2446



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HELPING PEOPLE DISCOVER THE TREASURES BURIED IN THEIR HOMES

From: [Vonnie Waiser](#)
To: [Planning](#)
Subject: New businesses
Date: Sunday, April 21, 2019 6:29:25 AM

I think both of these would be an A+ to our great neighborhood. It would be nice to have activities that you can be outside. We enjoy breweries that have an outdoor patio and entertainment. It would be nice not having to travel to Ft Worth.

Vonnie Waiser

Sent from my iPhone

From: [The Brensingers](#)
To: [Planning](#)
Subject: Support for these 2 new businesses
Date: Wednesday, April 24, 2019 10:55:09 AM

Attention: NRH Planning & Zoning Commission, and City Council:

We would like to vote in support the two new businesses who want to come to HomeTown:

- What's On Tap
- Saturday morning farmers market run by Four Seasons Markets

Thank you,

Ronald & Marjorie Brensinger
8605 Passionvine Street
NRH, TX 76180
(817) 503-0015

May 2, 2019

Dear Mayor Oscar Trevino:

My name is Carolyn Leverett and I have owned and operated Sunny Street Café, located at 6021 Walker Boulevard, Suite 161, North Richland Hills in The Venue at Hometown, since 2008. I received a notice from my landlord that Four Seasons Markets is requesting a Special Use Permit to set up a farmer's market. This market is set to occupy 9,000 square feet of parking lot, 4,000 of which is located directly in front of my restaurant. This would occupy approximately 26 parking spaces every Saturday during our business hours. This space provides parking for many business owners, customers, employees, and residents of the apartments. If this market were to come to fruition, there would not be sufficient parking for the center's current business employee, customer, or tenant parking, and the planned 30 plus vendors for the farmer's market and the parking their employees and customers would require.

The elimination of these parking spaces would be devastating to my weekend business revenue and the ability to conduct business as usual. My loyal customers, a large portion of which are elderly, will not be able to easily access my business and will therefore, take their business elsewhere. Loss of income, equaling thousands of dollars, on any weekend day will jeopardize the profitability of my business and will put our ability to remain open in question. I employ 15 to 20 employees that depend on me and our loyal customers for their livelihood.

I am completely for growth and improvement of North Richland Hills, a place that I have called home for over 30 years, a place that has supported many of my businesses, including Sunny Street Café since January 2008. However, this growth and improvement cannot come at the expense of my business or my fellow business owners. This city has several great real estate opportunities that I feel would be a more appropriate place for the farmer's market including the North Richland Hills Library/Recreation Center parking lot and the Birdville Independent School District Fine Arts and Athletics Complex parking lot. These spaces are near my restaurant and will not impede on the viability of small businesses. I hope to continue to serve the community for many years to come. It is an absolute necessity that I continue to have the ability to offer ease and convenience to all of my customers.

Mr. Mayor please consider my plea for your assistance with this matter.

Sincerely,

A handwritten signature in black ink that reads "Carolyn Leverett". The signature is written in a cursive, flowing style.

Carolyn Leverett
Sunny Street Café, Owner/Operator
6021 Walker Boulevard, Suite 161
North Richland Hills, Texas 76180

From: RebeccaMichelle CumingWard [REDACTED] >

Date: May 6, 2019 at 8:27:19 PM CDT

To: [REDACTED]
[REDACTED]

Subject: Special Use Permit for Four Seasons Markets

May 5, 2019

Mayor Trevino & NRH City Council Members:

My name is Rebecca Cuming and I co-own Keopatra Salon with Michelle Ward. Keopatra Salon has been in business at 6021 Walker Blvd., Ste 131 NRH in The Venue at Hometown since 2008, although the 6 cosmetologists and 2 nail technicians that currently operate their businesses in Keopatra Salon have all worked in NRH for many years before that.

We received notice from the landlord of The Venue on 4/22/2019 that Four Seasons Markets is requesting a Special Use Permit to set up a 9,000 square foot farmers market in the east parking lot to operate year round on the weekend days. This farmers market is to involve 30 plus vendors and take up 26 parking spaces in each front corner of the lot. Keopatra Salon faces Walker Blvd and there is very limited street parking close to the business, therefore many of our clients need to utilize the east parking lot; a parking lot also used by several other small businesses at The Venue for their customers, clients, employees, visitors to the apartments, etc. Parking is a consistent frustration for our clients and an issue we have spoken to the landlords about on several occasions. Eliminating 52 parking spaces for farmers' market vendors and adding the need for parking for their customers would make an already congested situation worse and negatively impact the small businesses currently located at The Venue and the livelihood of the people they employ.

The economic growth in NRH in recent years is exciting and the addition of a farmers market location would be welcomed, but not if it comes at the expense of our business and that of our neighbors here at The Venue. We are asking that you deny this Special Use Permit and thank you all for your help in this matter.

Sincerely,

Rebecca Cuming, Owner/Stylist

Michelle Ward, Owner/Stylist

From: [Will Reed](#)
To: [Clayton Comstock](#)
Cc: [Jessica Inman](#)
Subject: Venue - Farmers Market - Letter of Support
Date: Thursday, May 9, 2019 1:59:13 PM
Attachments: [Jessica Inman.vcf](#)

Clayton –

Hello, I just wanted to send a “Letter of Support” for hosting the Farmers Market at Venue at Hometown, I believe this will be a great amenity for the property, residents and retail tenants.

As you know, we have made great strides on the Retail component of the property, recently adding a dedicated Commercial Property Manager, Jessica Inman (vCard attached) that will begin to handle the day-to-day retail responsibilities. Additionally, we have been very successful with the lease up at the property, having signed new leases at the property totaling 11,000sf which has increased our overall retail occupancy to 84%.

We view the type of Farmer’s Market event as something that will increase awareness of the property, and provide additional new customers to our retail businesses.

We are available to discuss any accommodations we can reasonably provide to assist in the logistics of hosting the Farmers Market (coordination of parking, temporary signage, etc.), to improve business activities at the property while serving as an amenity to our residents and the public that will be patrons of the market.

Thanks,



Will Reed | Development and Asset Manager - Venterra Realty Corporate Office
VENTERRA REALTY | 20333 Hwy 249, Suite 650 | Houston, TX 77070

p: [REDACTED]
[REDACTED] | <http://www.venterraliving.com>



From: [Mike Alsobrook](#)
To: [Planning](#)
Subject: Zoning Changes HomeTown Support
Date: Friday, May 10, 2019 9:54:27 AM

Sir

I am sending this email in support of the zoning changes requested in HomeTown to accommodate What's On Tap and Four Seasons.

Thank you.

Mike Alsobrook
8508 Olmstead Ter
North Richland Hills, TX 76180

From: [Will Reed](#)
To: [Clayton Comstock](#)
Cc: [Jessica Inman](#)
Subject: Fwd: Venue - Farmers Market - We need your feedback!
Date: Wednesday, May 15, 2019 8:29:43 AM

Clayton - FYI from Optometrist.

From: Dr. Dung Khuat [REDACTED]
Sent: Wednesday, May 15, 2019 8:27 AM
To: Will Reed
Cc: Jessica Inman
Subject: Re: Venue - Farmers Market - We need your feedback!

Hello. Just wanted to update you on ste 111. We have obtained the certificate of occupancy. Opening date will be June 1st. Is there anything else that needs to be done?

I look forward in meeting and working with Ms. Inman.

The farmer's market idea is great to draw attention to the local businesses on-site. Appreciate the proactive approach on drawing business to the complex.

Thanks.

On Thu, May 9, 2019, 3:42 PM Will Reed [REDACTED] wrote:

Good afternoon!

I wanted let you know that we have brought on a new Commercial Property Manager, Jessica Inman, her vCard is attached and we will be visiting the property to make introductions in the coming weeks. She will be your point of contact to address any future concerns at the property.,

Additionally, we are considering a *Farmers Market* event to be held at the property, on Saturdays between 7:00am -11:00am. The initial setup location will be in a portion of the parking lot area fronting Hwy 26 and Parker Blvd. The plan is that the event will be held for a period of time to establish a customer base and then to have the Farmers Market relocate to Stormy Plaza located on the North edge of Venue at Courtland St. The goods sold at the Farmers Market will be vegetables, breads, and meats, etc. There will be no 'prepared' foods, etc. We see this as an opportunity to increase business activity and promotion of your businesses.

We are not under any 'long term' arrangement with the Farmers Market operators, so we will be monitoring the logistics and coordination of the event and want your feedback so we can address any issues as they arise.

If you could take a minute to provide us with some feedback with a reply to this email that would be greatly appreciated!

Thanks,



Will Reed | Development and Asset Manager - Venterra Realty Corporate Office
VENTERRA REALTY | 20333 Hwy 249, Suite 650 | Houston, TX 77070

p: [REDACTED] c: [REDACTED]
| <http://www.venterraliving.com>

