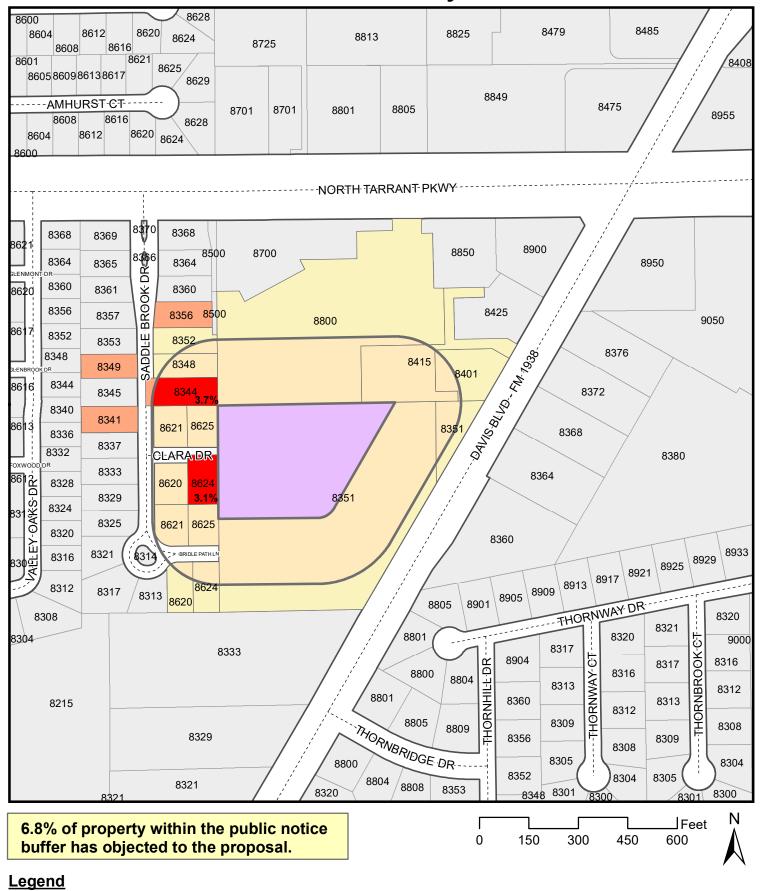
ZC 2021-01 Century Hills



Subject Property
Opponents to Request
Opponents Outside Buffer
Public Notice Buffer (200 ft)

Prepared June 4, 2021

DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



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Please Print: Zip76034 Phone817-581-6755 Please select one of the following: Public Hearings: Agenda Item#__ Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my SUPPORT OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item #_ Group Representative: (speaking for 10 or more persons who are present and will not speak) (If yes, please provide list of names to recording secretary with this form.) Yes No By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above.

ZC 2021-01



City of North Richland Hills Public Meeting Appearance Card

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Please Print: Name Faren S. Branch Address 304 Green Orian Lane
City Colleyville zip 76034 Phone 817-485-8838 Email Please select one of the following: Number of Public Hearings: Agenda Item# 13 Speaking IN FAVOR _____Speaking IN OPPOSITION

I do not wish to speak. Please record my SUPPORT ____OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item # Group Representative: (speaking for 10 or more persons who are present and will not speak) (If yes, please provide list of names to recording secretary with this form.) By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above. Signature: 2dance

Date: 20 May 2021



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Address 304 Greenbriar Lane City Colley ville zip 76034 Phone 817-581-6755 Email ____ Please select one of the following: Public Hearings: Agenda Item# 5 Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my SUPPORT (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item # Group Representative: (speaking for 10 or more persons who are present and will not speak) ___No (If yes, please provide list of names to recording secretary with this form.) By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined Signature: Margie Branch Date: May 20, 2021



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 Please Print:

Name John T. Carvell Address 3321 Manchester Circle Zip_76026 Email Please select one of the following: Public Hearings: Agenda Item# D3 Speaking IN FAVOR

I do not wish to speak. Please record my SUPPORT Speaking IN OPPOSITION OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item # Group Representative: (speaking for 10 or more persons who are present and will not speak) (If yes, please provide list of names to recording secretary with this form.) Yes No By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above. Date: May 20, 2021



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 Please Print:

Name Virginia P. Carrol Address 3321 Manchester Circle Phone 502-400-8741 Email 7602 Please select one of the following: Public Hearings: Agenda Item# D3 Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my SUPPORT OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item # Group Representative: (speaking for 10 or more persons who are present and will not speak) Yes No (If yes, please provide list of names to recording secretary with this form.) By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above. May 20, 2021



City of North Richland 40s2021-01 Public Meeting Appearance Card

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 Please Print:

GREALD CODPER 8356 SAddlebrook DR. R1+ Zip 7 6182 Phone 817. 505- 5395 Email Please select one of the following: Public Hearings: Agenda Item # D.37C 2001-01 __ Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my_____SUPPORT___ **OPPOSITION** (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item #_ Group Representative: (speaking for 10 or more persons who are present and will not speak) (If yes, please provide list of names to recording secretary with this form.) By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above. Date: 20 MAY H Signature:



City of North Richland 449 2021-01 Public Meeting Appearance Card

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Please Print:
Name Pamela Copeland
Address 8344 Saddlebrook Drive
City North Richland Hills Zip 76182 Phone 817.705.6006 Email
Please select one of the following:
Public Hearings: Agenda Item # 2C 202(- 0(
Speaking IN FAVORSpeaking IN OPPOSITION
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Negular Agenda Rem #
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Signature: Date: 5/20/2021



Signature: DN

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ase Print:
ne brian efeland
dress 8344 Saddlelosook Dr
Zip 76/82 Phone 817-7/4-499 Email
ase select one of the following:
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Pamela Copeland 8344 Saddlebrook Drive North Richland Hills 76182

Hello Everyone,

- -I'm here tonight to introduce myself to you and present my thoughts about the proposed building.
- -My husband and I moved to our new home on Saddlebrook Drive just last October. We previously lived in Grapevine for 28 years.
- -The purpose for our move is to prepare for the care of my 90 year old father who will be living with us. We need a one story home.

-MY CONCERNS:

- -THE TOTAL LOSS OF OUR PRIVACY
 - -WE ARE ONLY 106' (35yds) from the proposed lot. Our neighbors, MUCH closer. I'm sure that is very similar to your back yards.
 - -We are so close that we can't even relax on our back patio.
 - -IF YOU GO TO THE WINDOWS ON THIS VERY FLOOR AND LOOK DOWN, YOU CAN SEE HOW WE WILL BE VISIBLE AT ALL TIMES.
 - -NO MORE PRIVACY.
 - -Exactly where are the windows? Are there balconies and where are they located?
- -LIGHTS AND NOISE AT ALL TIMES
 - -Parking lot lighting
 - -Ambient lighting

- -Security lighting
- -Apartment lighting
- -Driving noise
- -Conversations
- -Maintenance noise
- -55 units worth of noise
- -Emergency entrance (is there any other use for it?)(Property Maintenance crews?) What constitutes an emergency?

-CONSTRUCTION

- Lot prep and Build time
- Use of Saddlebrook Dr for construction equipment
- Damage to the road
- Underground garage: has there been a study of ground movement and it's affect on our foundations (widening Hwy 157 between Harwood Rd. and Cheek Sparger)
- Will there be permanent dumpsters and their location?

-DESTRUCTION OF THE MATURE 40'+ TREES

- Is the 8' wall on the tree line?
- Will temporary fencing be put 12' out from tress to guard their roots?
- Will there be any professional arborist hired to save the trees?
- Loss of our view

-OTHER PROPERTIES

- -What about the lot for sale right across Davis?
- -Watermere at the Preserve is only about .7 miles from this lot. Is this facility really needed?
- -What does "active living senior development" mean? Is there an Alzheimer's Care wing?

AS YOU CAN SEE, I HAVE MANY QUESTIONS ABOUT HOW THIS WILL AFFECT OUR LIVES.

WE FELL IN LOVE WITH THIS NEIGHBORHOOD BECAUSE OF THE PEACE WE FELT HERE. NOW WE WILL LOSE IT ALL IF YOU RECOMMEND THIS PLAN.

THANK YOU FOR YOUR TIME.

Additional:

- Why were they denied approval at two other sites?

 The balconies and windows look into our yard è windows.

 Why not the lot across lovis? More convenient to Krogu, etc.
- New trees can't replace the 40'+ growth.
- We don't trust the drainage.
 - 1 realtor a ready sold. another
 - Mcadams said, "you have crayer soil here". Will their construction more our soil and and crack foundations.
 - Three stories is not a small building. and certainly not when it is 35 yards from your back door.
 - They say it's a great value, but it steals our value. Hence, two realtow/owners are leaving our neighborhood.
 - Even a "trash" tree is green and pretty. Why can't they be trimmed & manicured?
 - The two stories above an 8'fence can still see us in our whole lot.
 - We will get the maintenance noise constantly. The size building, the care is constant.



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ase Print:
ne Paul Gisrdon
Iress 8109 Hallmark Drive
NRH TX Zip76182 Phone 425-466-6453 Email (
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Please Print: Zip76248 Phone817-709-822 Please select one of the following: Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my SUPPORT OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item # Group Representative: (speaking for 10 or more persons who are present and will not speak) (If yes, please provide list of names to recording secretary with this form.) Yes By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above.



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Please Print:
Name_James Harris
Address 1432 Cat Mountain Trail
City NRH, TX Zip 76248 Phone 817-599-2038 Email
Please select one of the following:
Public Hearings: Agenda Item #Speaking IN OPPOSITION Speaking IN FAVORSpeaking IN OPPOSITION I do not wish to speak. Please record mySUPPORTOPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item #
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Signature: Difference Difference Difference Date: 5/19/2021



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Name David Hayma
Address 7585 NW Skyview Ave
City Karusas Ccty Zip 64154 Phone 6825609014 Email
Please select one of the following:
Public Hearings: Agenda Item # D3 Speaking IN FAVOR
Group Representative: (speaking for 10 or more persons who are present and will not speak) Yes No (If yes, please provide list of names to recording secretary with this form.) By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined above.
Signature: Date: 5-20-202/



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 Please Print:

Name_LYAAC HIPP
Address 8612 Amhurst Court
City NRH zip 76/82 Phone 817-946-6849Emai
Please select one of the following:
Public Hearings: Agenda Item # Speaking IN OPPOSITION Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my SUPPORT OPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item #
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Please Print:
Name MICHAEL R. HIPP
Address 8612 AMHURST COURT
City NRH, TX Zip 76/0 Phone 857-296 - 824 Emai
Please select one of the following:
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Signature:

City of North Richland 449 2021-01 Public Meeting Appearance Card

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Please Print:

Name Angelo Puma

Address 8624 Clace Process

City Seaking IN Favor Speaking IN OPPOSITION

Speaking IN Favor Speaking IN OPPOSITION

I do not wish to speak. Please record my SUPPORT OPPOSITION

(Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.)

Regular Agenda Item #

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Yes No (If yes, please provide list of names to recording secretary with this form.)

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Date:

5/20/2021

Dear City of North Richland Hills,

I'm writing this letter of opposition in regards to the proposed zoning change and future projected development proposed for the following subject property address: 8337 Davis Boulevard, North Richland Hills, TX 76182

I'm a Resident of City of North Richland Hills ("The City") that this projected development will directly impact. I've invested a significant amount of money into my home located at 8624 Clara Drive. This was done so with the understanding that the BEST USE of the adjacent land would be for single-family residence; Much like those found in Saddlebrook Estates ("S.E.") and the various Thornbridge Additions throughout The City.

It has been brought to my attention by the Clayton with the city that our neighborhood was originally designed to have future through access to the adjoining subject property. It was then interesting when he mentioned the cities future development maps showed this to be future commercial. The way The City allowed two streets (Clara Dr and Bridle Path Ln) to have what appears to be a temporary 'dead end' during the development and approval process for S.E. would only suggest that a continuation of a single family residential neighborhood would ensue. I have never seen a single family neighborhood, such as S.E, terminate into the rear parking lot of a commercial complex or building for the second provided entry/exit point requirement.

Seeing that Phase I of Thornbridge North (45-50 lots supporting \$600-800k+ single family homes) with a projected sales timeframe of three years SOLD OUT in just one year is one example for The City that there is a lack of single-family home availability at this time in The City and surrounding cities. The City recently published a *praise* in a magazine received by mail that the past year saw increased numbers in single family new constructions starts, which supports the following question...

With Watermere at The Preserve being ~ 0.6 miles away with a projection of 200+/- units specifically for Senior Living, can The City honestly say that another Senior Living Complex in the immediate area is the **BEST USE** for the subject property at this time?

With respect, I would request that The City Planning and Zoning Committee and City Council consider the declination of the request for re-zoning with the intent to build the proposed 55-Unit independent senior-living apartment building on the proposed 3.459 acres adjoining S.E.

Respectfully,

Angelo Puma 8624 Clara Drive

North Richland Hills, TX 76182

817-946-0086

From: <u>Tina Schirle</u>

To:

 Subject:
 ZC 2021-01; 8351 Davis Blvd

 Date:
 Friday, May 21, 2021 9:40:32 AM

Can you please provide directions for how to oppose this zoning change? This area is already extremely congested and adding an apartment complex would only intensify the congestion.

Thank you

Tina Schirle 7804 Forest Hills Court North Richland Hills



City of North Richland 449s2021-01 Public Meeting Appearance Card

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Please Print:	
Name	
Address 8341 Saddlebrook DR	
City NRH Zip 16182 Phone Email	
Please select one of the following:	
Public Hearings: Agenda Item #Speaking IN OPPOSITIONSpeaking IN FAVORSpeaking IN OPPOSITIONI do not wish to speak. Please record mySUPPORTOPPOSITION (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item #	
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Please Print:	1 011 0	OL OLO	one de la broadin en une pedece.
Name	onathan 1.	Share	
Address 834	Saddlebrook	. DR	
City	Zip_76/8.	2 Phone	Email
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Speakir I do not	wish to speak. Please record or designee, will indicate at the ord.)		
	e: (speaking for 10 or more po		
By completing and su above.			o recording secretary with this form.) agreeing to all rules and procedures outlined 5/10/2-

From: Randall Shiflet

To: <u>Clayton Comstock</u>; <u>Clayton Husband</u>

Subject: PUBLIC HEARING NOTICE CASE: ZC 2021-01 Question

Date: Wednesday, May 19, 2021 12:23:44 PM

Clayton & Clayton,

In reviewing the public hearing exhibits for this zoning change request, it appears that there is a 24' wide entrance/exit to Davis Blvd. Please advise if this is correct.

I'm very much in favor of this project, however, being a "senior-living" complex, a 24' entrance/exit to a seven lane state highway doesn't seem safe for the residents.

If this is proposed, please consider deceleration and acceleration lanes for the entrance/exit. I understand the City's desire to 'calm' traffic but believe this will be very dangerous as it appears.

Something similar to the deceleration lane for Alamo theater, across Davis Blvd., would be much safer.

I look forward to your response,

Respectfully,

Randy

From: Lindi Talbott
To: Planning

Cc:

Subject: Zoning Change Comments

Date: Thursday, May 20, 2021 3:52:04 PM

TO: Clayton Comstock and Members of Planning and Zoning Commission.

FROM: Richard and Lindi Talbott 8313 Saddlebrook Drive

North Richland Hills, Texas 76182

682-667-1479

SUBJECT: Comments on ZC 2021-01 Public hearing and consideration of a request from The John R. McAdams Company for a zoning change from AG (Agricultural) to R-PD (Residential Planned Development) at 8337 Davis Boulevard, being 3.459 acres described as a portion of Tract 5, Thomas Peck Survey, Abstract 1209.

Thank you for your service to the city and the work you do to keep North Richland Hills a great place to live. We appreciate the time and commitment you give to the city.

We are unable to attend the public hearing regarding the zoning change for the property at 8337 Davis Boulevard so we are sending our comments for your consideration.

We live at the south end of the Saddlebrook neighborhood. We may or may not be able to see the structure that is being proposed to the neighborhood. We like the plans that have been proposed by the John R. McAdams Company for the development of an independent senior-living apartment coop on the 3.459 acres located at 8337 Davis Boulevard. We are in favor of the zoning change for this property as described in the plans. This proposal would be a better fit for the property than commercial use. The structure being built at the back of the property leaves frontage access for commercial projects to go along Davis. This development with the large set back from the current neighborhood fence line and proposed landscaping will be better than the back of more commercial property backing up closer to the fence line as is the trampoline park and dollar store.

We agree that the fence dividing the property should be an eight foot fence as stated in the current plans. We want to make sure that the property is three story above ground and the fourth story is below ground parking. This is confusing in the plans as it states four story. We also would like for the contractor and the city to enforce the amount of landscaping as drawn in the plans. This amount of landscaping and tree planting will help with the visibility of the property to the adjacent homes and beautify the area. It is my understanding that the row of trees on the north side of the property behind the current commercial properties will be cut

down. These are large mature trees that make the area look nice so a replacement plan will best serve the area for long term beautification.

An emergency gate is planned into the complex at the end of Clara. I do understand the need and requirements for this on the property and do not have a concern except during construction phase. We do not want construction crews or equipment to drive through or park in our neighborhood to gain access to the property. Any help from the city and the developer will be appreciated in placing signs at the entrance to our neighborhood.

In the plans, a pedestrian walkway opening is shown adjacent to the emergency gate. This item was omitted at our neighborhood meeting with the developer. Except for the residents of the complex to enter Saddlebrook neighborhood to have closer sidewalk access to trails, area neighborhoods do not need access to their property. We would like to propose a gate that is locked. In the future, if retail is established on Davis Boulevard at the entrance of the proposed property, I do not want people parking on Clara and Saddlebrook to walk to the establishments through the complex. Also, will the residents want people walking through their complex to access the commercial establishments?

Again, we are in favor of the zoning change for this proposed use.

Thank you again for your commitment to the city!

Thank you!

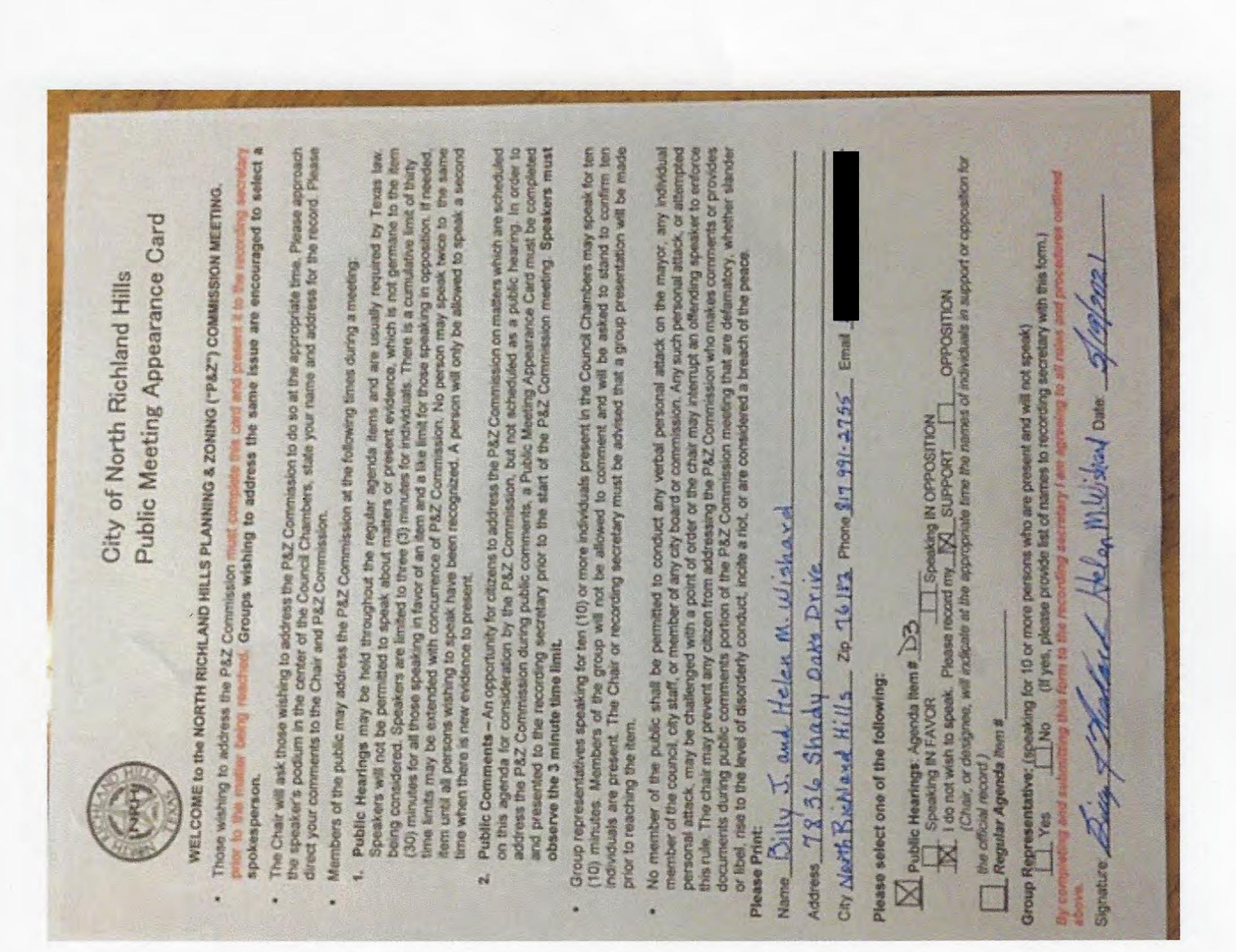
Rick and Lindi Talbott

Village Coop of Century Hills

From: Sent: Billy Wishard

Wednesday, May 19, 2021 8:29 PM

To: Subject: Village Coop of Century Hills Public Meeting Appearance Card



Sent from my iPhone



City of North Richland Hills Public Meeting Appearance Card

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Please Print:	
Name David Young	
Address 612 N. Booth Calloway Rd # 130	5-2
City Hurst, Tx Zip 76053 Phone 81	
Please select one of the following:	
Public Hearings: Agenda Item#Speaking IN OFSpeaking IN OFSpeaking IN OFSuperiorSuperiorSuperiorSuperiorSuperiorSuperiorsuperior	PORTOPPOSITION
Group Representative: (speaking for 10 or more persons who are p Yes No (If yes, please provide list of name)	nes to recording secretary with this form.)
By completing and submitting this form to the recording secretary is above. Signature:	Date: May 19, 2021



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 Please Print:

Name_Tsobert F. Ziemski
Address 8615 RAVENSWOOD Rd
City Granbury Zip 76049 Phone 682-500-834 mail _
Please select one of the following:
Public Hearings: Agenda Item# Speaking IN OPPOSITION Speaking IN FAVOR Speaking IN OPPOSITION I do not wish to speak. Please record my Support Opposition for (Chair, or designee, will indicate at the appropriate time the names of individuals in support or opposition for the official record.) Regular Agenda Item#
Group Representative: (speaking for 10 or more persons who are present and will not speak) Yes No (If yes, please provide list of names to recording secretary with this form.)
By completing and submitting this form to the recording secretary I am agreeing to all rules and procedures outlined
Signature: Releast of Jeenish Date: May 19, 2021