

## Clayton Comstock

---

**From:** Randy Hutcheson [REDACTED]  
**Sent:** Monday, April 22, 2019 6:06 PM  
**To:** Planning  
**Subject:** Transportation Plan

Good evening,

Several years ago, we collected over 100 signatures expressing concerns about the lack of pedestrian facilities along Eden. Each day, people have to dodge traffic as they make their way to the Cotton Belt Trail. It's dangerous especially when it's dark and quite a few drivers speed.

In response to our petition, the City Manager told us that the right of way was constrained and a solution was not available. He told us that we could access the trail via the neighborhood. Considering the fact that I walk to the train, this is not a realistic option. Most of us were perplexed that a public use easement was not an option.

I personally think the draft transportation plan is a great step in the right direction. It's fantastic! However, politics are local and many of us who live in neighborhoods along Eden want a safe path to the Cotton Belt path along the most dangerous of Eden between Jason Court and the trail. It is narrow with a blind curve and hill. We are not looking for an urban street section but some sort of relief of having a paved trail on one side of this segment of the street.

One last request, a hawk signal would be nice where the trail crosses Rumsfeld. People speed along this street and more signalization is needed at this vehicular and pedestrian crossing.

By the way, great job on the strategic plan and transportation plan!

Randy Hutcheson  
8812 Jason Court

Sent from my iPhone

**Clayton Comstock**

---

**From:** noreply@civicplus.com  
**Sent:** Thursday, April 25, 2019 3:00 PM  
**To:** Planning  
**Subject:** Online Form Submittal: Draft Land Use and Transportation Plans - Public Comment Form

Draft Land Use and Transportation Plans - Public Comment Form

Are you a North Richland Hills resident? No

Please use this box for any comments related to the draft Land Use and Transportation Plans.

I'm a longtime DFW resident who's very concerned about the increase in car traffic and road congestion. As a result, I believe that North Richland Hills should 1) become a full Trinity Metro member city in order to begin receiving bus service (which could also connect to both the Iron Horse and Smithfield TEXRail stations), and 2) Promote people using TEXRail in order to help increase ridership and Transit Oriented Development (TOD) at and near the Iron Horse and Smithfield TEXRail stations in order to help reduce car traffic and road congestion, and also to help improve air quality.

Notify Me

[Sign-up for updates to the Land Use Plan and Strategic Plan here!](#)

Email not displaying correctly? [View it in your browser.](#)

May 30, 2019

To: Strategic Plan Committee  
City of North Richland Hills  
C/O: Clayton Comstock, Director  
Planning & Zoning

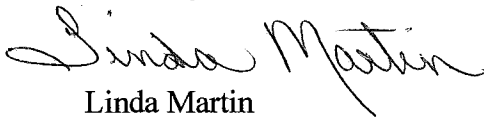
Attached is a petition for Green Valley Estates indicating the land tract owners who are opposed to the proposed “residential estate land use” designation on the proposed 2019 Comprehensive Land Use Plan being considered by the City of North Richland Hills Strategic Plan Committee. This petition represents 10 land owners who own 30.99 acres in Green Valley Estates. These ten owners represent the majority of the property in Green Valley Estates in regards to the proposed land use change. The attached petitioners want to remain on the proposed 2019 Comprehensive Land Use Plan as R-2 as shown on the 2012 Comprehensive Land Use Plan. The R-2 land planning designation has been slated for Green Valley Estates since North Richland Hills incorporated this addition.

Included in the packet:

- 1) Green Valley Estates overlay showing tract owners and appropriate designations.  
Two land owners want to be considered “neutral” on this issue.
- 2) Green Valley Estates Acreage Petition Breakdown spreadsheet.
- 3) Certified copy of the petition.

This packet is being sent c/o Clayton Comstock so it can be distributed to the Strategic Plan Committee at its May 9, 2019 meeting. If Mr. Comstock needs additional information for its distribution to the committee, he can contact me at (817) 485-4229 *home* or (817) 291-8200 *cell*.  
Thank you.

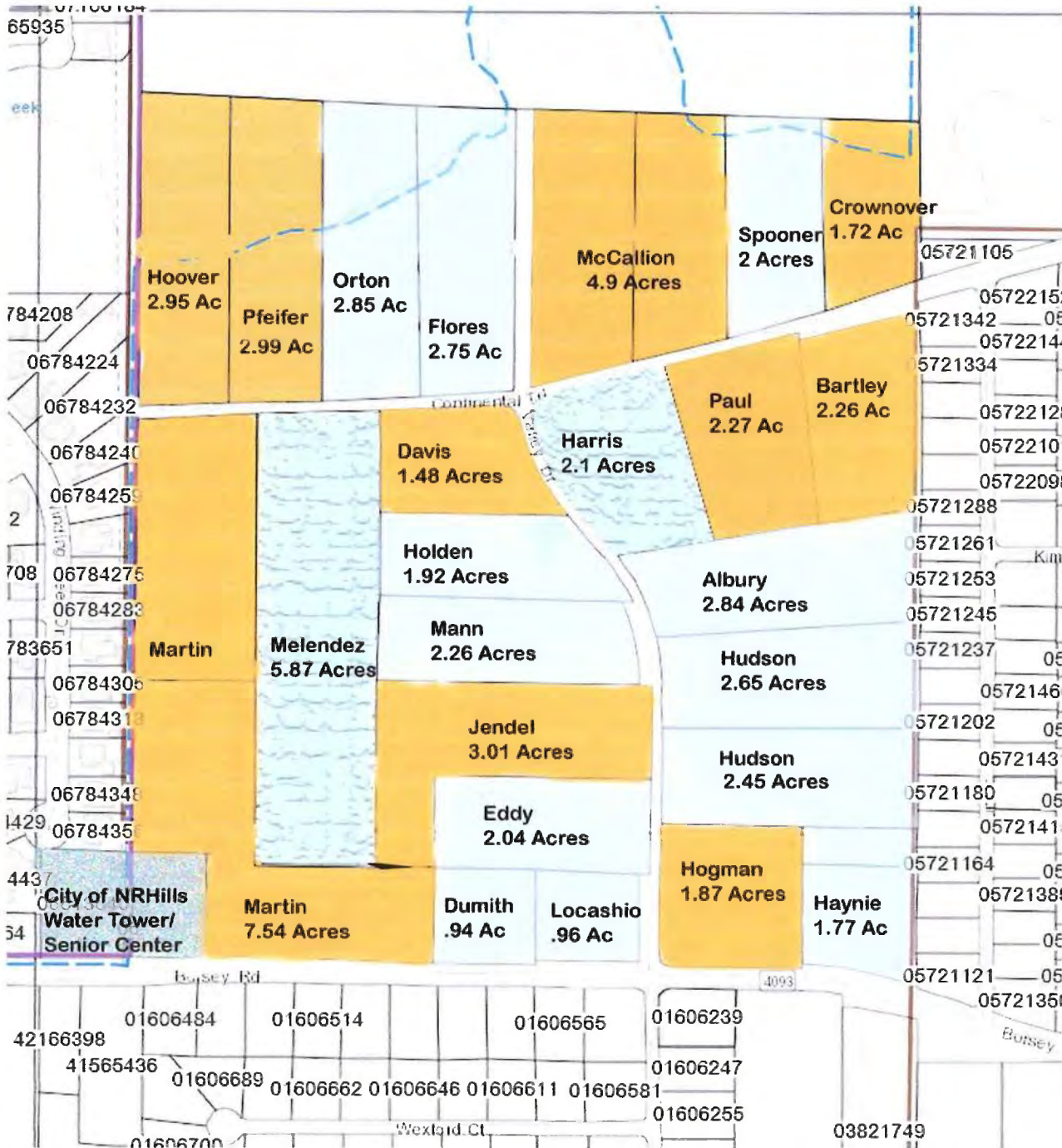
Sincerely,



Linda Martin  
7300 Continental Trail  
North Richland Hills

**Green Valley Estate Petition for leaving the proposed Comprehensive Land Use Plan "as is" based on the City of North Richland Hills' adopted 2012 Comprehensive Land Use Plan**

Of the 23 land owners in Green Valley Estates, eleven owners want to change to the proposed new residential estate land use. Ten land owners want to stay the same as adopted in the 2012 Comprehensive Land Use Plan for R-2 (petition is attached). Two land owners decided to stay neutral on the subject. Of the approximate 64.39 acres in Green Valley Estates, **the ten land owners who want to be kept "as is" hold the acreage majority in the addition with 30.99 acres.** The eleven who want to change to the new residential estate proposal own 25.43 acres.



**Legend:**  
 Gold = Owners who want to stay "as is"  
 Light Green = Owners who are neutral  
 Light Blue = Owners who want proposed residential estates

Green Valley Estates Acreage Petition Breakdown

Tract Owner Name	Acres	For Change	Leave "As Is"
Hoover	2.95		2.95
Pfiefer	2.99		2.99
Orton	2.85	2.85	
Flores	2.75	2.75	
McCallion	4.9		4.9
Spooner	2	2	
Crownover	1.72		1.72
Martin	7.54		7.54
Melendez	5.87	neutral	neutral
Davis	1.48		1.48
Holden	1.92	1.92	
Mann	2.26	2.26	
Jendel	3.01		3.01
Eddy	2.04	2.04	
Dumith	0.94	0.94	
Locashio	0.96	0.96	
Bartley	2.26		2.26
Paul	2.27		2.27
Harris	2.1	neutral	neutral
Albury	2.84	2.84	
Hudson	2.65	2.65	
Hudson	2.45	2.45	
Hogman	1.87		1.87
Jason	1.77	1.77	
<b>Total Acres</b>	<b>64.39</b>	<b>25.43</b>	<b>30.99</b>

23 Land owners

2 Land owner remain neutral



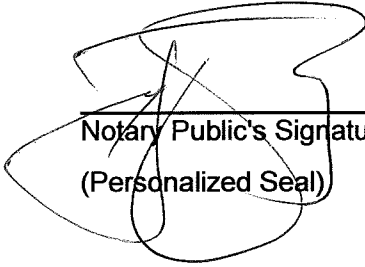
PETITION

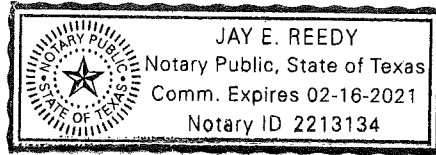
We, the undersigned, OPPOSE the Residential Estate designation for our property on the proposed  
2018 North Richland Hills Planning and Zoning Comprehensive Land Use Map

Name	Address	City	Acreage Size of Homestead	Ownership for for how many years
<del>L &amp; M Martin</del>	<del>7300 Continental TRAIL</del>	North Richland Hills	<del>7.54</del>	<del>50</del>
Janda Martin	7300 Continental TRAIL	North Richland Hills	"	50
<del>Virginia J. Janel</del>	<del>8017 Valley Dr</del>	North Richland Hills	<del>3.02</del>	<del>46</del>
Chh P. Park	8017 Valley Dr	North Richland Hills	"	46
<del>Kenneth J. Davis</del>	<del>8041 Valley DR</del>	North Richland Hills	<del>1.44</del>	<del>44</del>
<del>Bilda Stover</del>	<del>7325 Continental Trl.</del>	North Richland Hills	<del>2.74</del>	<del>11</del>
<del>John E. J. J. J. J.</del>	<del>7325 Continental Trl.</del>	North Richland Hills	<del>" "</del>	
E. M. Callow	7401 Continental Trail	North Richland Hills	5	33
Robert Bartley	7424 Continental Trail	North Richland Hills	2.3	46
Edith Bartley	7424 Continental Trail	North Richland Hills	"	"
<del>Malcolm Bartley</del>	<del>" " "</del>	North Richland Hills	<del>"</del>	<del>"</del>
Christ O. Park	7405 ✓	North Richland Hills	2.25	22
William O. Hoover	7309 Continental TRAIL	North Richland Hills	3.11	32
Phala S. Hoover	7309 Continental Trl.	North Richland Hills	3.11	32
Karry P. Hogman	7401 BURSEY RD	North Richland Hills	2.9	11 yrs
Karen B. Hogman	7401 Bursey RD	North Richland Hills	2.9	11 yrs
<del>Paul A. Gorman</del>	<del>7425 CONTINENTAL TRAIL</del>	North Richland Hills	<del>1.7</del>	<del>16 yrs</del>
STEVE PEIFFER	7313 CONTINENTAL TRAIL	North Richland Hills	2.9	19 yrs
		North Richland Hills		
		North Richland Hills		
		North Richland Hills		
		North Richland Hills		

State of Texas  
County of Tarrant

On this 27<sup>th</sup> day of October, 2018, I certify that the preceding or attached document, and the duplicate retained by me as a notarial record, are true, exact, complete, and unaltered photocopies made by me of PETITION to OPPOSE the Residential Estate designation on the proposed 2018 North Richland Hills Planning and Zoning Comprehensive Land Use Map, presented to me by the document's custodian, Linda Martin, and that, to the best of my knowledge, the photocopied document is neither a public record nor a publicly recordable document, certified copies of which are available from an official source other than a notary.

  
\_\_\_\_\_  
Notary Public's Signature  
(Personalized Seal)



PETITION









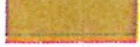
We, the undersigned, OPPOSE the Residential Estate designation for our property on the proposed 2018 North Richland Hills Planning and Zoning Comprehensive Land Use Map

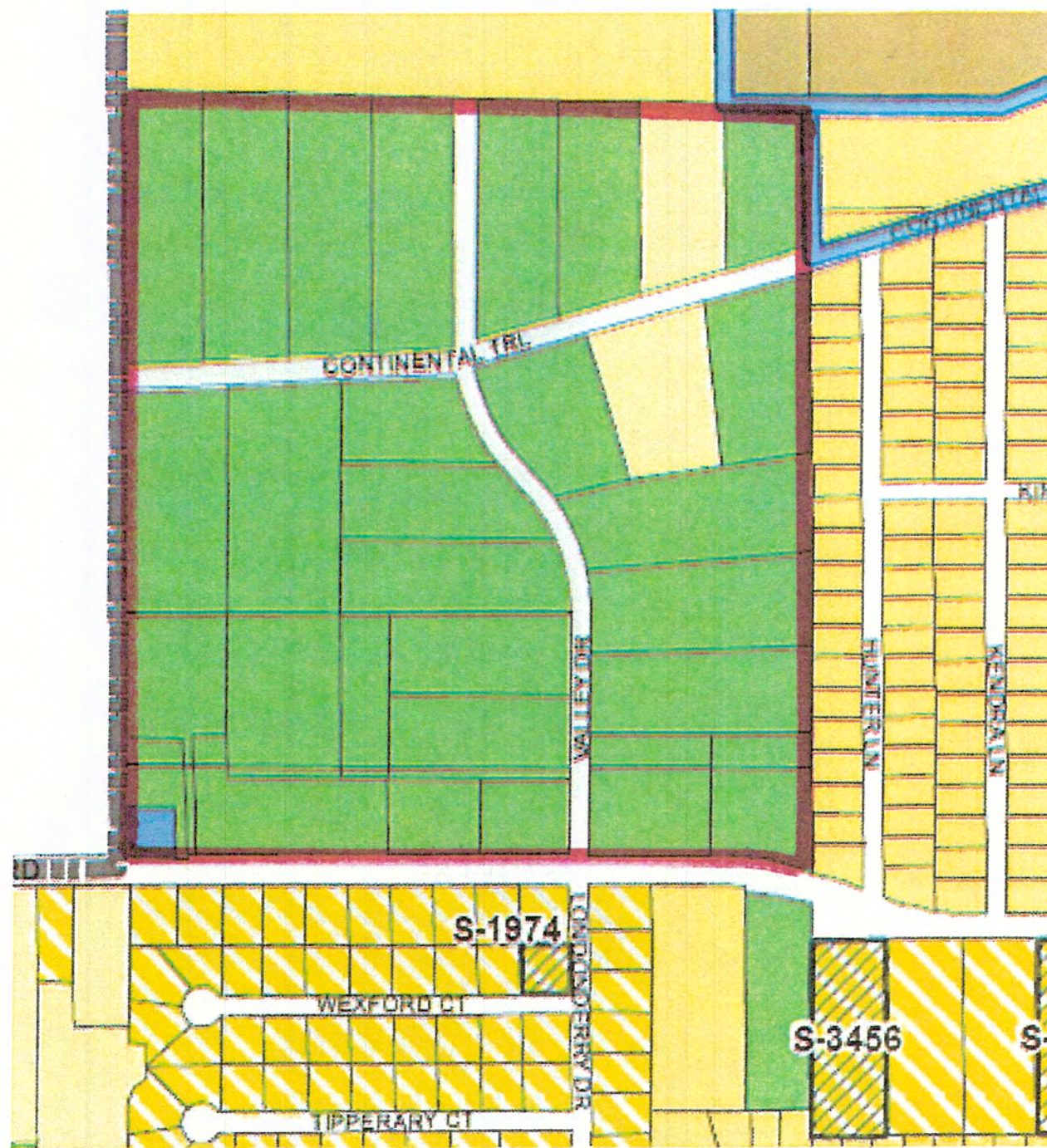
Name	Address	City	Acreage Size of Homestead	Ownership for how many years
CHESTER CHRISTOPHER	7125 DOUGLAS LN	North Richland Hills	5.95	26
Marcia Christopher	7125 Douglas Lane	North Richland Hills	5.95	26
Donna Reynolds	6708 Little Ranch Rd	North Richland Hills	4.00	10
JACK REYNOLDS	6708 LITTLE RANCH RD.	North Richland Hills	4.00	10
Za Hanna Martinson	6716 Little Ranch rd	North Richland Hills	2.00	14
Rebecca Martinson	6716 Little Ranch Rd.	North Richland Hills	2.00	14
Arto Ventura	6724 Little Ranch Rd	North Richland Hills	3.8	7
Gabriela Ventura	6724 Little Ranch Rd	North Richland Hills	3.8	7
Sylvia Sobelans	6732 Little Ranch Rd	North Richland Hills	3.8	7
Jerry Jackson	6801 Meadow Rd	North Richland Hills	1.88	1
Rachel Jackson	6801 meadow Rd.	North Richland Hills	1.88	1
Brad Christopher	7125 Douglas Lane	North Richland Hills	5.95	26
James Bellamy	6912 Little Ranch Rd	North Richland Hills	1.0	40
James Bellamy	7415 Hightower	North Richland Hills	1.46	42
Cheryl Bellamy	6700-6708 Meadow Ln	North Richland Hills		4
Robert Flynn	7509 Chapman Rd	North Richland Hills	4 AC	4
Nancy Schultz	7112 Douglas Ln	North Richland Hills	2.89	20
Ben Dartzel	7112 Douglas Ln	North Richland Hills	2.89	20
Bob Taylor	7405 Hightower Dr.	North Richland Hills	2.40	39
		North Richland Hills		
		North Richland Hills		
		North Richland Hills		



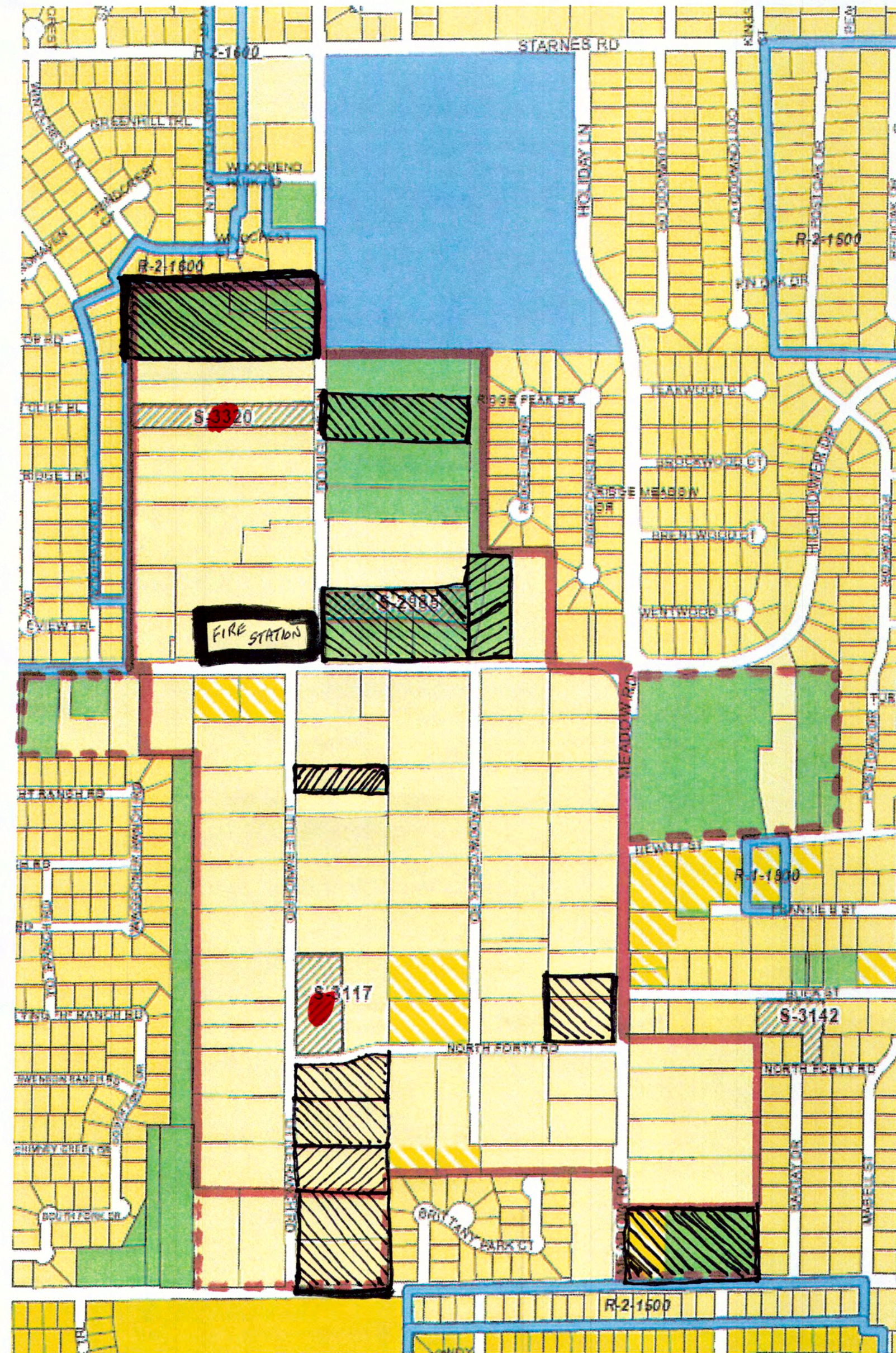
## Proposed Estate Lot Districts

### Zoning Legend

TYPE	DESCRIPTION
 R-1-S	Special Single Family (1-Acre Minimum)
 R-1	Single Family
 R-2	Single Family
 R-3	Single Family
 R-4-D	Duplex
 AG	Agricultural
 R-6-T	Townhome
 R-8	Zero Lot Line
 R-7-MF	Multi-Family



Valley/Continental Trail Estate District (Proposed)



Hightower/Little Ranch Rd. Estate District (Proposed)

● S-3117 + S-3320  
NOT TO BE INCLUDED