

From: rick.minyard
To: [Planning](#)
Subject: ZC25-0151-7133 Douglas Lane
Date: Tuesday, November 4, 2025 4:37:48 PM

Subject: Concerns About Rezoning Request for 7133 Douglas Lane

Dear Members of the Planning and Zoning Commission,

My name is Richard Minyard, and I live near **7133 Douglas Lane** in North Richland Hills. I'm writing to express my concerns about the request to rezone this property from **Agricultural** to **Residential** for the construction of **two single-family homes**.

From what I understand, the plan includes **rear-entry driveways** that would back directly up to our property line. This raises concerns about increased noise, traffic, and activity right behind our backyard fence, which would disrupt the peace and privacy we currently enjoy.

I'm also very concerned about the **two mature live oak trees** located on this property — one in front, estimated to be around **80 years old**, and one in back that some arborists estimate to be as old as **400 years**. These trees are part of the area's natural heritage and home to a variety of wildlife, including birds of prey, songbirds, and small mammals.

There appears to be **enough space on the south side of the lot** to build a single home while still preserving the existing trees. Many nearby properties have made similar accommodations to protect mature oaks, and I believe this property should do the same.

I respectfully ask that the Commission consider the environmental and neighborhood impact before approving this rezoning request. Preserving the trees and maintaining the quiet, open character of this area would be greatly appreciated by the surrounding homeowners.

Thank you for your time and for considering our perspective.

Sincerely,

Thank you,
Richard Minyard
7204 Woodbend Park Road
N Richland Hills, Tx. 76182
682 554-2369

From: [rubiesagem](#)
To: [Planning](#)
Subject: ZC25-0151 - 7133 Douglas Ln
Date: Tuesday, November 4, 2025 4:29:39 PM

To the North Richland Hills Planning and Zoning Commission:

I am writing regarding the property located at **7133 Douglas Lane**, which is currently zoned **Agricultural**. I understand the new owner is requesting to rezone this property to **residential** in order to tear down the existing home and build **two single-family residences** with rear-entry driveways.

As a nearby homeowner, I am concerned about the impact this would have on the surrounding homes and environment. The proposed rear-entry driveways would back directly up to my **backyard fence**, which would bring traffic, noise, and constant garage activity right behind my home. That would disturb the peace and quiet that our neighborhood currently enjoys.

In addition, there are **two live oak trees** on this property — one in the front yard, estimated to be around **80 years old**, and another in the back, estimated by arborists to be **between 200 and 400 years old**. These trees are a vital part of the natural beauty and history of this area. I've personally witnessed falcons nesting and hatching chicks in these trees, as well as hawks, owls, crows, starlings, mockingbirds, and even possums making their homes there. There is a lot of life in those trees — they are a living ecosystem, not just part of the landscape.

There is **ample space on the south side of the property** to build a single-family residence and remove the old home, which would still allow development while **preserving the existing trees**. I understand that may not be the property owner's preferred plan, but considering the age and ecological importance of these trees — as well as the fact that nearby live oaks have been preserved and fenced off to protect them — I respectfully ask that the Commission take steps to protect them.

As a long-term homeowner who plans to retire here, it is my sincere wish to see these trees preserved and to maintain the peaceful, natural character of our neighborhood.

Thank you for your time and thoughtful consideration.

Sincerely,

Rubi Minyard
7204 Woodbend Park Rd.
North Richland Hills, TX. 76182
682.560.0779

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From: [David Sourber](#)
To: [Planning](#)
Subject: Case # ZC25-0151
Date: Wednesday, November 5, 2025 2:55:33 PM

Planning & Zoning Commission,

My name is Dawn Sourber and I live on Woodbend Park Road, diagonal to the 7133 Douglas Lane property.

I unfortunately will not be able to make it to the meeting, however, I would like to say a few things.

I would like to see the property stay as agriculture. Two houses on this property would cause stress to the two large Oaks. The one in the backyard is believed to be 200-400 years old. With the raising of the canopy, digging for sewer lines, foundations, plumbing and driveways, that will cause much stress to the trees feeder roots. An arborist could verify this. Tearing down the existing house and placing a new one over towards the barn would save many of the roots.

We have quite a bit of wildlife that comes up from the park across Starnes. Fox, coyotes, skunks, opossum, just to name a few. I couldn't even begin to tell you all the birds: Blue Jays, Cardinals, Hawks, Falcons, Owls, the list goes on and on. Most, if not all have made nests in the trees. Falcons have recently nested in this tree. There is a living ecosystem in, on and under this tree, and is a vital part to life. This tree not only represents history to this area but also beauty. It is magnificent and mighty.

If two houses are built on this property, the back tree will die. Maybe not right away, but eventually. It was here before us, and it will be here long after we're gone, if left alone.

Thank you for your time,
Dawn Sourber

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From: [Sanchez, Karen \[NRidgeMS\]](#)
To: [Planning](#)
Subject: Case Number: ZC25-0151
Date: Thursday, November 6, 2025 3:19:55 PM

Karen Sanchez

7305 Douglas Lane
North Richland Hills, TX 76182

11-06-2025

To the Members of the North Richland Hills Zoning Department,

I am writing to formally oppose the proposed zoning request for the property located at [address or parcel number if known] within our neighborhood. As a resident and homeowner in this area, I have serious concerns about how this proposal would negatively impact the character, environment, and integrity of our community.

Our neighborhood has long been zoned for lots with a minimum of one acre. This zoning was established intentionally—to preserve the open space, mature trees, and historical charm that define our area. The proposed plan to tear down the original home and replace it with two new houses facing the side street directly conflicts with that intent.

This property is home to two magnificent oak trees estimated to be over 200 years old. These trees are not only a part of our shared history, but they also support an abundance of wildlife. Removing or endangering them for the sake of new construction would cause irreversible environmental harm.

In addition, allowing smaller lot divisions would set a troubling precedent. It could open the door for further variances and similar requests, ultimately leading to overcrowding, loss of green space, and the erosion of our neighborhood's historic and visual character. One of the defining features of our community is the sense of openness—our unobstructed views and the spacing between homes are a large part of what makes it so special.

There are many areas within the city already zoned for higher density housing and modern developments. Our neighborhood should not be one of them. Approving this request would not only undermine the zoning protections currently in place, but also alter the very nature of what makes our community unique.

I respectfully urge the zoning board to deny this request and preserve the integrity, history, and natural beauty of our neighborhood.

Thank you for your time and consideration.

Sincerely,

Karen Sanchez