

**From:** [Fred M. Gassaway](#)  
**To:** [Planning](#)  
**Subject:** Oppose the zoning change CAsE ZC 2021-02  
**Date:** Thursday, July 8, 2021 5:29:28 PM

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Clayton Husband's,

We have lived on Hialeah Circle N, NRH in the Spring Oaks edition for almost 20 years. This new proposed zoning change will not only increase the traffic congestion in that area but increase our property taxes that are already too high. These homes they want to build are "O" lot line homes that are way over priced \$450,000.00 plus. Spring Oak Dr. is already congested with vehicle speeders and bicycle traffic due to this city attaching the John Barfield Trail at each end of Spring Oak Dr.. Now it has become a big mess with cyclist who don't yield to traffic or to home owners wanting to pull out the driveway. Now we have motor cyclists running down the trail into our neighborhood playing loud music in the evening and this problem and its becoming worse each day. We have vehicle traffic that race up and down Spring Oaks and this city does nothing except in the case of speed bumps put it on the homeowners to pay for that are already taxed over and over again each year. I see people moving in and right back out each year because of this over burden of taxes from this city.

This city never should have zoned to put this trail through our neighborhood. The city put stop signs at the end of the trail to Spring Oaks to stop these runaway bikers from running out in front of cars. I still see the same problem. The city was going to put rocks at the corner of Rumfield and the entrance to Spring Oaks to keep trucks from parking on the grass and riding on that trail. So, far no rocks or signs have been placed. I don't think any other neighborhood has to put up with trails located in their neighborhood like we do. I see motorized bikes, low to the ground bikes, and skate boards running up and down our street all hours of the day

Now this city wants to zone this corner for single family homes at double the value so our properties will increase. This city will become just like Arlington, overcrowded and traffic nightmares. Precinct Line is becoming so crowded at 5pm you can't get through the lights in one group. On top of that cyclist pushing the stop lights to stop traffic then zoom across the middle of the road instead of using the cross walks.

Its time this city stopped this housing increase and overcrowding. This wooded area and creek bed has also been home to animals from Coyotes to bobcats, and hawks which mean contractors start unsettling this area these animals come into our neighborhood. This area should be zoned a park or Animal Endangered Sanctuary rather than more overpriced homes so this builder can walk away rich. Start taking care of the problems you already have in this city. Shutdown this Trail into our neighborhood before a car runs over a cyclist. These cyclist pay no attention to vehicle traffic. Vehicle traffic pay no attention to cyclist. The two cannot coexist.

I simply oppose this zoning request because it will cause major traffic problems adding to the

# ZC 2021-02 / ZC 2021-04

already mess we have in this area. Also this area has been home to multiple animals that shouldn't be disturbed.

Thank You  
Fred Gassaway  
9120 Hialeah Circle N  
NRH, Texas 76182

**From:** [Brenda Jackson](#)  
**To:** [Planning](#)  
**Subject:** Re: DEAR PLANNING AND ZONING DEPT.  
**Date:** Wednesday, July 7, 2021 11:23:15 AM

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REF Case no. ZC2021-02

Dear Sir:

I can not make it to the meeting on 5-20-21 on the rezoning of the Rumfield Road property. I would like to vote no to the 27 houses on the 5 acres of land. My objection is the 5500 square feet lots and I know the houses are 2000 square feet but that does not leave by 10 feet of space between each house.

Also there will be a shortage of visitor parking too. The similar development on Precinct Line Road by Knob Hill are so crowded. That development is only a year old and it already looks so over crowded.

Could you please ask the developer if he could make the lots bigger and fewer houses, that would make a huge difference to me. I know there is open space because of the Flood Plane but the similar houses on Precinct Line Road are about that size with the same size lots. I look just too crowded, and there is no visitor parking except on the street. Are you going to allow the over flow parking to be on Rumfield or Precinct Line road. That would really congest things.

Thank you for presenting my views to the planning and zoning committee.

*Sincerely,*

**Brenda Jackson**  
**9125 Rumfield Rd,**  
**NR Hills 76182**  
**817-770-2908**

**From:** [Patty Moos](#)  
**To:** [Planning](#)  
**Subject:** ZC 2021-02  
**Date:** Thursday, July 15, 2021 4:18:21 PM

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Planning and Zoning Commissioners,

I have been a resident of North Richland Hill for over 25 years and have watched the city develop over the years with both Precinct Line Road and Davis Blvd. expanding from two lane country roads to seven lane arterials. Both road expansions have allowed the traffic to increase exponentially as NRH and adjacent cities have grown over the years.

With the proposed residential development located at 7201 and 7501 Precinct Line Road and Rumfield Road, I am extremely concerned with the residential development east of the drainage way that proposes a street connection between Rumfield Road to Precinct Line Road. The concern is related to potential and probable cut through traffic and traffic accidents from eastbound Rumfield Road to Precinct Line and cut through traffic from northbound Precinct Line Road to westbound Rumfield Road.

During the rush hours and weekend hours, back up traffic occurs at the intersection traffic light for left turns on north bound Precinct Line (8-10+ cars) waiting for the south bound traffic to clear or the green left turn arrow. A similar situation for the east bound Rumfield traffic to turn south. Included with the rush hour traffic is the nearby rail line nearby which adds to additional backups during the rush hours. This development will add additional conflict points on Precinct Line Road. Once again, my concern is regarding the cut through traffic potential and potential accidents.

I respectfully request that the Commission deny the request as presented.

Respectively,  
Patty Moos, RLA, AICP  
8528 Chuck Drive  
North Richland Hill, Texas

**TARRANT COUNTY****PRECINCT THREE****NORTHEAST MAINTENANCE****RICHARD SCHILLER P.E.**  
Director of Field Operations

April 29, 2021

Mr. Clayton Comstock  
Director of Planning  
City of North Richland Hills  
4301 City Point Drive  
North Richland Hills, Texas 76180



Re: Proposed Rumfield Estates Addition

Dear Mr. Comstock,

Thank you for the opportunity to preview and comment on the proposed Rumfield Estates Addition located adjacent to our Tarrant County Maintenance facility near the corner of Rumfield and Precinct Line Road.

While the proposed zoning change request from commercial (C-1) to residential (RI-PD) of this property is a surprise to us, we generally do not have any objections. However, we do have some concerns and want to make sure these are made public and addressed prior to zoning and plat approval.

Our facility at 7301 Precinct Line Road is a Tarrant County Maintenance Center which houses our roadway maintenance and construction operations. These operations could be generally described as light industrial. As such, we want to make aware to the City and the proposed developer that we are a working facility. Our normal working hours are from 7 am to 3:30 pm, although may vary daily and can extend into 24 x 7 operations in emergencies. During these hours, we have approximately 37 employees operating, hauling and working on heavy equipment. Numerous heavy equipment units enter and exit the facility, especially in the morning between 7 -8 am and around 3 pm. A person living near our facility should be aware that they may experience noise (mostly truck back up alarms), dust, and night-time lighting (our parking area, building and fuel island are illuminated at night for security reasons).

After reviewing the preliminary plat, we have the following comments regarding the proposed development:



Mr. Comstock  
April 29, 2021  
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**TARRANT COUNTY**  
**PRECINCT THREE**  
**NORTHEAST MAINTENANCE**

**RICHARD SCHILLER P.E.**  
Director of Field Operations

- We recommend that an 8-foot masonry wall with a 2-foot concrete mow strip on the outside perimeter be constructed on the southern property line of Block 3, Lots 7-12 to separate our very different land uses instead of the wooden fence shown on the plat. This would be consistent with the masonry wall proposed around the outside perimeter of the residential properties and the separation of the residential lots and commercial tract.
- Our existing perimeter fencing is offset by approximately 20-foot from our northern property line. We want to point out that we have an active irrigation system that runs the length of our northern property line that needs to be protected during construction activities.
- We propose to the City that we will enclose the border "alley" that will be created between the two property fences/wall in order to prevent pedestrian cut through traffic to and from the creek and trail pathway. We will construct a small gate (locked) on the east and west ends of the "alley" to be used for maintenance access.

Please continue to keep us informed as this rezoning change and plat submittal progresses through Plan and Zoning and City Council review and approval.

Respectfully,

A handwritten signature in blue ink, appearing to read "R. Schiller".

RICHARD SCHILLER, P.E.  
Director, Field Operations  
Tarrant County Precinct 3 Maintenance Center

/dl

cc: Mr. Gary Fickes, Tarrant County Precinct 3 Commissioner  
Mr. Mark Hindman, North Richland Hills City Manager  
Ms. Caroline Wagner, North Richland Hills Director of Public Works





May 2, 2021

Planning and Zoning Department  
4301 City Point Drive  
North Richland Hills, TX 76180

Re: Cases ZC 2021-02 & ZC 2021-04

To whom it may concern:

As the owner of the property at 7509 Precinct Line Road, I write in strong support of the request by FW Western LLC for a zoning change from C-1 to NR-PD for the properties at 7201 and 7205 Precinct Line Road.

Please feel free to contact me for further information.

Sincerely yours,

A handwritten signature in black ink that reads "Jeffrey R. Harris".

Jeffrey R. Harris, MD MPH MBA  
Trustee  
TW Harris and MA Harris Living Trust  
6666 NE 60<sup>th</sup> Street  
Seattle, WA 98115  
Ph. 206 839 7852

**From:** [Richard Bradford](#)  
**To:** [Planning](#)  
**Subject:** Oppose new residential Zoning....ZC 2021-02, ZC2021-04 @ ZC2021-05  
**Date:** Wednesday, May 19, 2021 1:48:17 PM

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Richard and Judy Bradford  
8951 Bradley Drive  
NRH, TX 76182  
817/788-1617

We have lived in this 'protected area' of North Richland Hills for 30+ years. As long-time residents of NRH, our neighborhood is our sanctuary!!!! As a retired couple, we have enjoyed ...not only the benefits of living in our area, but the sense of safety, a sense of natural habitat, and a connection with neighbors who value similar qualities of life.

The proposed zoning change noted above eradicates all those qualities that we have held so dear to us and our small community!!!

We vehemently OPPOSE these actions and want to voice our opposition to this 'Zoning Request.'!!!!



**From:** [Brenda Jackson](#)  
**To:** [Planning](#)  
**Subject:** DEAR PLANNING AND ZONING DEPT.  
**Date:** Tuesday, May 18, 2021 5:24:44 PM

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Dear Sir:

I can not make it to the meeting on 5-20-21 on the rezoning of the Rumfield Road property. I would like to vote no to the 27 houses on the 5 acres of land. My objection is the 5500 square feet lots. I know the houses are 2000 square feet but that does not leave much room between each neighbor.

If the lots could be bigger that would make a huge difference to me. I know there is open space because of the Flood Plane but the similar houses on Precinct Line Road are about that size with the same size lots. I feel it is just too crowded.

Thank you for presenting my views to the planning and zoning committee.

*Sincerely,*

**Brenda Jackson**  
**9125 Rumfield Rd,**  
**NR Hills 76182**  
**817-770-2908**