From:	John Cope
To:	Clayton Comstock
Cc:	Dencil Long; Oscar Trevino; Planning
Subject:	RE: Chapman zoning change request
Date:	Monday, November 8, 2021 2:08:37 PM
Attachments:	

Thank you, Clayton.

I share your concern about the owner leveraging R-1 zoning to increase density beyond his teaser lot dimensions. His intention to increase density beyond the teaser lot dimensions he has informally discussed is manifested by his rejection of a Planned Development district and sudden rush for approval prior to the council establishing the new half-acre zoning. I think we've seen this movie before.

John



The Cope Firm, PLLC 9284 Huntington Square, Suite 100 North Richland Hills, TX 76182 (817) 498-2300 main (682) 233-4045 remote (817) 581-1500 facsimile

From: Clayton Comstock
Sent: Monday, November 8, 2021 1:39 PM
To: John Cope
Cc: Dencil Long; Oscar Trevino; Planning
Subject: RE: Chapman zoning change request

Good afternoon, Mr. Cope –

Your email indicating your opposition to the R-1 zoning change request sufficiently registers your objection with the City and will be forwarded to the Planning & Zoning Commission and City Council prior to their respective meetings. I would ask that Mr. Long send his correspondence regarding his position on the request via email, mail, or hand-delivery if he would like to share his position.

As we have discussed in the past, the City of North Richland Hills does not have a zoning category between a 13,000 square foot minimum lot size (R-1) and a 1-acre (43,560 square foot) minimum lot size (R-1-S). The Vision2030 Land Use Plan recommended the creation of a new half-acre zoning district to align with the recommendations for the new "Residential Estate" land use category, but staff has not prepared that district for Council's consideration yet. The property owner has indicated

that they are not willing to wait for that process to be completed. In order to achieve four (4) lots fronting Chapman, the R-1 zoning district is the only straight-zoning option for the property owner at this time. Staff's continued recommendation to consider a "PD" Planned Development district has also been dismissed. The lot sizes that they are currently showing staff are 24,768 SF, 30,500 SF, 30,784 SF, and 33,462 SF. While staff is comfortable with four lots greater than half-acre in size, staff continues to have concern that the R-1 zoning would not limit the property to just the four lots that they are showing.

North Richland Hills staff has strongly encouraged the property owner to inform and engage the neighbors in the area.

Thank you again for your input and have a wonderful rest of your week,

Clayton Comstock, AICP, CNU-A Director of Planning City of North Richland Hills (817)427-6301

From: John Cope
Sent: Monday, November 8, 2021 12:51 PM
To: Clayton Comstock
Cc: Dencil Long; Oscar Trevino
Subject: Chapman zoning change request

Hello Clayton:

After calling the City today, I was told that P&Z is holding a public hearing Thursday, November 18th on the renewed request to change the zoning to R1 on the Chapman lot that is currently ag. I object to the requested rezoning. The requested zoning violates the half-acre minimum required for residential estates called for under the 2018 Land Use Plan. In addition, though transitional zoning "may be appropriate when adjacent to Major Collector roadways (e.g., Chapman Road) and existing conventional suburban residential neighborhoods." We know from prior attempts by the owner to obtain this same zoning that the owner's ultimate development goals violate the requirement to be "sensitive to the surrounding context in scale and form and be designed to reflect a contiguous and seamless growth pattern that avoids fragmented and disconnected development." Grandfathered zoning for the three lots on Meadow were unavoidable exceptions that cannot be allowed to set a precedent for the remainder of the ag tract.

My understanding is that Dencil Long, the owner of the adjacent property to the north, objects to the proposed rezoning request. Dencil has been copied on this email. We have

talked previously about the extreme impact of high rooflines and R-1 lot sizes relative to Dencil's adjacent multi-acre tract and the other estate lots in our land use community. As you know, the owner has refused our attempts to reach a reasonable compromise that would allow development that responsibly and seamlessly transitions from Chapman to the estate neighborhood. Unsurprisingly, the owner has made no effort to communicate with Dencil or with me regarding his development plans.

Please reply to let me and Dencil know what we need to do to formally register our respective objections with the City. Thank you very much for your service to NRH.

John



John J. Cope The Cope Firm, PLLC 9284 Huntington Square, Suite 100 North Richland Hills, TX 76182 (817) 498-2300 main (682) 233-4045 remote (817) 581-1500 facsimile

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From:	Dencil Long
To:	"John Cope"; Clayton Comstock
Cc:	Oscar Trevino; Planning
Subject:	Re: Chapman zoning change request
Date:	Tuesday, November 9, 2021 11:10:29 PM
Attachments:	

Dear Mr. Comstock,

I am writing this to supplement my objection to rezoning the ag property at the corner of Chapman Road and Meadow Road that is directly to the south of my home on Meadow Road. It is my understanding that the owner wants R-1 zoning again, which would allow his ag portion to be subdivided into 13,000 square foot lots. That is completely inconsistent with our neighborhood to the north of Chapman Road along Meadow Road. My house sits on approximately 3 acres and my next several neighbors to the north all sit on lots of 2 or more acres. Zoning of R-1 even violates the half-acre bare minimum required for residential estates. Allowing this huge change at the main entryway into our neighborhood would have a terrible impact to the quality of life and entire feel of our neighborhood area. My home value will be negatively affected by a higher-density project adjacent to the south side of my property. I didn't move to this area of North Richland Hills to live next to towering multi-story homes and roof lines that would block my view and sacrifice my privacy. Our city has new homes being built everywhere. You need to let us enjoy our homes and neighborhood without developers being allowed to dodge the plan for our area and chip away at the rural feel of this neighborhood.

Thank you again for your consideration and your assistance in this matter.

Dencil Long 6712 Meadow Rd

On Monday, November 8, 2021, 05:51:05 PM CST, Dencil Long wrote:

Clayton,

I object to the requested rezoning change to the subject property adjacent to my property. This is the first indication that I am aware of for a renewed zoning request since the last time this was requested and opposed back in 2017. The property owner has not come forth to explain and inform me of his desired configuration for this residential estate, i.e., "the planned development" be it preliminary or not.

The property owner is trying to insert his development in the middle of an existing dense residential area without trying to explain his intentions to the neighborhood. This is not like an undeveloped plat of land that can be developed on the fly. The neighbors need to have buy in and a feel that they have been afforded their say.

So, please consider this as my objection and protest to the proposed change to the current zoning of the property located on the corner of Chapman Road and Meadow Road.

Thanks again for assisting in this mater.

Dencil Long 6712 Meadow Road

November 18, 2021

To: Planning and Zoning Commission Case: ZC 2020-07 City of North Richland Hills, Texas

Dear Sirs/Madams

The real issue of adding more residences on Chapman is one of traffic. The street is already a "race track" for a lot of drivers. The police published sometime ago that they "give' drivers 10 MPH over the speed limit. Remember the adage that "you give someone an inch, the will take a mile". I submit to you that if drivers are given 10 MPH over the posted speed limit they take it to 15 or 20 MPH over. Come sit in my drive way if you doubt.

My wife and I have been residents of Chapman Drive since July 1992. In than span of time we have seen massive growth in and around this city. We have seen Rufe Snow revamped twice, Davis Boulevard reconditioned and several residential thoroughfares resurfaced, etc. We are scheduled to have Chapman reworked in 2025. I have never seen one of those devices with the black sensor stretching across the road on Chapman.

Once a peaceful residential street, Chapman has become a blistering road for much more traffic than, I believe, it was ever meant to carry. From Holiday west to Rufe Snow is a distance of exactly one mile. It may be the longest stretch of a residential street in town. If is not, it is very close to it. Traffic begins early in the morning and continues at a heavy level all day long. Patrolling is infrequent and lacking. I have witnessed motorcycle officers "working" Rumfiled twice in the last month. Smithfield, twice in recent weeks and Davis Boulevard many, many times. But Chapman, seems to continue to be a "stepchild" as it were. I have written the Chief of Police about this, but, to date, I have had no response either by letter of action.

Drivers avoid using Mid Cities when they know the traffic lights will slow down four ways, one, by extended length of "stop" time, to wit, no flashing left turn signal as a lot of intersections, two, no patrolling on Chapman, no police station on Chapman, and four, they can cut corners at both Hightower and Chapman to avoid the long red lights.

The reason, of course, for all this pontification, is very simple. More traffic will be inflicted on Chapman which it can barely handle at present. The city needs to resolve the Chapman/Mid Cities dilemma before creating more traffic.

Both my wife and I enjoy living here. We just want to live out our lives peacefully with all the contemporary conveniences afforded us. We are not against progress, we just feel some changes need to be made currently to resolve future isses.

Sincerely,

(

James Newberry 7512 Chapman Dr. North Richland Hills, TX 76182 817-714-8003

ZC 2020-07 My mame is pland webb & live at 6908 meadou beek, I moved here in order te live in an estate meightor. Sve lived here 2 2 years and were assured the ava yoning would be RIS. But queations of lowering lot size are unacceptable. Auf

Cope Law Firm

9284 Huntington Square, Suite 200 North Richland Hills, Texas 76182 (817) 498-2300 (682) 233-4045 (remote) (817) 581-1500 (facsimile)

November 15, 2021

John J. Cope jcope@copefirm.com

via email to Clayton Comstock, Planning Director, and facsimile to (817) 427-6303 Planning and Zoning Commission City of North Richland Hills 4301 City Point Drive North Richland Hills, Texas 76182-0609

> Re: ZC 2020-07 ZC 2016-08 / PP 2016-03 ZC 2013-20

Dear Chair Welborn, Vice Chair Tyner, and members of the Commission:

I live at 6724 Meadow Road, which is the second house to the north from the intersection of Chapman and Meadow, on the east side of the street. I am writing on behalf of my neighbors in order to remind the commission that this same plan was opposed twice previously. The acreage in question is situated adjacent to Dencil Long's multi-acre single-family residential lot, which is in turn immediately to the south of my multi-acre single-family residential lot. I was required to use R-1-S, in stark contrast to R-1 zoning.

Despite the short notice of hearings that prevents the organized responses that stopped this plan twice before, the outrage at this third attempt to obtain approval will only be greater due to the conflict between the zoning request and the estate plan that many thought would finally put this developer's scheme to bed. In order to understand the vehement opposition of the neighborhood to this developer's zoning request, please review your records regarding prior attempts to change the character of our neighborhood in 2017 and 2014.

In 2014 we had more notice of the developer's plan. The neighborhood strongly opposed the initial attempt by the developer to avoid the rural character of the subject lot. A petition with **55 signatures** in opposition to the development was presented at that time and we had a large turnout of neighbors at the meeting who were unanimously opposed to the proposed development scheme. Despite the short notice of this hearing, the record confirms our community treasures the rural character of the area.

In 2017, when we again had advance notice of the hearings, the Commission received the signatures of 101 neighbors from the immediate vicinity of the subject property. Every neighbor contacted opposed the change. My neighbor, Dencil Long, who owns the adjoining tract, has formally objected to the rezoning and to the preliminary plat as well.

Under the City-approved estate plan that includes the subject tract, transitional zoning "may be appropriate when adjacent to Major Collector roadways (e.g., Chapman Road) and existing conventional suburban residential neighborhoods." Approval of 13,000 square foot lots adjacent to multi-acre single family residences violates the plan's requirement to be "sensitive to the surrounding context in scale and form and be designed to reflect a contiguous and seamless growth pattern that avoids fragmented and disconnected development."

If the developer refuses to wait for the City to approve zoning for ½ acre lots that are consistent with the estate plan adopted for this tract, then developer should be required to follow staff's continued recommendation to develop a Planned Development district that will require lot sizes that are compatible with the estate plan and adjacent tracts.

Please reject this attempt to further chip away at the rural character of our neighborhood. Thank you for your consideration and your service to the community.

Best regards. John J. Cope

JJC/am

cc by email: City

City Council Clayton Comstock Dencil Long Guy and Karen Shaver

- ccomstock@nrhtx.com

- Dlong3333@yahoo.com

- guy.shaver@ffga.com



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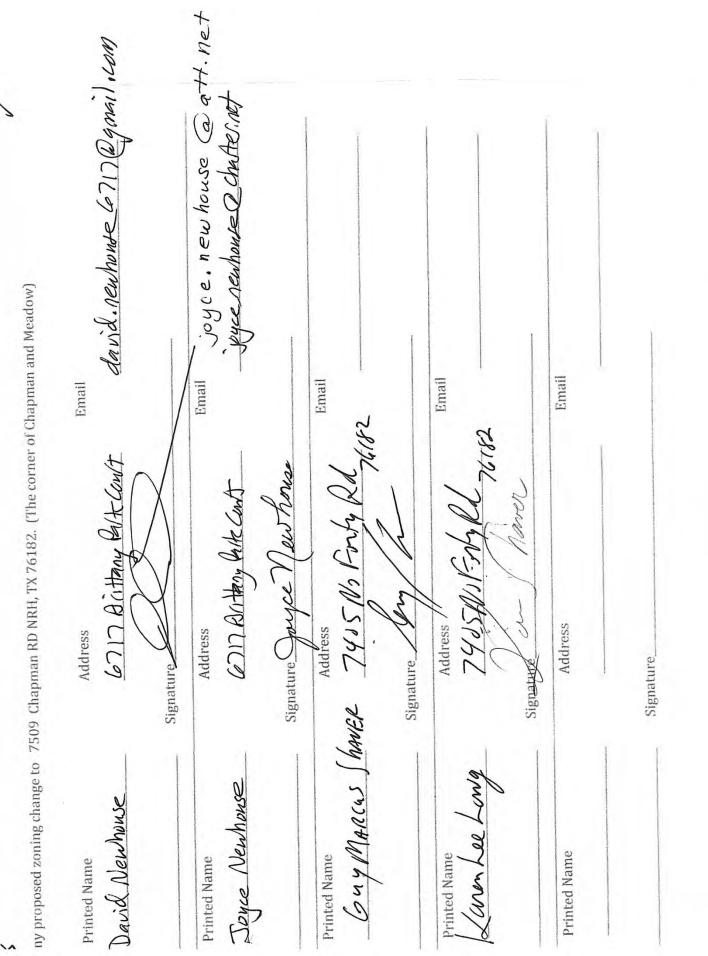
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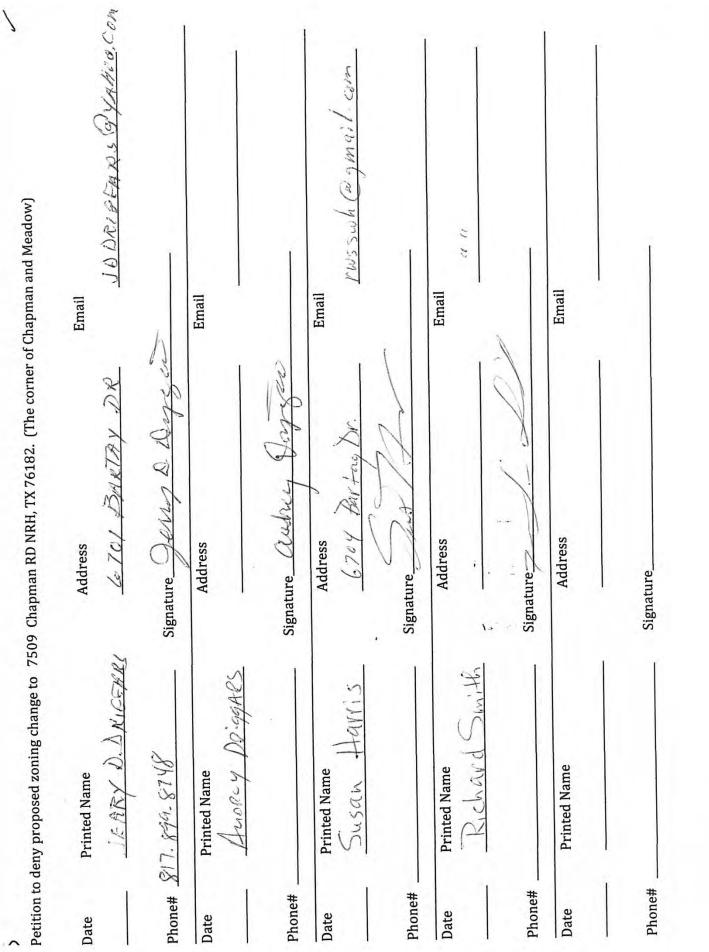
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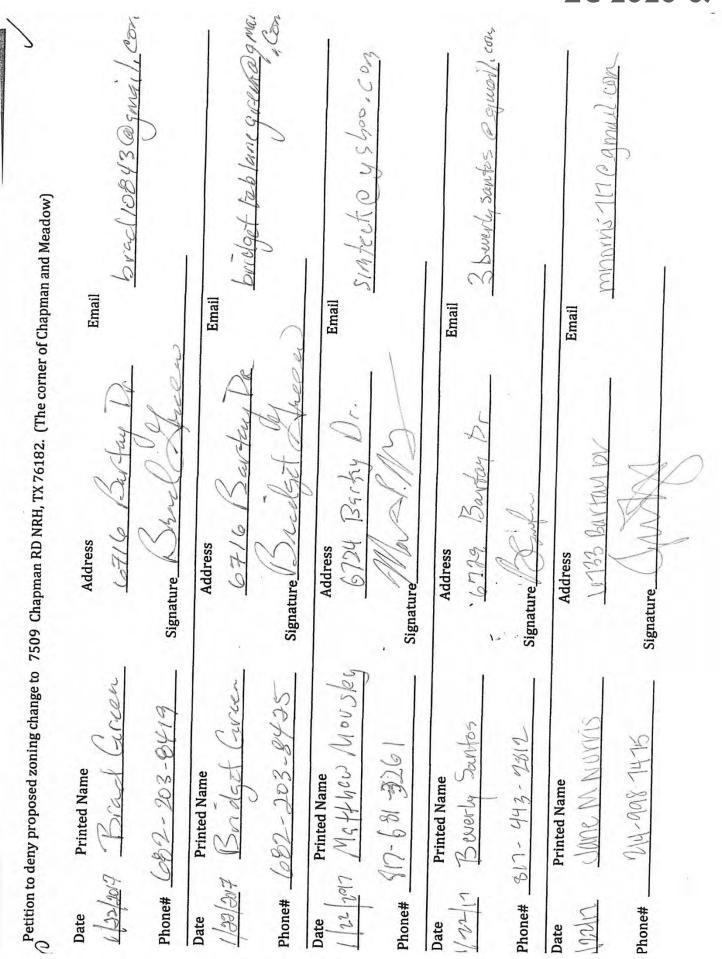
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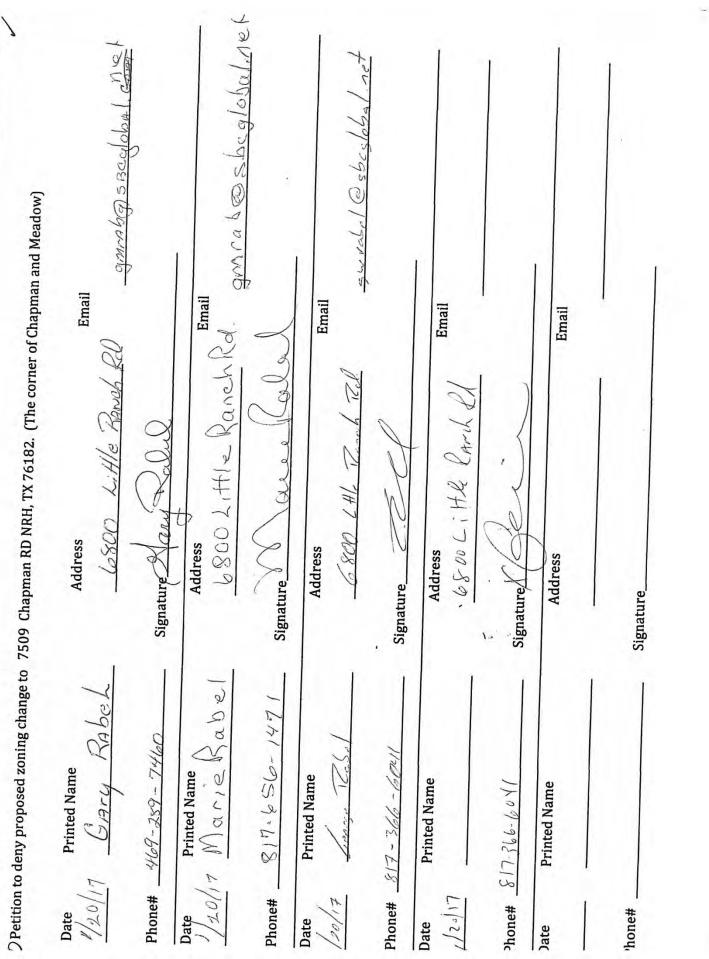
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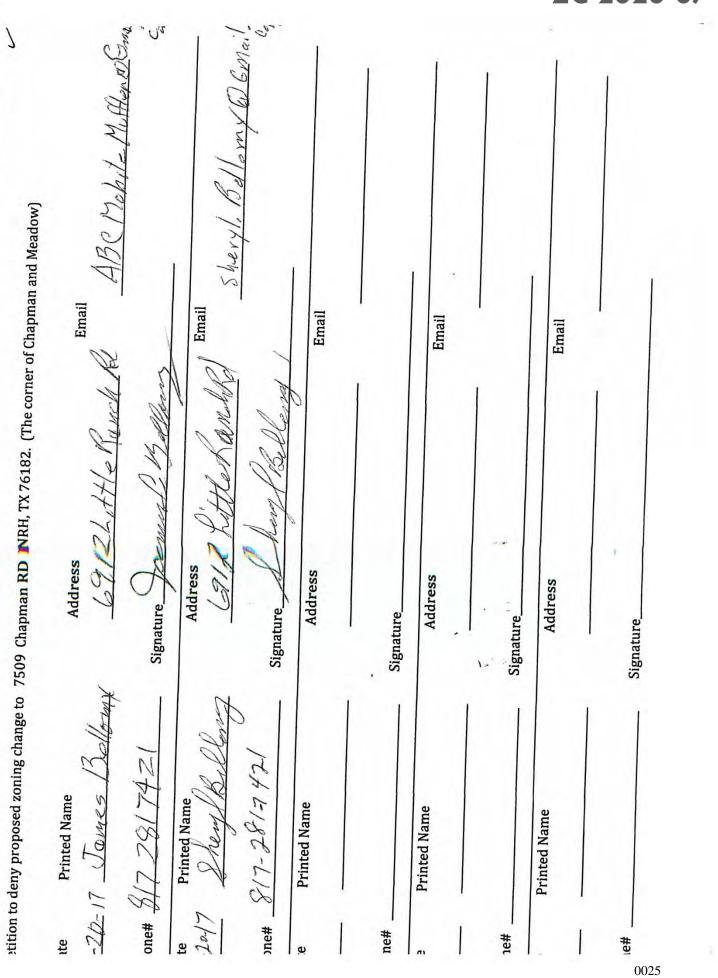
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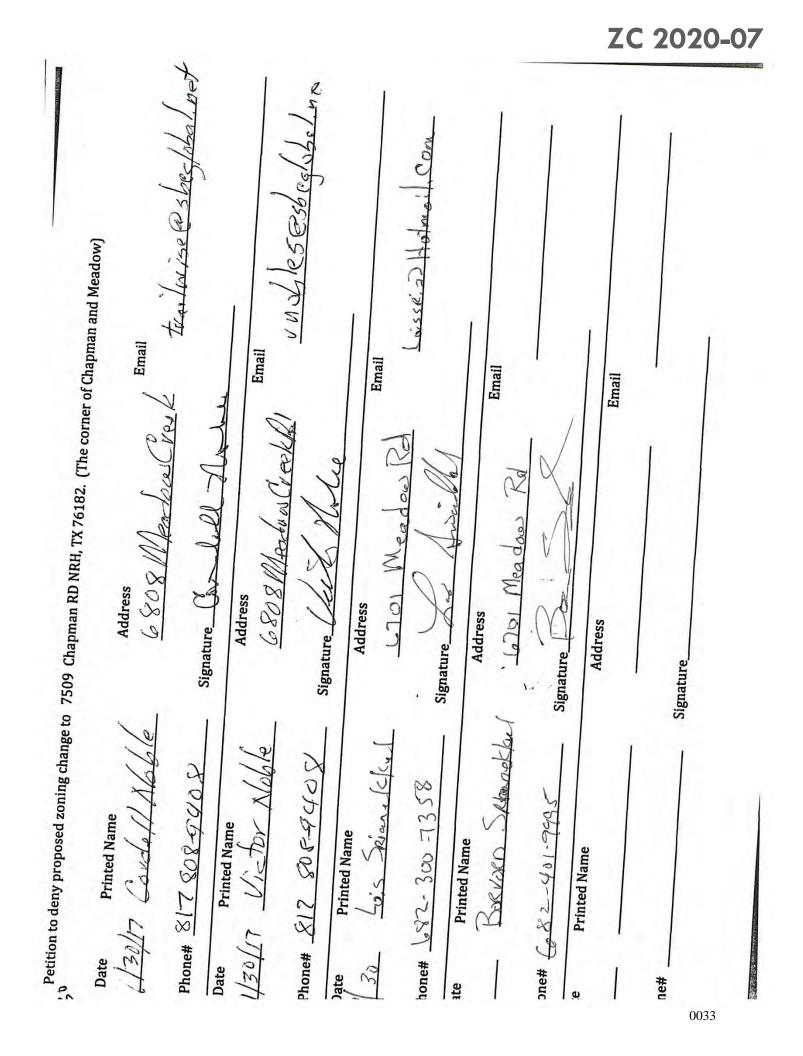
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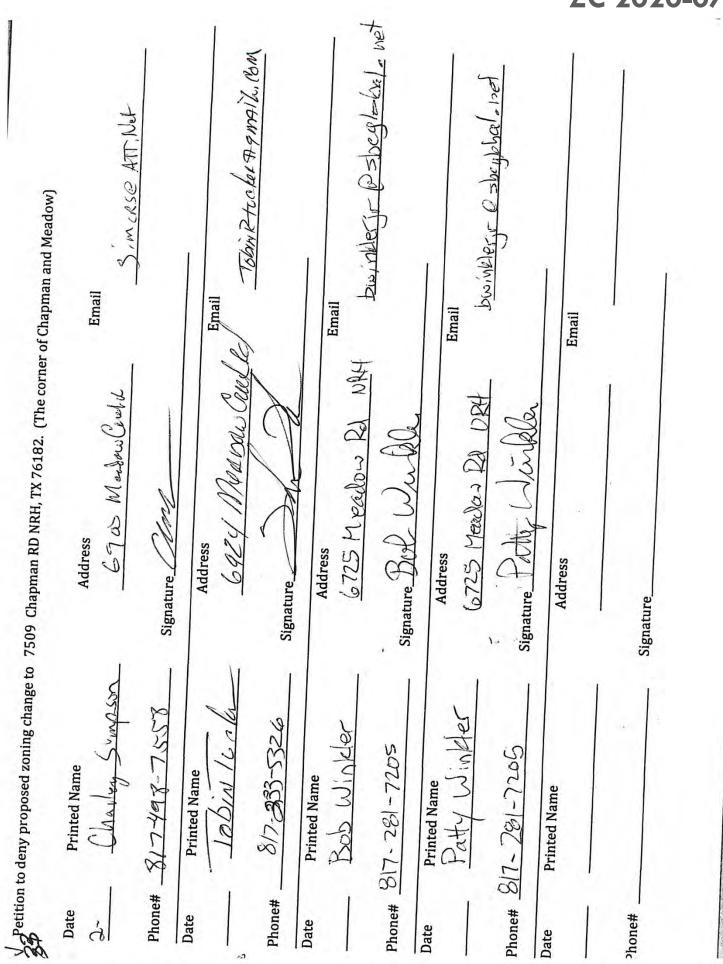
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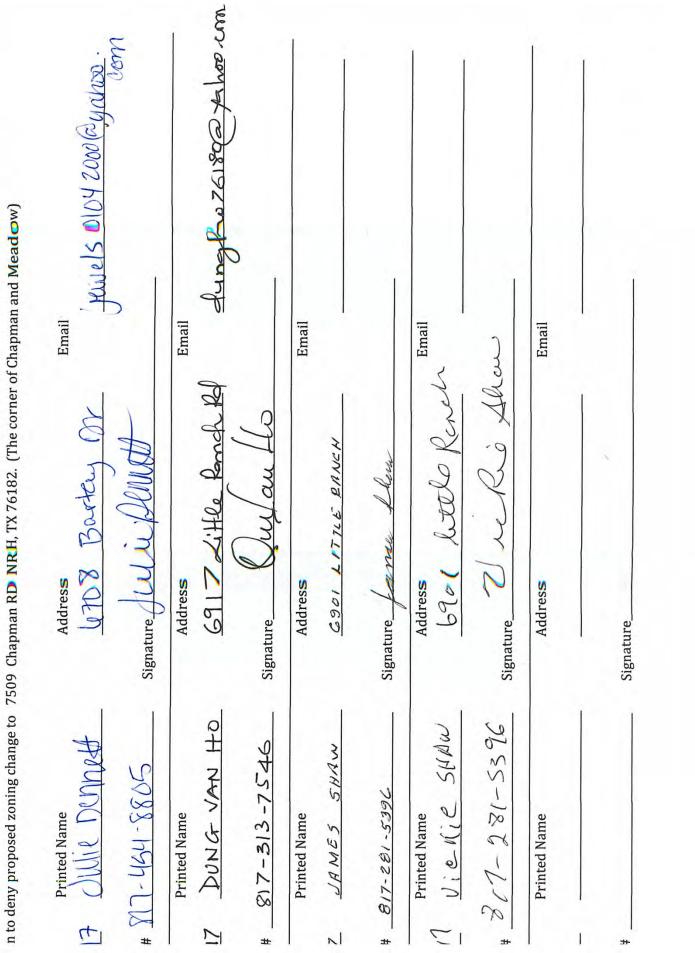
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Petition to deny proposed zoning change to	Phone# <u>W82-978-1998</u>	1 *		High Leske Ounes hone# 817-485-0457 ate Printed Name	Malt Joanne alfurd one# B17-Bb7 3538	

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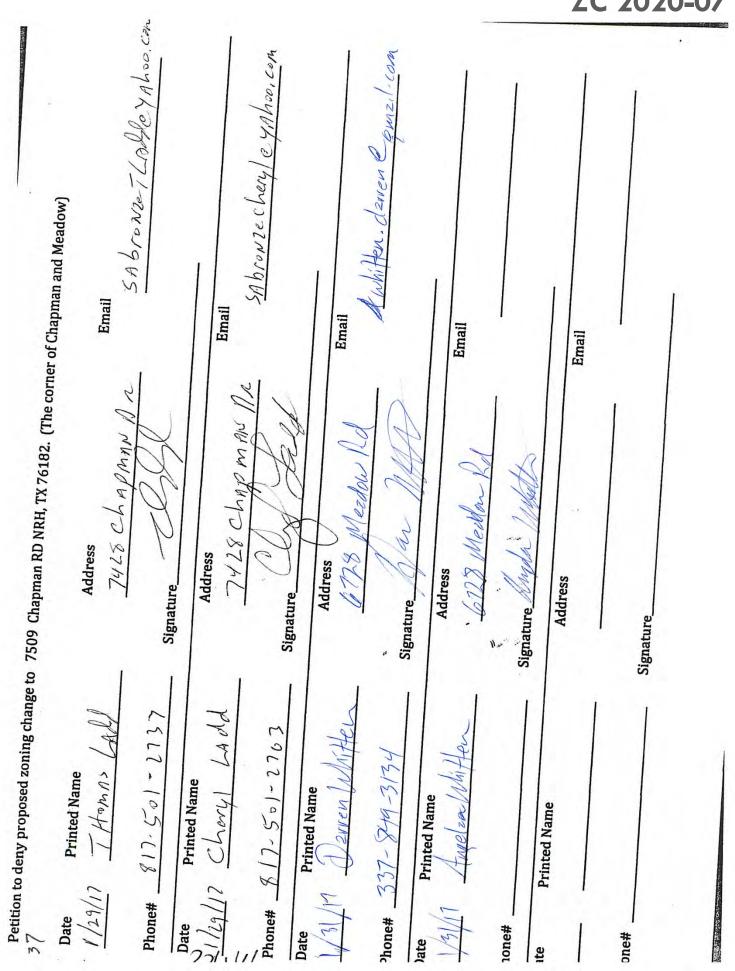
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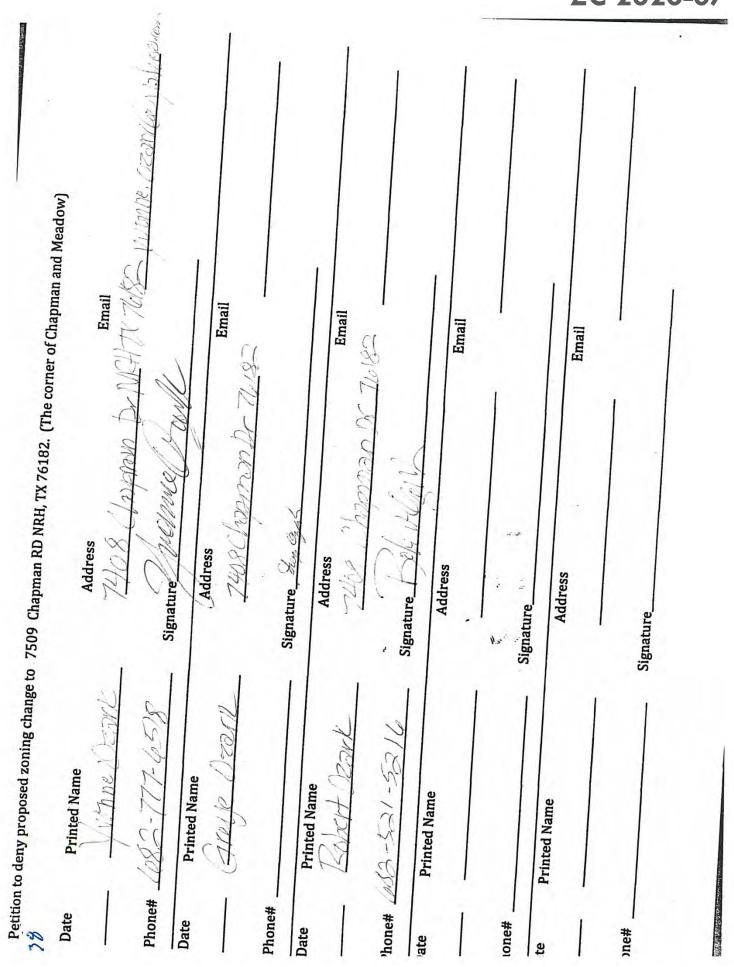


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Phone# _	317-296-6295	Signature Robert Hemsherl
Date 20 17	Printed Name Audric Graves	Address UGO VILLU RUNCH Road Audrie Graveservolletrieil.com
Phone# _	M22-299-2314	Signature Cludic Hauro
Date	Printed Name Jesse Woling	Address Address Email Email WJESSICKnows1700mei) USO UHLE RUNN Rd. HERREROWERE
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Phone#	817/991-6992	Signature Robert Martin
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AA	lone# Ide Printed Name Ide Printed Name Address Signature Signature

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2014 Petition

PETITION TO OPPOSE

BY SIGNING BELOW, I CONFIRM THAT, LOPPOSE REZONING THE 4.53 ACRE PROPERTY AT THE CORNER OF CHAPMAN DRIVE AND MEADOW ROAD TO R-2 RESIDENTIAL.

MEADOW ROA	D TO R-2 RESIDENTIAL.			
Yun	Menekald	ADDRESS	PHONE #	E-MAIL ADDRESS
1 1 111	" Shockelle	ed 6933 Post Dak	DR 811 703 51	65 Augurlian
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2 / pur	polery			
3 1824	4 D. Ougran	6201 BARTAY DR		JDD RIGGARSCO
a <u>Cha</u>	Devertrall	6713 Bartag.De	817-734-84	5 ed knodle E
5 Anna	in Helsie	. 7620 Chapman Dr	819-581-200	10 Frogoortasp.
5 Mill	ian Elee	6733 MRZdow Rd.	817 485-0315	ondeanvil@20
, Kay	Blogn Bill	6733 Meadow Ro	1 817-485-0315	bellmomtr @aol
8 Le	ndyPay	6802 Madow Rd	817-773-8668	schiltron Chote
9 Gam	Stracke !!	6810 Meadow Rd	513-268-1978	gebrecke 5862y
10 1000	Cantles m	Goolas Mealos X	510.381.4455 H	
11 1/2010	m/ inat	6809 Meadre to	Q 817-281-4455	harmTKa sugla
12 Ka	1. Jal	7408 CHAPMAN DR.	817-498-85-94	ROSEGERALICE C
13 Jong	Lagph	7504chapman		
14	11/12	1520 Chilp man	<u>\$17-577-10</u>	113
15 herne	19 Junker	7404 Chapman Rd	817-925-3632	
GE Druc	in the main the second	7600 CHAPMON DR	. (817) 602-704	1
17 Mana	Dona	1.104 Madou Rol	817 456 4683	Nowo stasd - Chalm
18 0	unting	670+ Meadau Rd	817-656-4683	
19 J	millogerec	7616 Charpman Or	8172238950	Skopenec & Sko
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PETITION TO OPPOSE

By signing below, I confirm that I <u>oppose</u> rezoning the 4.53 acre property at the corner of Chapman Drive and Meadow Road to R-2 residential.

ME	ADOW ROAD TO R-2 RESIDENTIAL.	-		
	NAME	Dh.M. ADDRESS	PHONE #	E-MAIL ADDRESS
20	Yvette PARON Preu	Walta Meadow	(972) 896-0206	NOBAPEAC
21	Brudelio Martings Bauderio MARTINEZ	6812 Meadow	(214) cell 298-6594	
22	Obet Jakon	MOS FRANKIE B	1817-281-5308	
	Ang falm	1705 Trankie BSt	817-281-5308	and an and a second sec
24	CarolWealot	7508 Chapman	817-715-9036	Contraction of the second of the second s
25	- Chizamic planter	7424 Chapman	817485-36	09
26	Michael + Humin	7424 chapman Al	\$17-485-36	Contraction of the owner of the owner of the owner of
27	Marika Durke	y 7512 Chapman Rd	\$17-71480	100 @ ATT.A
28	Senthily	2517 Chipman	817-714-8003	
29	Guy Shaver	7405 No Forty Rd	817-713-0828	24
30	also 3.3 ACI	es on Mendon + Buck	must to Dane	n
31	Patricia a Winkler	6725 Meadow Rd.	817-281-72056	n) patty, Winkler
32	Mary S. Earlo	7601 North Forty Rd.	817-597-6371	mary, early 1 pgm
33	Adamy Elens	7601 North Forty Rd.	817-597-8801	
34	Jury Sautos	6729 Bartay Dr.	877-262-1133	3 hoursty
35	Rene Suarez	GTIT Barkay Dr	817-842-1359	rsuarez Bresby
36	June Fine	470 5 Bartan R.	817-788-89-72	
37.	Ci day	6703 Bartay Ny.	817-992-1524	p. helenalos
38	Pour Pele	7612 CHAPMAN DR	817-675-2552	

PETITION TO OPPOSE

BY SIGNING BELOW, I CONFIRM THAT I OPPOSE REZONING THE 4.53 ACRE PROPERTY AT THE CORNER OF CHAPMAN DRIVE AND MEADOW ROAD TO R-2 RESIDENTIAL.

MEADOW ROAD TO R-2 RESIDENTIAL NAME	ADDRESS	PHONE #	E-MAIL ADDRESS
Rich Kanner	7616 CHAPMAN DR	817-312-	4469
357 Currence			RKOPENELE
41 Beth Polak	7612 Chapman Dr.	_	rapand lapa
12 Mattie head	5 5700 Bartay		Jiotain
43 Rom what	GTOO BARTAY	SUI-188-500	9
44 Susan farris	6704 Partay Dr.	817938622	2
45 Jean Holle	6712 BARtury Dr	817-715-89	88. jens. boldon:
46 Kley Dolch	6712 BARTAY Dr 8	317 239-2634	
AT incent moren	6716 Bortay	692 2515	697
48 Niana Childen	6728 Bartan	817-996-54	25
49 Harry Childers	6728 Bertay	8)7 996543	5
50 July Alint	4708 Bartay M	817-454-880	5
51 Brothlimp	11708 Bartan m	817-903-870	8
52 David By lon	6733 Bartay Dr.	817-896-13	82
53 Ella Orris	6733 Bartan Dr.	817-896-13	83
54 Delleres Moore	, 6737 Bartan DI	817-485-3	823
55 Jos Lynne Hadles	7609N. Fopty Rd.	B171-281-5	39/
56	,		
57			