

Clayton Comstock

From: D&J Red <[REDACTED]>
Sent: Thursday, August 25, 2016 3:43 PM
To: Clayton Comstock
Subject: ZC 2016-09 Zeon Property Zoning Change

Clayton,

As a nearby resident, I endorse and recommend the ZC 2016-09 Zeon Property Zoning Change and the connection of Smith Dr. to Davis Blvd.

Thank you for responding and answering my questions.

David Redelsperger
7532 Kirk, NRH

Clayton Comstock

From: Doris Skrodzki <[REDACTED]>
Sent: Friday, August 26, 2016 9:03 AM
To: Clayton Comstock
Cc: Steven Harding
Subject: 7500 Block of Davis Blvd.

Dear Mr. Comstock,

I am writing regarding the proposed construction in the 7500 block of Davis Blvd. (St. Joseph's Estate and Northfield Estates). I live in Meadowview Estates on Perkins Drive.

I was wondering if there would be some kind of a gate at the end of Smith Drive to prevent traffic coming from this development through our neighborhood. Smith Drive is a very small street and cannot handle a lot of cut through traffic. I'm fearful of cars and trucks coming from that development cutting through our neighborhood to avoid the light at Davis and Rumfield and perhaps even the light at Precinct Line Road. If there are commercial buildings in that development, then there could also be larger delivery trucks going through our neighborhood. That would not be safe for our resident's children walking home from school or to neighboring homes and also the many people who walk daily through the neighborhood for exercise.

There is an iron gate at the end of the Liberty housing development on Davis to prevent vehicles from cutting through our neighborhood. I think it would make it a lot safer for our neighborhood residents if there was some kind of a gate at the end of Smith Drive also. Even now, there are some people in the morning who cut from Rumfield to Kirk Road to Kirk Lane and out to Precinct Line Road to avoid the traffic back up at the light on Precinct Line Road and Rumfield. I know because I see them come on to Kirk Road from Rumfield and have followed them out to Precinct Line Road. Once they know they can also cut out the light on Davis by going through this new construction and through our neighborhood, Meadowview Estates may be overwhelmed with cut through traffic at all times of the day and night. I'm fearful our neighborhood streets will not be able to hold the extra amount of traffic and also fear for the safety of our residents. It will also make an easy escape for any criminal activity in our neighborhood with another entrance and outlet.

Thank you for your time and consideration.

Doris Skrodzki

7625 Perkins Drive

817-485-2723

Paul Moos
8528 Chuck Drive
North Richland Hills, Tx 76182

Cell: **(817) 602-2087**

Telecommunications Transmittal

TO: Commissioners

FAX: 817-427-6303

COMPANY: NRH Planning and Zoning Commission

FROM: Paul Moos

DATE: 8/26/16

TOTAL NUMBER OF PAGES 2 + COVER

MESSAGE: Re: Zeon Property, LLC

Please, call with any questions.

Paul

**IF YOU DO NOT RECEIVE ALL PAGES,
PLEASE CALL BACK AS SOON AS POSSIBLE.**

August 26, 2016

Planning and Zoning Commission

City of North Richland Hills

4301 City Point Drive

North Richland Hills, Texas 76180

Re: ZC 2016-09

Dear Commissioners,

As residents of the City of North Richland Hills and Meadowview Estates for twenty-four years, we have enjoyed the city facilities and parks, loved the small town feel of the city, and raised our family here. When we built our house in 1992 in the Meadowview Estates subdivision, both Precinct Line Road and Davis Boulevard were two lane roads, Rumfield Road was not connected from Precinct Line Road to Davis Boulevard, and there was a lot of undeveloped land in the north end of the city. We realized that there would be development in the city and there would be changes in many aspects of the nearby land. We also knew that the city leaders and the city staff would work together to ensure that only the best development would move forward and the citizens' best interests were taken into consideration.

In Meadowview Estates over the years, the residents have been dedicated to improving the subdivision by updating the subdivision entrance, requesting speed bumps on Northfield Drive, working with the city to eliminate cut-through traffic to and from Northfield Park by closing off the street connections to the neighborhood, and working with the city to eliminate cut-through traffic in the development of the Liberty Village subdivision. Our neighborhood does not have a Homeowners' Association, but a group of residents have worked hard to improve the overall look of the neighborhood.

We do not have any objection to the 18 lot residential subdivision and commercial lot. The proposed residential lot size is a plus with the larger lots that are similar to or larger than the size of the lots within Meadowview Estates.

We have some concerns with the St. Joseph Estates development street connection from the dead end Smith Drive to Davis Boulevard. Our concern is the amount of traffic on westbound Rumfield Road to the Davis Boulevard intersection during evening rush hour. Rumfield Road is a striped two-lane road that widens to a left turn lane and straight/right turn lane at the Davis Boulevard intersection. Traffic often backs up from the intersection to the Northfield Drive subdivision entrance making it difficult to turn onto Rumfield Road in either direction. Westbound traffic may take at least two to three signal changes to get through the intersection.

The main issue is the strong potential for cut-through traffic using the Northfield Drive to Smith Drive to Patrick Path to Davis Boulevard (northbound) to avoid the long delays at the signal light at the Rumfield Road/Davis Boulevard intersection during rush hour. This may be reversed during the morning rush hour.

The other concern with cut-through traffic is the impact on the walkers, bicyclists, and children in the neighborhood using the street for access as we do not have sidewalks in the neighborhood. Drivers speeding through the streets to access Davis Boulevard may not be as attentive to the residents in the streets causing a major safety concern.

Possible options to prevent the cut-through traffic may include gating the access at the end of Smith Drive or at the commercial lot at Patrick's Path or may include a cul-de-sac at the west end of Patrick's Path.

We would appreciate the Planning and Commission's consideration for our concerns when deliberating the St. Joseph Estates zoning case at the September 1, 2016 meeting.

Thank you for your consideration,

Paul and Patty Moos

Paul and Patty Moos

8528 Chuck Drive

Clayton Comstock

From: JENNIFER RED <[REDACTED]>
Sent: Friday, August 26, 2016 1:06 PM
To: Clayton Comstock
Subject: Zoning Change - ZC 2016-09 - Zeon

Zoning Change - ZC 2016-09
7500 Block of Davis Blvd.

1. I oppose the change from R-1 to R-2 and propose it be changed to R-1L or remain at R-1. I believe that the smaller lots and R-2 zoning will result in a densely populated problematic area. Property values of adjacent properties may adversely be effected.
2. I endorse the connection of Smith Dr. to Davis Blvd. as the Meadowview Estates addition needs an exit to the West and another to the North.

Shu Chen Wu
Meadowview Estates
NRH, TX

Clayton Comstock

From: Bonnie Bellows <[REDACTED]>
Sent: Monday, August 29, 2016 8:20 AM
To: Clayton Comstock
Subject: ZC-2016-09

Clayton,

The connection of Smith Dr. to Davis Blvd. I am in favor of.
Meadowview Estates needs additional exits to the North through Northfield
Park similar to the one we had when I first moved to the addition.

I am **not** in favor of the zoning the property to R-2.

Bonnie Bellows
Meadowview Estates
NRH

Clayton Comstock

From: Jennifer Redelsperger <[REDACTED]>
Sent: Monday, August 29, 2016 10:17 AM
To: Clayton Comstock
Subject: 1 ZC 2016-09 zoning change

ZC 2016-09 zoning change

C. Comstock,

I am not in favor of changing this property to R-2, but favor R-1.

I am in favor of additional exits to Davis Blvd. for Meadowview Estates including the completion of Smith Dr., removal of the gate on Gary Dr. and an exit north through Northfield Park.

Jeni Redel
7532 Kirk Rd.
NRH

Clayton Comstock

From: Peggy Spradling <[REDACTED]>
Sent: Wednesday, August 31, 2016 3:55 PM
To: Clayton Comstock; Oscar Trevino; nrhrodriguez@att.net; nrhrwoujesky@charter.net; nrhlombard@att.net; nrhtbarth@sbcglobal.net; wdwhitson@sbcglobal.net; nrhsturnage@sbcglobal.net; tim-welch@sbcglobal.net
Subject: St Joseph's Estates

Smith Dr will connect to the proposed St Joseph's Estates - 18 residential lots & 1 small retail in a platted area that was originally zoned commercial. Per the Tarrant County Appraisal District maps - http://www.tad.org/media/pdf/MapPDF/t_20... - "Commercial Ct" which the docs from NRH are calling "undeveloped road" is already platted as approx 9 parcels. It appears the developer is wanting to subdivide those 9 lots to double the density to 18 lots. More concrete home slabs, driveways, and sidewalks which equal more rain runoff, more homes to provide water supply, more traffic congestion, and more air/noise pollution. As an RE Appraiser, what I have seen in other cities in the past decades is that stocking NRH with homes of such a narrow price range/living area size is not healthy for long term property values. For Meadowview area citizens, it makes more sense to build high end homes on the existing 9 parcels, akin to Harmon Farms. Otherwise, in 20+ years you end up with lots of rental properties as upwardly mobile families move to higher end subdivisions in other cities. Northfield Dr was originally designed to provide north access from the 200+ homes in Meadowview Estates to Davis Blvd. Because NRH closed off the north access, the 200+ homes access on the south end of Northfield Dr, Kirk Ln, and Kirk Rd. These residents, me included, experience daily traffic. These roads dump into Rumfield Rd and Precinct Line Rd; both of which have increasing traffic congestion that will markedly increase once the TEX Rail Smithfield Station becomes operable. Every time NRH sends a survey or other questionnaire, I always implore them to institute conservation easements for large parcel owners so that SOME green space will remain in this city.

I am sharing the above post that I wrote on Nextdoor, the neighborhood sharing website. While a portion of the residents of Meadowview Estates would prefer no through streets to Davis Blvd, from an infrastructure efficiency standpoint, reopening the north end of Northfield Dr to access Davis Blvd, **as it was originally intended**, is the most efficient solution. This would negatively impact those residents that face/side to the northern part of Northfield Dr but would provide relief to those of us on the southern end of Northfield Dr, Kirk Ln, and Kirk Rd. This would also alleviate traffic congestion on Rumfield Rd at the Davis Blvd traffic light intersection. Residents that face Rumfield Rd near Davis Blvd could get a bit of traffic view/noise/air-pollution relief. The solution of reopening the northern access of Northfield Rd would negatively impact the least number of residents overall.

I strongly request that NRH consider this road reopening idea as well as deny replating the existing lots to 18 residential lots for St Joseph's Estates. You all need to expand your thinking on stewardship of the land for NRH and think long-term of how this city's reputation and homeownership mix will look in 20-30 years.

Peggy Spradling
TX Certified Residential RE Appraiser
214.534.2449
7528 Kirk Rd, North Richland Hills TX 76182

Meadowview Estates

Homeowner's Petition to the Planning and Zoning Commission

September 1, 2016



We, the undersigned property owners of Meadowview Estates, wish to express our disapproval of any zoning change or property plat change to the "Northeast Business Park" that will allow an increase in vehicular traffic through our subdivision. Specifically, our desire is that the Planning and Zoning commission will reject any and all actions that provide for the connection of Smith Drive to any street located on the "Northeast Business Park", regardless if that street is of the existing plat or any plat of a future proposal. These measures will be in keeping with the actions taken by the City of North Richland Hills when it purposefully disconnected sections of Northfield Drive to eliminate through traffic. It will also be in keeping with decisions by the City when it created an emergency vehicle only separation between the newly constructed Liberty Village subdivision and Meadowview Estates' Gary Dr.

| Name | Address | Signature | Date |
|------------------|----------------|----------------------------|-----------------|
| SHANE CLEGHORN | 8529 SMITH DR | <i>Shane Cleghorn</i> | AUGUST 30, 2016 |
| Melissa Cleghorn | 8529 Smith Dr | <i>Melissa L. Cleghorn</i> | August 30, 2016 |
| RUSSELL ZENOR | 8521 CHUCK DR | <i>Russell Zenor</i> | 8.30.2016 |
| Dana Zenor | 8521 Chuck Dr. | <i>Dana Zenor</i> | 8-30-2016 |
| Peggy Collins | 8529 Chuck Dr | <i>Peggy Collins</i> | 8.30.2016 |
| David T. Small | 8525 Chuck Dr. | <i>David T. Small</i> | 8/30/16 |
| Mary Jo Small | 8525 Chuck Dr. | <i>Mary Jo Small</i> | 8/30/16 |
| CARRI PRATT | 8528 ELLIS DR. | <i>Carri Pratt</i> | 8.30.16 |
| Jerrold Kinehart | 8529 ELLIS DR. | <i>Jerrold Kinehart</i> | 8/30/16 |

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| Name | Address | Signature | Date |
|-----------------|------------------|-----------|-----------|
| STEVEN PYBUS | 8533 SMITH DR | | 8/30/2016 |
| Jimmy Sherman | 8524 Smith Dr. | | 8/30/2016 |
| Shanna Kincharr | 8529 Ellis Drive | | 8/30/16 |
| Ralph GRANTON | 8532 Ellis | | 8/30/16 |
| David Green | 8533 Ellis Dr | | 8/30/16 |
| Brad Lane | 7633 Jill Court | | 8/30/16 |
| Valerie Lane | 7633 Jill Court | | 8/30/16 |
| MIKE BREWSTER | 8525 SMITH | | 8/30/16 |
| Tricia Brewster | 8505 Smith | | 8/30/16 |

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| Name | Address | Signature | Date |
|------------------|----------------|-----------|-----------------|
| Aubrey Stielink | 8541 Smith Dr. | | August 30, 2016 |
| Luke Stielink | 8541 Smith Dr. | | 8-30-16 |
| ALBISO RODRIGUEZ | 8537 SMITH DR. | | 08-30-16 |
| Paula Rodriguez | 8537 SMITH DR. | | 8/30/2016 |
| Bob Valon | 8536 SMITH DR. | | 8-30-16 |
| Pat Valon | 8536 Smith Dr. | | 8-30-16 |
| Mick Valon | 8545 Smith Dr. | | 8-30-16 |
| Debra Euler | 8545 Smith Dr. | | 8-30-16 |
| Tony Henderson | 8532 Smith Dr. | | 8-30-16 |

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| Name | Address | Signature | Date |
|--------------------|-------------------------------|--------------------|-----------|
| MARK J. STIKKE | 8521 SMITH DR. NRH. 76182 | mm/mm | 8/30/16 |
| Laura A. Hudgeons | 8532 Smith NRH 76182 | Laura A Hudgeons | 8/30/16 |
| BRIAN LINDENBERGER | 8520 SMITH DR NRH, 76182 | Brian | 8-30-16 |
| Alex Shuman | 8524 Smith Dr NRH, TX 76182 | Alex Shuman | 8-30-16 |
| Heidi Lindenberg | 8520 Smith Dr, NRH, TX, 76182 | Heidi | 8/30/2016 |
| VACIN LINDENBERGER | 8520 Smith Dr NRH TX 76182 | VACIN LINDENBERGER | 8/20/2016 |
| LARA DAVIS | 8516 Freedom Way NRH 76182 | Lara | 8-31-16 |
| Lance Moran | 8508 Freedom Way NRH 76182 | Lance | 8-31-16 |
| Dora Moran | 8508 Freedom Way NRH 76182 | Dora | 8/31/16 |

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| Name | Address | Signature | Date |
|-----------------|---------------------|-----------------|---------|
| Patty Moss | 8528 Chuck Dr. | Patty Moss | 8/30/16 |
| Kelly Joannon | 8524 Chuck Dr. | Kelly Joannon | 8/30/16 |
| George Joannon | 8524 Chuck Dr. | George Joannon | 8/30/16 |
| Steve McCormick | 7628 Jill Dr. | Steve McCormick | 8/31/16 |
| Avian Whiddon | 7628 Jill ct | Avian Whiddon | 8-31-16 |
| Victor Jimenez | 8502 Freedom Way | Victor Jimenez | 8-31-16 |
| Courtney Files | 7641 Northfield Dr. | Courtney Files | 8/31/16 |
| Robert Files | 7641 Northfield Dr. | Robert Files | 8/31/16 |
| John George | 7645 Northfield dr. | John George | 8/31/16 |

Meadowview Estates

Homeowner's Petition to the Planning and Zoning Commission

September 1, 2016



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| Name | Address | Signature | Date |
|------------------|--------------------|--------------------|---------------------------|
| Genna Umenhofer | 8536 Smith dr. | <i>[Signature]</i> | Aug 30 th 2016 |
| Michael Valoon | 8536 Smith dr. | <i>[Signature]</i> | 8-30-16 |
| Catherine Valoon | 8536 Smith Dr. | <i>[Signature]</i> | 8/30/16 |
| Dana Carlson | 8540 Smith Dr | <i>[Signature]</i> | 8-31-16 |
| Karen H. Clary | 7616 Northfield Dr | <i>[Signature]</i> | 8-31-16 |
| Ron Clary | 7616 Northfield Dr | <i>[Signature]</i> | 8-31-16 |
| Rick Carlson | 8540 Smith dr. | <i>[Signature]</i> | 8-31-16 |
| Doris Skrodzki | 7625 Perkins Dr. | <i>[Signature]</i> | 08-31-16 |
| Chester Skrodzki | 7625 Perkins Dr | <i>[Signature]</i> | 08-31-16 |

Meadowview Estates

Homeowner's Petition to the Planning and Zoning Commission

September 1, 2016



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| Name | Address | Signature | Date |
|--------------------------|-------------------------|------------------|---------|
| Glenn & Jennifer DeCicco | 7640 Ford Dr | Jennifer DeCicco | 8/31/16 |
| Martin Anderson | 8521 Ellis Dr. | NRH TX 76182 | 8/31/16 |
| Adam Miller | 8520 Ellis Dr. | NRH TX 76182 | 8/31/16 |
| Jennifer Miller | 8520 Ellis Dr., NRH, TX | 76182 | 8/31/16 |
| | | | |
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| | | | |
| | | | |
| | | | |

BIRDVILLE INDEPENDENT SCHOOL
DISTRICT
ATTN: MIKE SEALE
6125 EAST BELKNAP
HALTOM CITY, TX 76117

CARPENTER SCOTT
8500 FREEDOM WAY
NRH TX 76182-7455

CHIRRA VENKATA REDDY
8504 FREEDOM WAY
FORT WORTH TX 76182

MORAN LANCE R
MORAN DORA L
8508 FREEDOM WAY
NRH TX 76182-7455

DAVIDSON TRACI M
8512 FREEDOM WAY
NRH TX 76182-7455

DAVIS ROY A
DAVIS LANA
8516 FREEDOM WAY
NRH TX 76182-7455

LANE BRADLEY H
LANE VALERIE
7633 JILL CT
FORT WORTH TX 76182-7446

MCCORMICK STEPHEN D
MCCORMICK RISE
7629 JILL CT
FORT WORTH TX 76182-7446

WHIDDON AVIAN D
WHIDDON TASHA K
7628 JILL CT
FORT WORTH TX 76182-7446

LEE CHARLES A
Attention: PETAL ANTOINETTE AERSTIN
7600 QUARTERING DR
NRH TX 76182-7447

C & G CUSTOM HOMES LLC
75 MAIN ST STE 100
COLLEYVILLE TX 76034

ZEON PROPERTIES LLC
75 MAIN ST SUITE 100
COLLEYVILLE TX 76034

PARKER JOHN C FAMILY TRUS SR
Attention: DOROTHY L PARKER
TRUSTEE
PO BOX 821314
NRH TX 76182-1314

STIKKEL MARK J
8521 SMITH DR
NRH TX 76182-7437

BREWSTER MICHAEL
BREWSTER TRICIA
8525 SMITH DR
NRH TX 76182-7437

CLEGHORN RICHARD S
CLEGHORN MELISSA L
8529 SMITH DR
NRH TX 76182-7437

PYBUS STEVEN ETUX LISA
8533 SMITH DR
FORT WORTH TX 76182-7437

LINDENBERGER BRIAN
LINDENBERGER HEIDI
8520 SMITH DR
NRH TX 76182

SHERMAN JIMMY
8524 SMITH DR
FORT WORTH TX 76182-7436

BLANKENSHIP CHAS
BLANKENSHIP TERRI
8528 SMITH DR
NRH TX 76182-7436

HUDGEONS TERRY A
HUDGEONS LAURA A
8532 SMITH DR
NRH TX 76182-7436

ANDERSON MARTIN
8521 ELLIS DR
NRH TX 76182-7439

TEAGUE MICHAEL
TEAGUE ANDREA
8525 ELLIS DR
NRH TX 76182-7439

RINEHART JERROD
RINEHART SHAWNA
8529 ELLIS DR
NRH TX 76182-7439

GREEN DAVID F
GREEN KIMBERLY D
8533 ELLIS DR
NRH TX 76182-7439

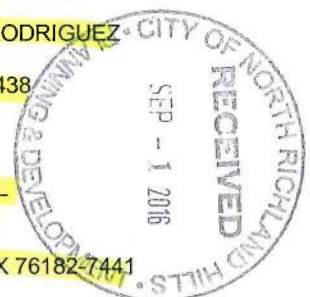
MILLER JENNIFER A
MILLER ADAM R
8520 ELLIS DR
NRH TX 76182

SULLIVAN M A
SULLIVAN M O RODRIGUEZ
8524 ELLIS DR
NRH TX 76182-7441

PRATT MICHAEL L
PRATT CARRI
8528 ELLIS DR
NRH TX 76182-7438

GRANTOM RALPH B & MODENE
GRANTOM REVOCABLE LIVING TRUST
8532 ELLIS DR
NRH TX 76182-7438

ZENOR RUSSELL
ZENOR DANA
8521 CHUCK DR
FORT WORTH TX 76182-7441



SMALL DAVID
SMALL MARY JO
8525 CHUCK DR
NRH TX 76182-7441

COLLINS MARK A
COLLINS MARGARET
8529 CHUCK DR
FORT WORTH TX 76182-7441

HAMPTON WESTON RAY
8533 CHUCK DR
FORT WORTH TX 76182-7441

OCONNOR MATTHEW
405 PARKWOOD CT
SOUTHLAKE TX 76092-7419

IOANNOU GEORGE
IOANNOU KELLY
8524 CHUCK DR
NRH TX 76182-7444

MOOS PAUL E
MOOS PATRICIA A
8528 CHUCK DR
NRH TX 76182-7444

KEARNS CHARLES
KEARNS DONNA
8501 RUMFIELD RD
NRH TX 76182-6126

LANGHAM DANIEL W
8425 RUMFIELD RD
FORT WORTH TX 76182-6125

OXFORD MICHAEL E
OXFORD VICTORI
8421 RUMFIELD RD
NRH TX 76182-6125

ESPINOSA ROBERT
102156 CRAWFORD FARM RD
KELLER TX 76244

WOODBRIAR MANAGEMENT LTD
411 HARWOOD RD
BEDFORD TX 76021-4151

TONTIN LP
1170 CORPORATE DR W STE 204
ARLINGTON TX 76006-6884

K&E LIMITED PARTNERSHIP
1022 E ADAMS ST
SPRINGFIELD IL 62703-1028

GATEWAY CHURCH
Attention: ATTN TOM LANE
500 S NOLEN DR STE 300
SOUTHLAKE TX 76092-9170

WCJ DAVIS 99 LTD
Attention: % WILLIAM C JENNINGS CO
2525 RIDGMAR BLVD STE 420
FORT WORTH TX 76116-4584



Clayton Comstock

From: T Oscar Trevino Jr <nrhoscar@sbcglobal.net>
Sent: Thursday, September 01, 2016 5:09 PM
To: Peggy Spradling
Cc: Clayton Comstock; Mark Hindman; Paulette Hartman; Karen Bostic
Subject: Re: St Joseph's Estates

Ms. Spradling,

Thank you for your email and for voicing your concerns about the proposed St. Joseph's Estates development. The reason we hold public hearings on these items is to hear the concerns of adjacent property owners, and to address those concerns through the review and consideration process. Planning Manager Clayton Comstock also received your email and has provided it to the members of the Planning and Zoning Commission for their consideration.

I want to clarify that the Zoning being requested is primarily R-2 Single Family Residential. The R-2 district is intended to provide areas for low-density development of single-family detached dwelling units that are constructed at an approximate density of 4.0 units per acre. The minimum lot area for R-2 zoning is 9,000 square feet and the minimum dwelling size is 2,000 square feet. However, it is staff's understanding that the homes that will be built on this site, should the zoning be approved, will be an average of 3,000 square feet with a sales prices starting around \$350,000. The other zoning being requested is LR – Local Retail. The LR district is intended for the development of convenience retail shopping, services, and professional offices, principally serving the neighborhood needs, and compatible in scale with adjacent residential development. This zoning is being requested on the portion of the property that fronts Davis Boulevard. Most of property is currently zoned C-2 Commercial. The C-2 commercial district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service or display.

Under the proposed zoning change, the more intense C-2 commercial zoning will be changed to less intense residential and local retail zoning. Should the zoning change be approved, the homes proposed to be built there will be of similar size and character of the homes in the Harmon Farms subdivision you referenced. In fact, most of the homes will exceed the size and value of most of the homes in Meadowview Estates neighborhood.

The property was previously platted years ago for commercial development that was never built. That development also proposed a connection to Smith Road. You mentioned in your post and in your email that another connection through to Davis Boulevard would serve the residents of that area well by providing an additional connection to Davis Boulevard. The developer has proposed such a connection based on the previous plat, and the City's thoroughfare plan which shows a future connection to Davis in this area. Northfield Drive was closed years ago in response to traffic concerns of residents in the adjacent neighborhoods. Northfield Park (built in 1985) is a community park, and is a destination for softball and other recreation activities. The adjacent neighbors did not want to have the park traffic coming through the neighborhood. Much of this information will be presented during the Planning and Zoning Commission meeting tonight as well as to the City Council later this month when we consider these items and take action on the zoning change.

I hope this helps to address some of your concerns. Again, your email has been provided to the Planning and Zoning Commissioners. You have copied the City Council on this email, but we will also be provided a copy when the item comes before us for consideration. The North Richland Hills City Council as well as the commission members value citizen input, and it weighs heavily in our consideration and action on items.

Thank you again for providing your input.



Oscar Trevino - Mayor
nrhoscar@sbcglobal.net

From: Peggy Spradling <[REDACTED]>
To: "ccomstock@nrhtx.com" <ccomstock@nrhtx.com>; "nrhoscar@sbcglobal.net" <nrhoscar@sbcglobal.net>; "nrhrodriguez@att.net" <nrhrodriguez@att.net>; "nrhrwoujesky@charter.net" <nrhrwoujesky@charter.net>; "nrhlombard@att.net" <nrhlombard@att.net>; "nrhtbarth@sbcglobal.net" <nrhtbarth@sbcglobal.net>; "wdwhitson@sbcglobal.net" <wdwhitson@sbcglobal.net>; "nrhsturnage@sbcglobal.net" <nrhsturnage@sbcglobal.net>; "tim-welch@sbcglobal.net" <tim-welch@sbcglobal.net>
Sent: Wednesday, August 31, 2016 3:54 PM
Subject: St Joseph's Estates

Smith Dr will connect to the proposed St Joseph's Estates - 18 residential lots & 1 small retail in a platted area that was originally zoned commercial. Per the Tarrant County Appraisal District maps - http://www.tad.org/media/pdf/MapPDF/t_2090-440.pdf - "Commercial Ct" which the docs from NRH are calling "undeveloped road" is already platted as approx 9 parcels. It appears the developer is wanting to subdivide those 9 lots to double the density to 18 lots. More concrete home slabs, driveways, and sidewalks which equal more rain runoff, more homes to provide water supply, more traffic congestion, and more air/noise pollution. As an RE Appraiser, what I have seen in other cities in the past decades is that stocking NRH with homes of such a narrow price range/living area size is not healthy for long term property values. For Meadowview area citizens, it makes more sense to build high end homes on the existing 9 parcels, akin to Harmon Farms. Otherwise, in 20+ years you end up with lots of rental properties as upwardly mobile families move to higher end subdivisions in other cities. Northfield Dr was originally designed to provide north access from the 200+ homes in Meadowview Estates to Davis Blvd. Because NRH closed off the north access, the 200+ homes access on the south end of Northfield Dr, Kirk Ln, and Kirk Rd. These residents, me included, experience daily traffic. These roads dump into Rumfield Rd and Precinct Line Rd; both of which have increasing traffic congestion that will markedly increase once the TEX Rail Smithfield Station becomes operable. Every time NRH sends a survey or other questionnaire, I always implore them to institute conservation easements for large parcel owners so that SOME green space will remain in this city.

I am sharing the above post that I wrote on Nextdoor, the neighborhood sharing website. While a portion of the residents of Meadowview Estates would prefer no through streets to Davis Blvd, from an infrastructure efficiency standpoint, reopening the north end of Northfield Dr to access Davis Blvd, **as it was originally intended**, is the most efficient solution. This would negatively impact those residents that face/side to the northern part of Northfield Dr but would provide relief to those of us on the southern end of Northfield Dr, Kirk Ln, and Kirk Rd. This would also alleviate traffic congestion on Rumfield Rd at the Davis Blvd traffic light intersection. Residents that face Rumfield Rd near Davis Blvd could get a bit of traffic view/noise/air-pollution relief. The solution of reopening the northern access of Northfield Rd would negatively impact the least number of residents overall.

I strongly request that NRH consider this road reopening idea as well as deny replating the existing lots to 18 residential lots for St Joseph's Estates. You all need to expand your thinking on stewardship of the land for NRH and think long-term of how this city's reputation and homeownership mix will look in 20-30 years.

Peggy Spradling
TX Certified Residential RE Appraiser
214.534.2449
7528 Kirk Rd, North Richland Hills TX 76182

Clayton Comstock

From: D&J Red <[REDACTED]>
Sent: Wednesday, September 07, 2016 11:38 AM
To: Clayton Comstock
Subject: ZC 2016-09/St. Joseph's Estates/Smith Dr.

ZC 2016-09/St. Joseph's Estates/Smith Dr

I am writing because I am in favor of the connection of Smith Dr. to Davis Blvd. during the development of St. Joseph's Estates and I oppose any limits or restrictions to the connection, i.e., a gate.

The reason for my opposition is that traffic from the Meadowview Estates addition is being unfairly diverted to outlying residential areas affecting quality of life, health and safety.

1. The main access to Meadowview of Northfield Dr. has speed bumps intermittently along its length. These bumps are large and effective. The result is the avoidance of Northfield Dr. by Meadowview residents and other drivers.
2. Northwest access to Davis Blvd. by Gary Dr. through Liberty Village is gated off and labeled for emergency use.
3. Northern access to Davis by Northfield Dr. and Cato Dr. through Northfield Park is blocked or incomplete.
4. Due to the above, emergency vehicles have limited entry points, longer response times and are being diverted to Kirk Rd. affecting residents.
5. The route of Smith Dr. to Davis will be so circuitous that it is inconceivable that it will be used by outside traffic as a through street. A further deterrence is the numerous vehicles always parked in the street along Smith reducing it to one lane.
6. NRH has allowed changes in traffic flow that diverts significant amounts of traffic to other residential streets that is counter to its own policy.

Due in part to Meadowview residents own efforts to limit access, ingress and egress to Meadowview are by 2 points only, Northfield Dr. and Kirk Ln. From these points Meadowview's 200+ residents, their 500+ vehicles and their numerous service providers, use Rumfield Rd., the smaller, narrower, non-Meadowview portion of Kirk Ln. and Kirk Rd. to reach Davis Blvd. and Precinct Line Rd.

The diverted traffic flow, noise, pollution and dangerous Meadowview drivers unfairly impact and reduce the safety, quality of life and health of the families living on the small, narrow, non-Meadowview portion of Kirk Ln., Kirk Rd. and Rumfield.

Meadowview residents complain about the traffic congestion on Rumfield but counterintuitively do everything they can to limit alternative routes. They seem to be trying to turn Meadowview into a gated community, to benefit and protect themselves without concern for others, push things "down the road", dumping their traffic, noise, crime, pollution and dangerous drivers downstream to others. Their efforts decrease the safety of children and adults in other areas who enjoy walks, biking and park access, their dangerous traffic denying access to Northfield Park and John Barfield Trail.

I am proposing that:

- The road bumps be removed from Northfield Dr.
- Smith Dr. connects unencumbered to Davis Blvd.

- Northfield Dr. is connected unencumbered north to Davis Blvd. during the Northfield Park redevelopment project.
- Speed bumps are added to Kirk Rd., Kirk Ln and Rumfield Rd.
- A 3-Way stop is placed at the intersection of Kirk Ln. and Kirk Rd.
- A gate is placed at the intersection of Kirk Ln and Kirk Rd. so Meadowview Estates has limited exposure to crime and through traffic, per Meadowview's own arguments.
- Gates are placed at all points allowing access to the City of NRH so we can stop "the barbarians at the gates", limit through traffic and stop criminals from gaining access to the city. Just joking.

If Meadowview is allowed to limit access and divert traffic with speed bumps and gates for their own self-interests, then other residential areas should be able to do the same.

The traffic congestion on Rumfield, caused in part by Meadowview residents, and the speed bumps on Northfield Dr., redirects and diverts traffic resulting in non-local residents, commercial vehicles and residents from nearby additions, i.e., Stoneybrooke, using Kirk Rd. and non-Meadowview Kirk Ln as a cut-through between Rumfield and Precinct. Large box trucks and pickups pulling trailers are common along with the occasional 18 wheeled diesel.

The result is the residents of Meadowview Estates, Stoneybrooke, their service providers and cut through non-locals all use Kirk Rd. and non-Meadowview Kirk Ln.

Please stop the diversion of traffic to Kirk Rd. and non-Meadowview Kirk Ln. and reduce the traffic congestion on Rumfield by providing unencumbered alternate access points to Meadowview Estates.

David Redelsperger
NRH

September 1, 2016

To the North Richland Hills City Council

Hello my name is Lance Moran and I represent 1 in over 40 households in the adjacent (North) Liberty Village for Case Number ZC 2016-09. We would like to urge the council to deny any zoning changes for the 7500 block of Davis Blvd from agriculture to commercial. It is the opinion of the residents of Liberty Village that the change would alter the essential character of the neighborhood, the change will negatively affect the neighborhood's property values, the change poses a threat to the health and safety of the neighborhood, the scale of the project is extensive and the change is ultimately not desired by the neighborhood.

Furthermore, to address the subject of the change causing a "threat to the health and safety of the neighborhood", it should be noted that the 7500 block is a FEMA flood zone and any elevation changes on the property would in turn cause unwanted drainage to back up into Liberty Village resident's yards. Additionally, the paving of the area behind the neighborhood would allow unwanted traffic and noise in close proximity to family households and children.

We believe this is sufficient evidence to stop the zoning change. We hope you feel the same way.

Sincerely

Lance Moran

Liberty Village Resident/Home Owner

North Richland Hills Texas

LanceJedi@hotmail.com

From: Bonnie Bellows <[REDACTED]>
Date: September 22, 2016 at 1:36:19 PM CDT
To: wdwhitson@sbcglobal.net
Subject: Limit on St. Joseph Estates Zoning / ZC 2016-09

David,

I am in OPPOSITION to any LIMITATIONS OR RESTRICTIONS on the connection of Smith Dr. to Davis Blvd. during the development of St. Joseph Estates by a GATE or any other barrier.

Routes in and out of Meadowview Estates are already limited by speed bumps on Northfield Dr., a gate blocking Gary Dr. and a barrier at the north end of Northfield Dr. Additional routes in and out of Meadowview are needed to reduce traffic congestion on Rumfield Rd., improve emergency access and stop traffic from being diverted to other residential areas. The numerous and sharp curves on the Smith Dr. connection will make it unusable for cut-through traffic, limiting its use to Meadowview residents.

Please provide the 200+ homeowners of Meadowview with more entry and exit points.

I would like a gate and speed bumps on Kirk Lane if this is approved.

Bonnie Bellows
8712 Kirk Lane, NRH

From: David RED <[REDACTED]>
Date: September 21, 2016 at 4:20:00 PM CDT
To: nrhrodriguez@att.net
Subject: ZC 2016-09 - St. Joseph Estates Zoning

Tito,

I am in favor of the connection of Smith Dr. to Davis Blvd. during the development of St. Joseph Estates and I oppose any limits or restrictions to the connection by use of a gate or any other obstruction.

The reason for my opposition is that traffic from the Meadowview Estates addition is already being unfairly diverted to outlying residential areas affecting quality of life, health and safety. This is being done by the use of a gate on Gary Dr., speed bumps on Northfield Dr. and the blocking of the north end of Northfield. This diversion of traffic increases congestion on Rumfield Rd., limits emergency response access and is counter to NRH's own policy.

Please open an alternative route in and out of Meadowview.

John Wu

Meadowview Estates
NRH