

City of North Richland Hills
Request for Change of Zoning from R-7-MF Multi-Family Residential to
RI-PD Residential Infill Planned Development in the 7300 block of Circle Drive, Lot 2, Block 35 Holiday North
Addition
Proposal for a 23 lot single family residential subdivision

The applicant, Sage Group has applied to the City of North Richland Hills to change the zoning of the above 5.80 acre tract of land to allow for the construction of single family residential homes with a minimum size of 1,800 s.f.

Traffic Control / Traffic Calming

The proposed subdivision as designed places all traffic entering and leaving the proposed subdivision must do so via one entry/ exit point located in the 7300 block of Circle Drive. This design will add an additional traffic impact on both Circle Drive and Robins Way both of which are designated as residential streets and were designed for the volume of existing homes. Circle Drive is currently an asphalt surfaced roadway with numerous patches and repairs with areas of asphalt thickness being two inches or less. Robins Way is a newer roadway constructed of concrete. Both streets have homes with small and/or young children who regularly play in the front yards and on the sidewalks. The additional vehicle impact created by the proposed development poses a great concern for the safety of residents on both Circle Drive and Robins Way. There has been no consideration shown on any of the developers submittals as to how the developer proposes to alleviate the burden of the additional traffic impact on Circle Drive or Robins Way. It is requested that the developer include a minimum of four (4) speed hump traffic control devices to be placed in Circle Drive between the intersection of Susan Lea and the entry to the proposed subdivision.

Traffic During Construction

The development and construction of the proposed subdivision will create a substantial impact on existing streets that cannot withstand repeated use by large vehicles such as equipment transport trucks, cement trucks, material delivery trucks and the increased volume of traffic caused by construction activities. Circle Drive in its current condition cannot withstand repeated use by these types of equipment. Other measures need to be taken to route construction traffic to and from the proposed development.

Drainage

There is currently a drainage channel/ creek/ wash located behind the homes on the south side of Circle Drive that transfers runoff to the west where it dumps into the larger creek channel. The current condition of this drainage area is natural and not constructed. Runoff from the area has eroded and degraded the flowline, allowing stagnant water to stand and become a harborage for mosquitoes and rodents. Removal or failure to properly design of this existing channel will result in negatively impacting the properties on the north side of the channel. No improvements have been shown on the submittals provided.

Conclusion

While we the residents do not oppose the land use change or the proposed design standards/ criteria for the proposed subdivision we do request that the developer be required to:

- include traffic control/ calming measures on Circle Drive defined as the construction of four (4) speed humps meeting design criteria by the City of North Richland Hills and paid for by the developer;
- prohibit the use of Circle Drive by all vehicles/ trailers traveling to and from the proposed development during the development and construction of new homes which have a GVWR of 25,001 pounds or more;
- require the developer to post a maintenance bond in the amount of \$100,000.00 to cover the costs of repairs to Circle Drive and Robins Way roads for damages caused by construction vehicles and or equipment during the length of construction beginning at land clearing and ending when the final residential unit is completed and the roadways have been inspected by the City of North Richland Hills and a designated representative that resides on each street.
- address drainage improvements between the proposed subdivision and existing homes along Circle Drive by improving the outer limits of the drainage channel with concrete, stone or masonry walls (No dry stacking permitted) and improving the flowline of the drainage so that it may be properly maintained on a regular basis.

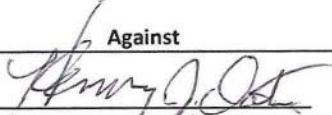








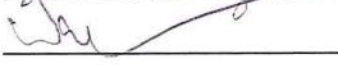
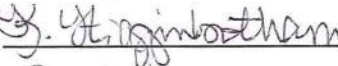
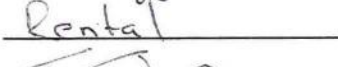


Refusal on the developers part to agree to the above list of requirements results in the residents whose names appear on the submitted petition being against the rezoning request in whole

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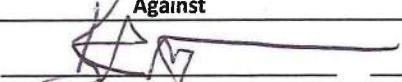

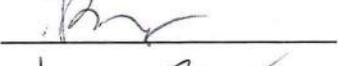

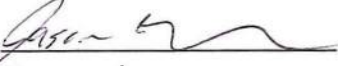
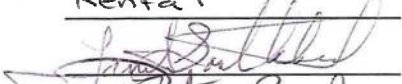
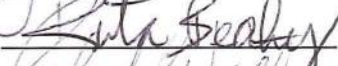



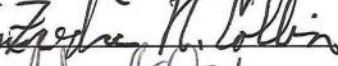

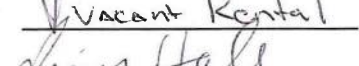
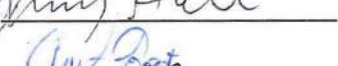
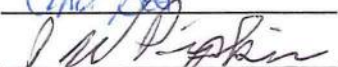

By Clayton Husband at 8:38 am, Feb 02, 2018

City of North Richland Hills

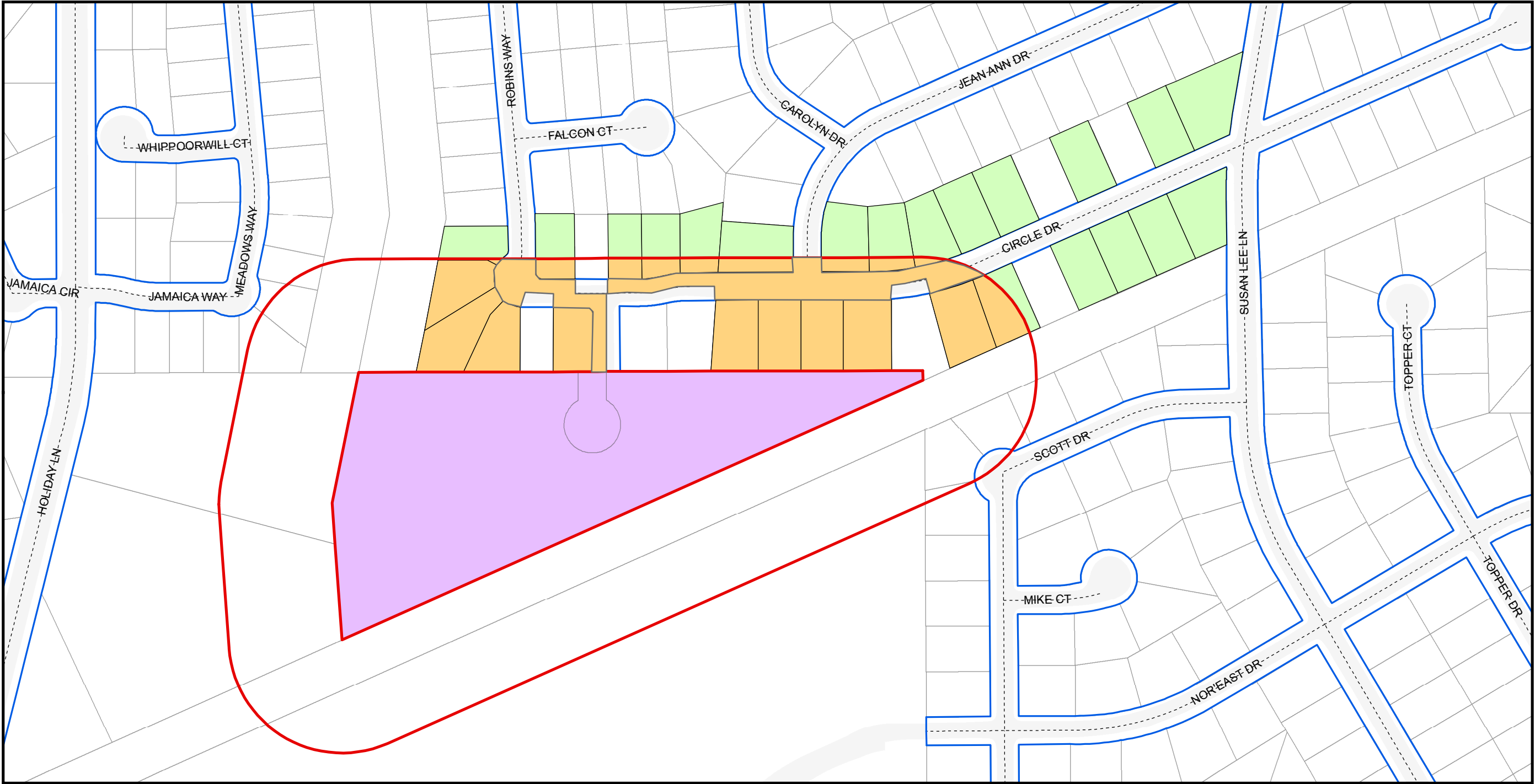
Public Hearing: Case ZC 2017-15

	Address	Property Owner	Against	For	Undecided
21	7557 Circle Drive	Henry Oats			
22	7553 Circle Drive	William Lipper			
23	7549 Circle Drive	Byron Garcia			
24	7545 Circle Drive	Clyde J Moore Jr			
25	7541 Circle Drive	William Thomas Applegate	VACANT - deceased		
26	7537 Circle Drive	Linda J Grant			
27	7533 Circle Drive	Carlos Padron			
28	7529 Circle Drive	Michael Shingler			
29	7525 Circle Drive	Christopher A Null			
30	7521 Circle Drive	Patricia L Driver			
31	7501 Jean Ann	Richard Rose Est			
32	7504 Circle Drive	Travis Pipkin			
33	7405 Circle Drive	Wajid Rizvi			
34	7401 Circle Drive	Richard Higginbotham			
35	7305 Circle Drive	Andrew J Gainor			
36	7301 Circle Drive	Eduardo Gonzalez			

**City of North Richland Hills
Public Hearing: Case ZC 2017-15**

	Address	Property Owner	Against	For	Undecided
1	5609 Robins Way	Kelly Moore			
2	5605 Robins Way	Travis Stevenson			
3	5601 Robins Way	Najar Adnan			
4	7300 Circle Drive	Steven Linford			
5	7304 Circle Drive	David Kunkle			
6	7308 Circle Drive	Jason L Green			
7	7500 Circle Drive	Mark Meacham	Rental		
8	7504 Circle Drive	Bice Family Partnership	Rental		
9	7508 Circle Drive	Janet Sutherland			
10	7512 Circle Drive	Rita Beachy			
11	7516 Circle Drive	Robert Hill			
12	7520 Circle Drive	Ronald S Jenkins			
13	7524 Circle Drive	Lei Lana Swensen VACANT	VACANT Rental		
14	7528 Circle Drive	Fred Collins 			
15	7532 Circle Drive	Joshua D Belland			
16	7536 Circle Drive	VACANT	VACANT Rental		
17	7540 Circle Drive	Jimmy Hale			
18	7544 Circle Drive	Anovout Boun			
19	7548 Circle Drive	Jarrell W Pipkin			
20	7552 Circle Drive	Robert Trice			

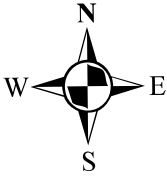
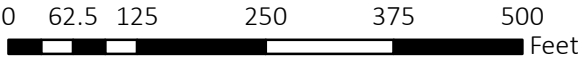
Parkside Place
Petition in Opposition



Legend

- ZC 2017-15 LOCATION
- 200 ft BUFFER OF LOCATION
- PROPERTIES IN OPPOSITION
- PROPERTIES IN OPPOSITION WITHIN BUFFER

Percent opposition portion (orange)
of total buffer area: 23%



DISCLAIMER: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.