From: Peggy Smith
To: Planning

Subject: Concerns: ZC 2018-10

Date: Sunday, August 12, 2018 6:44:22 PM

Importance: High

NRH Planning and Zoning Dept:

I am writing you with my concerns regarding the Zoning Change that has been requested for the property at 7125 Douglas Lane. I own the property adjacent and share an 809' property line.

I have not been able to discuss the developer's current plans for the property with you yet so not sure how relevant my concerns might be at this time for the specific zoning change that has been requested.

- 1) SIZE of RESIDENTIAL LOTS I did talk with Chad from Planning and he informed me that the developer was seeking an R-2 classification for the property that would allow for 1/4 acre residential lots. I'm surprised that this would be acceptable since the city is trying to preserve the quasi-rural nature of our historic Smithfield area and all properties south happen to be more than 1 acre lots. An R-2 classification would likely allow for at least 20 homes to be built on the 5.9 acre lot. Even with new residential construction happening south of Douglas on Little Ranch Road is preserving the larger lot sizes for the area.
- 2) DRAINAGE Currently my property gets run-off from the 7125 land due to the slope of the terrain. 30% of my property is already within the 100 year flood plain as is the southwest corner of the 7125 Douglas property. Calloway Creek Branch that runs near the back (west) side of our properties is a natural dirt ditch beginning at the northwest corner of my property and as it flows south until Hightower. I am hoping that the drainage is part of the developer's plans so at the very least we are not getting any additional run-off as we do today.
- 3) BUFFER I am not sure if the developer has submitted any plans for the 7125 property yet. I do hope that any plans include some type of buffer (more than just fencing) that will separate the new urban development of residential homes and my R-1-S acreage where I have had horses for almost over 30 years. This is especially important since I will share an 809' property line with the new residential development. Based on what I read in the city regulations, buffers are to be used between zones of different character. Even though these are both Residential zones, the characteristics are quite different in having a semi-rural property adjacent to small residential lots.
- 4) VEHICLE TRAFFIC With the additional homes to be developed, it will bring additional traffic to Douglas Lane which also has school traffic congestion from both North Ridge Middle School located across the street from the property as well as the nearby North Ridge Elementary. With the addition of these residential homes, Douglas Lane will have more traffic especially with R-2 zoning, where we could possibly have 30+ cars added to the already congested traffic flow during school times. Douglas also happens to be used as a fire department thoroughfare since NRH Fire Station 4 is located down the street at the corner of Douglas and Hightower.

Thanks for reviewing my concerns. I've left a phone message so perhaps I can discuss these with someone from the department before the Thursday P&Z meeting. I do plan to attend the meeting on Thursday.

Thanks for your time.

Sincerely,

Peggy Smith

Property Owner: 7121 Douglas Lane, NRH

Petition Opposing Subdivision On Douglas Lane

8/14/2018

Case: ZC 2018-10

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We the neighboring community members oppose the subdivision requested by Hamilton Duffy, P.C. We will attend the public hearing scheduled for August 16,2018

Name	Address	o for August 16,2018
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Sal 1	7109 Donalds LN.	817-501-7745
Tim Soll	7: 1000000000000000000000000000000000000	817-501-9846
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IOM HART	2 CIL TIMEN	RJ 817-577-4687
Jim AMBR	1 TONY TORY	RN 80-485-757
	1000-4136	N. 817-845-944
PELLY SOUT	1 JOGGETTS Z	N 817-845-943
Roll mo	THE OUNGERS LAND	817-875-6384
	inner 7217 Winderest /2	812-805-4851
O Tarrie S	inner 7217 Windcrest Ln	817-507-7736



Petition Opposing Subdivision On Douglas Lane

8/14/2018 Case: ZC 2018-10

We the neighboring community members oppose the subdivision requested by Hamilton Duffy, P.C. We will attend the public hearing scheduled for August 16,2018

Dairy, C. We Will at	tend the public hearing scheduled for A	ugust 16,2018
Name	Address	Phone#
Julio Sola Im XI	1909 Houston La.	817-281-903
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Step Zung	7015 Pocylas	214-529-7269
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Please print the information listed below and FORWARD TO THE RECORDING SECRETARY. NAME: Ammy Hand DATE: 9-16-18 ADDRESS: 7109 Doug As CN NEH TX 7618 D AGENDA ITEM OF INTEREST 7/25 Doug As ARE YOU: FOR _____ AGAINST _____ DO YOU WISH TO SPEAK? YES _____ NO _____ THANK YOU FOR COMING City of North Richland Hills

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY. NAME: Dong Reynolds DATE: 8-10-2018 ADDRESS: 6708 Little Ranch Rd DONAL RICHARD HILLS TX 76182 AGENDA ITEM OF INTEREST ARE YOU FOR COMING City of North Richland Hills

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY. NAME: SUZUMO Backey DATE: 8-16-18 ADDRESS: 700 & Douglas Range NRH 77-76 (8-2) AGENDA ITEM OF INTEREST ARE YOU: FOR _____ AGAINST____ DO YOU WISH TO SPEAK? YES _____ NO ____ THANK YOU FOR COMING City of North Richland Hills

Planning & Zonir	ng Commission
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NAME: / / DAYLEY	DATE: 8 16 - 18
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Planning & Zoning Commission
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ADDRESS: 7615 Douglas La
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Planning & Zoning Commission

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SECRETARY
NAME: SACK REYNOLDS DATE: 8/16/18 ADDRESS: 670 8 LITTLE RANCH Rd.
1705/17THE PORCH ON
ADDRESS: 640 & L+1 /L-V ATVEIT RO.
NRH, TX 76/82
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