

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

144

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

[illegible]

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

[illegible]

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Tammy Hunt DATE: 8-16-18

ADDRESS: 7109 Douglas Ln
NRH TX 76182

AGENDA ITEM OF INTEREST

7125 Douglas
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Suzanne Bailey DATE: 8-16-18

ADDRESS: 7008 Douglas Lane
NRH TX 76182

AGENDA ITEM OF INTEREST

7125 Douglas
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST ✓ YES NO ✓

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Donna Reynolds DATE: 8-16-2018

ADDRESS: 6708 Little Ranch Rd Dr
North Richland Hills TX 76182

AGENDA ITEM OF INTEREST

C-4
ARE YOU: DO YOU WISH TO SPEAK?
FOR ✓ AGAINST YES NO ✓

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Ty Bailey DATE: 8-16-18

ADDRESS: 7008 Douglas Ln
NRH TX 76182

AGENDA ITEM OF INTEREST

Douglas Ln Development
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Lindy Gorman DATE: 8/16/18

ADDRESS: 7301 Shadyhollow
NRA Texas 76182

AGENDA ITEM OF INTEREST

Rezoning
ARE YOU: FOR AGAINST DO YOU WISH TO SPEAK? YES NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: James Buresh DATE: 8-16-18

ADDRESS: 7124 Douglas Ln

AGENDA ITEM OF INTEREST ZC 2018-10
Re Zoning 7124 Douglas Ln

ARE YOU: FOR AGAINST X DO YOU WISH TO SPEAK? YES NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Pessy Smith DATE: 8/16/2018

ADDRESS: 7121 Douglas Ln
NRAH

AGENDA ITEM OF INTEREST

C-4 ZC 2018-10
ARE YOU: FOR AGAINST DO YOU WISH TO SPEAK? YES X NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Lynn Motheral DATE: Aug 16

ADDRESS: 7109 Douglas
CASE ZC 2018-10

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 & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Kathy Mattox DATE: 8/16/2018

ADDRESS: 7112 Windhaven Rd
NRH, TX 76182

AGENDA ITEM OF INTEREST

ZE 2018-10

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Nathan McFarland DATE:

ADDRESS: 7201 Windcrest Ct E

AGENDA ITEM OF INTEREST

C4

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST ✓ YES ✓ NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Austin Motheral DATE: 9/16/18

ADDRESS: 7105 Douglas Ln NRH

AGENDA ITEM OF INTEREST

Rezoning of 7125

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST ✓ YES ✓ NO ✓

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Clifford Mattox DATE: 8/16/18

ADDRESS: 7112 Windhaven Rd
NRH TX 76182

AGENDA ITEM OF INTEREST

ZE 2018-10

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES X NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Vanette Buresh DATE: 8/16/18

ADDRESS: 7124 Douglas Ln
NRH TX 76182

AGENDA ITEM OF INTEREST 7125

Rezoning on Douglas Ln.
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: ROBERT MARTINSON DATE: 08/16/2018

ADDRESS: 6716 LITTLE RANCH RD

AGENDA ITEM OF INTEREST

C-4
ARE YOU: DO YOU WISH TO SPEAK?
FOR ✓ AGAINST YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: LAURIE Ambrose DATE: 8/16/18

ADDRESS: 7101 DOUGLAS LN NRH

AGENDA ITEM OF INTEREST C4 ZC2018-10

PROPERTY ON DOUGLAS LN.
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY.

NAME: Dianne Skinner DATE: 8/16/18

ADDRESS: 7217 Windcrest Lane

AGENDA ITEM OF INTEREST

Rezoning
ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY

NAME: Joyce Goldring DATE: 8/16/18

ADDRESS: 7009 Douglas
North Richland Hills

AGENDA ITEM OF INTEREST

C-4

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES X NO

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY

NAME: Mary Atkins DATE: 8-16-2018

ADDRESS: 7133 Douglas Lane

AGENDA ITEM OF INTEREST

C-4

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY

NAME: Steve Turry DATE: 8-16-2018

ADDRESS: 7015 Douglas Ln

AGENDA ITEM OF INTEREST

Zone Change

ARE YOU: DO YOU WISH TO SPEAK?
FOR AGAINST X YES NO X

THANK YOU FOR COMING
City of North Richland Hills

Planning & Zoning Commission

Please print the information listed below and FORWARD TO THE RECORDING SECRETARY

NAME: JACK REYNOLDS DATE: 8/16/18

ADDRESS: 6708 LITTLE RANCH RD.

NRH, TX 76182

AGENDA ITEM OF INTEREST

C-4

ARE YOU: DO YOU WISH TO SPEAK?
FOR ✓ AGAINST YES ✓ NO

THANK YOU FOR COMING
City of North Richland Hills

From: Peggy Smith
To: [Clayton Husband](#)
Subject: Maps Used for P&Z ZC 2018-10
Date: Friday, September 7, 2018 7:28:43 AM
Attachments: [Adjusted Map001.pdf](#)

Hi Clayton -

I realized that during several of the P&Z discussions last night on ZC 2018-10 that perhaps the exhibit maps were not giving a full depiction of Douglas Lane property characteristics and the location of all the estate sized properties. The two map exhibits getting most of the attention do not include the additional 4 Estate sized properties between 7125 Douglas Lane and Starnes . This gives the impression that adding a housing development at 7125 would be at the perimeter when in actuality, it is not.. Allowing for a subdivision of R2 sized lots, would indeed cause a separation of the current Estate properties facing Douglas between Starnes and Hightower. Every one of the properties along this section of Douglas are at least one acre in size.

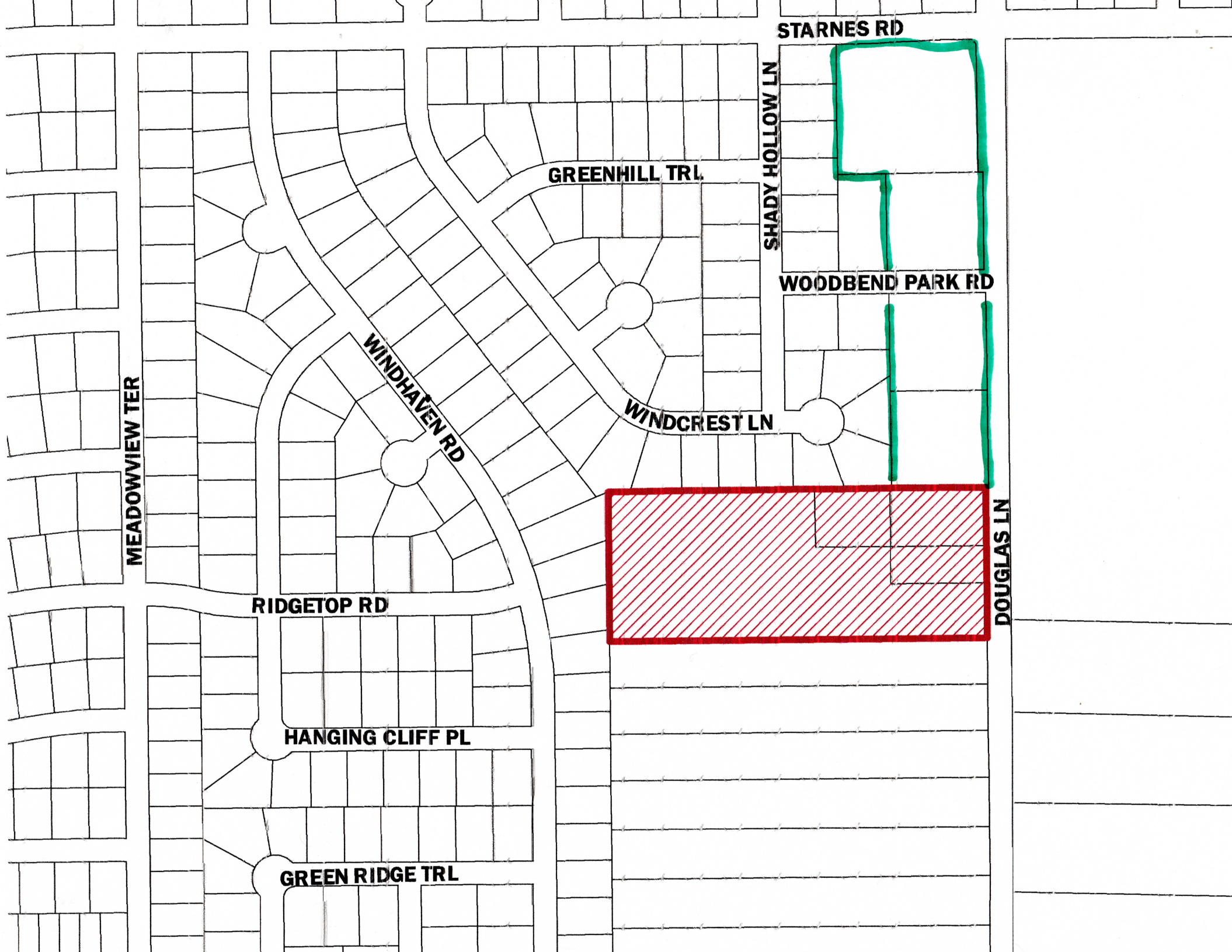
The maps that I'm referring to in the package and presentation slides are the Exhibit Map and the District Map showing the boundaries for the area of Estate sized lots (i.e. on page 2 of Memorandum). Neither of these maps include all 4 Estate sized properties located north of 7125 Douglas Lane giving the false impression that this property is located on the perimeter of estate sized lots. I feel that the District Map does not provide a full view of the Douglas Lane area and should not be used to ascertain the impact of the proposed subdivision.or the appropriateness for the neighborhood.

I've attached a roughly modified Vicinity Map that outlines these additional lots which are all at least 1 acre in size. It gives a more accurate depiction of the impact on Douglas Lane in proximity of the proposed R2 subdivision. The proposed subdivision would cause a split between existing Estate sized lots facing Douglas Lane on either side of the subdivision. It seemed that perhaps several of the P&Z Commission members did not understand this impact based on what they were seeing on the maps.

I am hoping that City Council can be provided with a more expanded map view of the area so that it would represent a more accurate impact of an R2 subdivision in this location and not mislead their understanding of where our Estate properties are located facing Douglas Lane.

Thanks for your time and assistance.

Peggy Smith
817-875-6384



STARNES RD

SHADY HOLLOW LN

GREENHILL TRL

WOODBEND PARK RD

WINDCREST LN

WINDHAVEN RD

MEADOWVIEW TER

RIDGETOP RD

HANGING CLIFF PL

GREEN RIDGE TRL

DOUGLAS LN