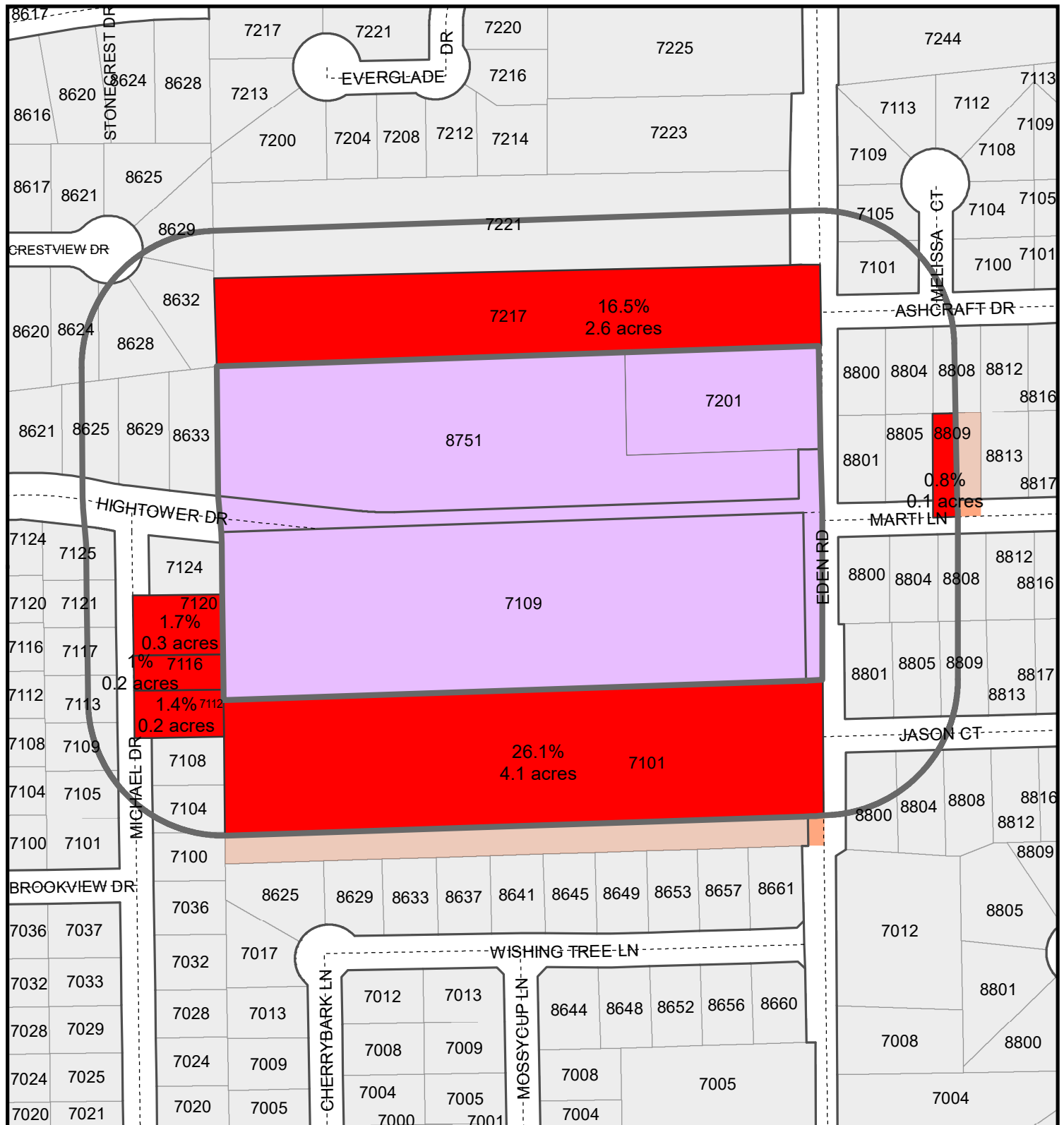






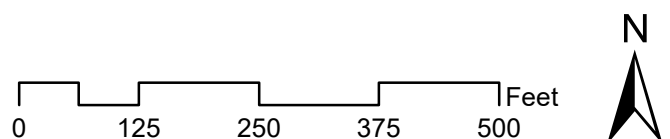
ZC 2018-23 Opposition Map



Legend

-  Subject Property
 Opponents to Request
 Opponents Outside Buffer
 Public Notice Buffer (200 ft)

47.5% of property within the public notice buffer has objected to the proposal.



From: [E Chon](#)
To: [Planning](#)
Subject: Zoning Change for ZC 2018-23; 7109 Eden Road
Date: Wednesday, August 28, 2019 7:07:16 PM

<EXTERNAL EMAIL> This email originated from outside of the organization. Please review the sender information and email content for legitimacy before clicking links or opening attachments.

Dear North Richland Hills Planning & Zoning,

I am writing to you because I am one of the homeowners that is affected by this zoning development for ZC 2018-23; 7109 Eden Road. I do not agree with it and am using this correspondence to protest it.

Please let me know if there is an official form or format of protesting than writing to you.

Thank you very much.

Eun S Chon
7116 Michael Drive
North Richland Hills, TX 71682

From: [Edith Letz](#)
To: [Planning](#)
Subject: Letter of opposition for Public Hearing Notice Case ZC 2018-23 and SUP 2019-09
Date: Tuesday, August 27, 2019 3:32:02 PM

<EXTERNAL EMAIL> This email originated from outside of the organization. Please review the sender information and email content for legitimacy before clicking links or opening attachments.

Dear Planning & Zoning Commission Board members,

We have received your letter in regards to Public Hearing Notice Case ZC 2018-23 and SUP 2019-09.

We enjoyed the peaceful large pasture land and view of these two properties for many years and with regret we realize that this might come to an end soon.

Since we are not experts in dealing with such a change request, would you please let us know what kind of effective opposition arguments neighboring home owners could have to prevent the zoning change.

Thank you for your reply and keeping us informed about the proposed changes in our neighborhood.

Kind regards,
Edith & Oliver Letz
817-899-5993

September 03, 2019

City of North Richland Hills
Planning and Zoning Department
4301 City Point Drive
NRH, TX 76180

RE: **ZC 2018-23** (related files PP 2018-05, FP 2019-05 - SUP 2019-09) Public hearing and consideration of a request from Builders Funding Mgt LP for a zoning change from AG Agricultural and R-1-S Special Single-Family to R-2 Single-Family Residential at 7109-7201 Eden Road and 8751 Hightower Drive, being 9.982 acres described as Lot 1, Block 17, Stoneybrooke Addition, and Tracts 4B1 and 4E, JB Edens Survey, Abstract 499.

Dear Planning & Zoning Commission Board Members,

I live in a neighborhood close to the zoning change being requested on Eden road and I am opposed to the zoning change for the following reasons:

1. The aesthetics of the neighborhood along Eden will change
 - a. Increased density of homes, nearly 3 times the possible number of units per current zoning.
 - b. The current zoning for the property is:

Current Zoning												
	Area (ac)	Current Zoning	Min Lot Area (ft)	Min Lot Width (ft)	Min Lot Depth (ft)	Min Dwelling Size (sf)	Min Front Yard (ft)	Min Side Yard (ft)	Min Rear Yard (ft)	Min Rear Yard Open Space Area (%)	Max Density* (Units Per Acre)	Max No. of Dwellings
Tract 1	1.000	AG	87,120	None	None	None	25	10	10	20	0.35	1
	3.790	R-1	13,000	85	120	2,300	25	10	10	20	9.52	10
Tract 2	4.995	AG	87,120	None	None		25	10	10	20	1.75	2
* Assuming 30% of land for streets												Total number of units allowed by zoning.
												13

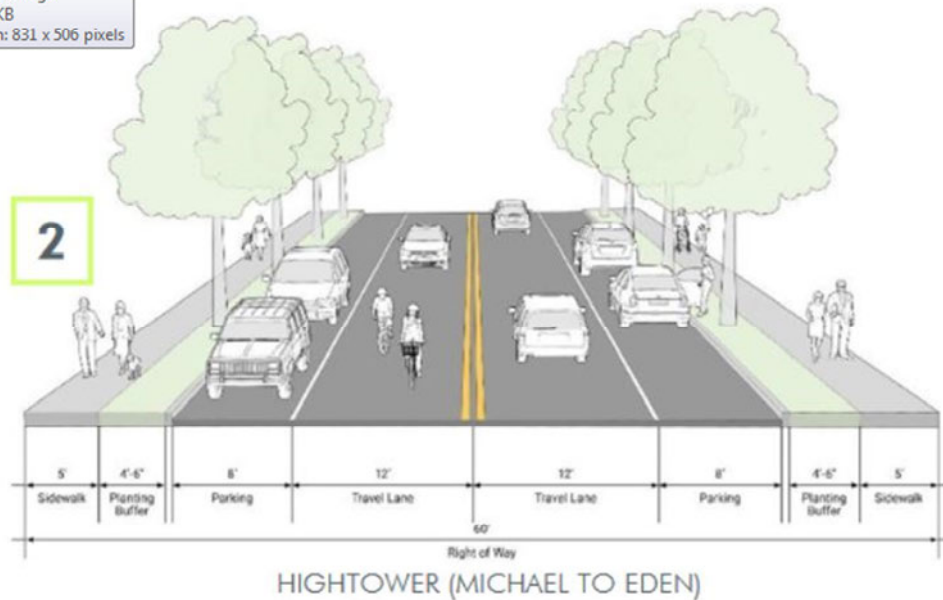
- c. The proposed Zoning will nearly triple the density:

Proposed Zoning												
	Area (ac)	Current Zoning	Min Lot Area (ft)	Min Lot Width (ft)	Min Lot Depth (ft)	Min Dwelling Size (sf)	Min Front Yard (ft)	Min Side Yard (ft)	Min Rear Yard (ft)	Min Rear Yard Open Space Area (%)	Max Density* (Units Per Acre)	Max No. of Dwellings
Tract 1+2	9.785	R-2	9,000	72.5	110	2,000	20	10	10	20	33.15	34
* Assuming 25% of land for streets												Total number of units allowed by zoning.
												34
Zoning would allow for 34 dwelling units, almost three times what the current zoning allows. Once it is rezoned, this developer or another developer in the future can maximize the number of units per the zoning.												

- d. Allow for smaller lots
- e. Allow for narrower lots
- f. Allow for smaller dwellings
2. Eden currently is a small 2 lane road with large trees and lots along the road. Have the following studies been accounted for to review for the impact of the new proposed zoning:
 - a. Complete Traffic Impact Analysis
 - i. Increased density increases traffic flow and there is already a large number of cars that cut down Eden and Rumfield creating a dangerous area for the neighborhood kids and increased traffic accidents.

- ii. When Hightower was platted originally it was across one large lot and not intended to be used for a high density neighborhood which is now being requested.
- b. Complete Downstream Assessment showing no negative impacts from the increased storm water volume
 - i. Increased density increases the volume of storm water runoff. There have already been several changes to Eden recently due to runoff and this would increase runoff. Will the drainage infrastructure in place be sufficient?
3. The current plans submitted don't show the following accommodations as listed on the NRH's city plans. Once these are accounted for how will this impact the neighborhood.
 - a. Does not show the minimum 8' wide Neighborhood Trail that is shown on the master trail plan

hightower.JPG
Type: JPEG Image
Size: 39.5 KB
Dimension: 831 x 506 pixels



- b. Does not show how the Bike Boulevard (as shown on the NRH Bike Plan) is accommodated
4. School Zoning
 - a. The area is zoned for two different elementary schools. Will the neighborhood be split in half or will a rezoning of schools need to be considered. How will the added homes affect potential class sizes?
5. The final Plat of Eden Estates was prepared without the benefit of a title report. There has not been a full title search performed on the properties to verify there are no additional encumbrances to the land. Will a title search be performed prior to approving the final plat? There could be existing easements that negatively impact the property.
6. Subsurface utilities have not been located on the property. There may be utilities that serve the property or the neighboring properties that have not been accounted for.

Please consider keeping the aesthetics of Eden in place and do not rezone these properties. I am opposed to the rezoning for this property for the above stated reasons.

Thank you,

Desiree Hurst
NRH, TX 76182

From: [Peg Spradling](#)
To: [Planning](#)
Subject: Zoning Change for ZC 2018-23; 7109-7201 Eden Road
Date: Tuesday, September 3, 2019 2:02:04 PM

<EXTERNAL EMAIL> This email originated from outside of the organization. Please review the sender information and email content for legitimacy before clicking links or opening attachments.

Nrhtx.com indicates that air quality is an issue that the city acknowledges. Their Air Quality page states “Excessive ozone and air pollution is a threat to our public health and our economy. Because every car or truck we drive increases ozone levels, the city continuously looks for ways to decrease vehicle emissions.”

Is granting a zoning change to, again, substantially increase the density of the general neighborhood, one of the ways the city is helping to save what little air quality we have left?

21 new houses with 2-3 cars each? My point is that every time a new subdivision is developed, the traffic, air-quality, and health of property owners and their children near these developments are negatively impacted.

An example of this is the 25+ cars backed up to Northfield Dr regularly during peak times on the westbound lane of Rumfield Rd at the stoplight at Davis Blvd. The cut-through traffic has increased at Kirk Rd and at Stonybrooke Dr. In the meantime, those of us who have homes in the general neighborhood are unable to “use and enjoy” our properties. We cannot sit on our porches or patios due to the carbon monoxide fumes and traffic noise. What parent would want their children to play in their backyard with 25+ idling cars producing and discharging toxic fumes to fill their lungs?

Another 21 houses with their 2-3 cars will significantly increase the traffic on Eden Rd. Since the aforementioned traffic on Rumfield Rd has increased, it is already a waiting game to make a turn onto Rumfield from Eden Rd. Most likely, a traffic light will need to be installed if these homes are built. Traffic backing up will also be an issue at the railroad crossing at Eden Rd and Amundson Rd.

Many of us purchased homes in this area of North Richland Hills specifically for the low density of the area. We were looking for neighborhoods that had large acreage horse properties or 1-2 acre single family homes. We like trees, green space, and some open views. We also want the availability of affordable water, even during drought times. That is the character that these North Richland Hills neighborhoods emanated. If we wanted cookie-cutter subdivisions and miles of concrete slabs and brick walls, we would not have chosen North Richland Hills. I beseech the planning and zoning commission to please rule in favor of our air-quality and overall quality of life by allowing a lower density development of say 9 units on not less than 1-acre lots. Surely this executive estate home price segment could generate similar tax revenue for NRH as a 21 unit development.

I understand that Michael Turner and his Builders Funding Group as the property owner have the right to sell the property at a sale price to achieve a high return on the investment. We’d prefer the area to stay low density and a development of 1-acre estate homes would be preferred for a still favorable return on investment.

Peggy Spradling
7528 Kirk Rd
North Richland Hills, TX 76182

-----Original Message-----

From: Judy Cullen

Sent: Wednesday, September 04, 2019 10:27 AM

To: NRHADMIN NRHADMIN <NRHADMIN@nrhtx.com>

Subject: Case:ZC 2018-24

To whom it may concern: My property backs up to the area involved in this zoning change. I'm very concerned after studying the plans, on the information I received, that too many properties are going to be built in this area & that the traffic load on Hightower is going to be very dangerous for homeowners. Hightower already is our only way out of my subdivision & will be the only way out for an additional +/- 21 properties. Please reconsider the amount of properties that will be built, additional families in this area & quantity of vehicles. Allowing such a high concentration of homes is going to devalue properties & increase the automobile danger for everyone. Sincerely, Judith W. Cullen (7120 Michael Drive)

Sent from my iPhone