

**LOTS 17R-1 TO 17R-3
WOODBERT ADDITION**

A Proposed Single Family Residential Community

Planned Development

Located in

The City of North Richland Hills, Texas

At

8309 Sayer Lane

**Concept Site Plan & Zoning Change Request
Supporting Information**

Presented By:

**HOWE/WOOD & COMPANY
PROFIT SHARING PLAN**

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I. STATEMENT OF INTENT

The proposed development will be three luxury homes constructed on minimum 6,690 square foot lots with minimum 20 foot front setbacks, 10 foot rear setbacks and 5 foot side yards. Homes will be a minimum of 2,000 square feet. Density for the development will be approximately 6.5 units/acre.

The neighborhood is serviced by Sayers Lane an existing 30 wide foot street. Homes will be one and two story with a minimum of 85% masonry on all sides as required by city code. Typical roof pitch will be a minimum of 8:12. Dormers and shed roofs for architectural elements can be a lesser pitch where appropriate.

Currently, the proposed development is zoned R-3. R-3 zoned residential property exists to the immediate west and north. R-2 zoned residential property exists to the south. C-1 commercial zoning exists to the east. On the subject property, there exists an old wood frim house built in 1948 that will be razed. This structure has been a great eye sore to the neighborhood.

II. PLANNED DEVELOPMENT RESTRICTIONS

1. All primary buildings will be a minimum of 2000 sf.
2. All lots will have a 20 foot front building setback, 10 foot rear setback and 5 foot side setbacks.
3. The exterior of every home shall be a minimum of 85% masonry.
4. The builder will be installing a 4 foot wide sidewalk in front of each home.
5. The development will provide for front entry garages the current R-3 zoning allows.

III. EXHIBITS

The following exhibits include a Concept Plan of the proposed development and images of proposed typical home elevations similar to those to be constructed for this project.



TYPICAL HOME ELEVATION



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