

Rumfield Estates Addition

A Proposed Commercial Development

Located in

The City of North Richland Hills, Texas

At

Southwest corner of Rumfield Road and Precinct Line Road

Concept Site Plan & Zoning Change Request Supporting Information

Presented By:

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I. STATEMENT OF INTENT

The proposed development will be a 33,476 square foot lot located at the southwest corner of Precinct Line Road and Rumfield Road. This lot will allow for an up to 5,000 square foot building with adequate parking based on use. The property is currently zoned C-1 Commercial. The intent of this zoning request is to rezone the property to a C-1 PD. The PD would keep all the uses of the current C-1 zoning while allowing for the 33,476 square foot lot rather than the minimum 1 acre that is currently required in C-1 zoning districts.

The commercial lot will have 20 foot setbacks required off of Precinct Line Road and Rumfield Road. There will be a 6 foot masonry screen wall located on the property line between the commercial lot and the proposed residential lots to the west. There will be a 15 foot landscape buffer between the commercial and residential lots