

Proposed Development Narrative Smithfield Terrace

Developer and Builder Information

The property developer for Smithfield Terrace is Scott Sandlin Companies and the houses will be constructed by Sandlin Homes. Sandlin Homes is a single-family homebuilder, established in 1957. Our founder, JB Sandlin, mission was to provide affordable, quality and energy efficient homes to families. Sandlin Homes' goal is to improve the cities in which we build by providing distinct architectural designs that give appealing site lines on the streetscape. Sandlin Homes strives to be a partner that cities will be proud to promote and that citizens are proud to own. Additional supporting information about the developer and builder:

Development Information

The current property includes a portion of the Miranda Addition, a portion of the Buzan Addition, and multiple undeveloped lots. The property includes Azure Group Real Estate Tract 1, 2, and 3, Gary B. Harston Track 1, 2, and 3, a portion of Miranda Addition Block 1 Lot 1, and a portion of Buzan Addition Block 1 lot 1. All of these tracts and lots are currently zoned as a mix of residential, agricultural, and commercial.

Under this new PD Development Plan, the owner is requesting approval of a 7.49-acre area of this property to be rezoned for residential use with the base zoning requirements for Single Family Residential Zoning R3. The 35 residential lots in this proposed development will vary in size with the largest lot being 10,967 sq. feet.

This request is consistent with the PD-73, which is an existing surrounding neighborhood developments. Proposed layout provides the following benefits:

- A street layout (Terrace Drive) that connects to the existing Smithfield Road west and Hewitt Street to the east. This will improve traffic circulation and emergency access.
- The proposed development will include the dedication of one open space lot of 2,211sq. feet, a second open space lot 2,071 sq. feet, a third open space lot 3,730 sq. feet, and a fourth open space lot 2,950 sq. feet, for a total of 10,962 as open space. These open space areas include a grass landscaped berm with trees. This will provide a buffer from Smithfield Road and Hewitt Street and common open areas to be utilized by the residents.
- The proposed storm drainage will connect to an existing system that is within the right-of-way of Hewitt Street, constructed within this development, and extended to collect off-site water drainage to this property.

- Proposed landscaping improvements will be constructed within the public right-of-way of the new development including the existing perimeter streets (Smithfield Road and Hewitt Street) and open spaces.
- Fencing at the neighborhood entrances will be 6' Cedar Board-on-Board Fence with Cap, and will include Entrance Feature Stone Veneer Monuments with Raised Brass Lettering.

ARLINGTON • DALLAS • FORT WORTH • HOUSTON
engineers • planners • surveyors • environmental scientists • landscape architects 2501 Avenue J,
Suite 120 • Arlington, TX 76006 • phone 817-548-0696 • fax 817-265-8532 www.neel-schaffer.com