

# *Western Ridge*

## **A Proposed Single Family Residential Community**

### **Planned Development**

Located in

**The City of North Richland Hills, Texas**

At

**Southwest corner of Precinct Line Road and Amundson Drive**

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

Presented By:

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## **I. STATEMENT OF INTENT**

The proposed development will be a neighborhood of 38 luxury homes constructed on minimum 5,400 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 overall neighborhood will be approximately 4.6 units/acre. The proposed neighborhood will also have two open space lots making up approximately 9.5% of the total area.

The neighborhood will be serviced by standard 30 foot streets with the exception of two 22 foot one-way streets adjacent to a public open space lot. 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.

Each open space lot will contain significant landscape features. A Home Owner's Association (HOA) will own and maintain all landscaping within open space lots and all walls within wall easements. All homes will be required to have significant landscape features as well and have automatic lawn irrigation sprinkler systems.

The perimeter fencing shall be per Site Plan. A masonry wall is proposed along the Precinct Line Road and Amundson Drive frontage within a wall easement. Existing wood and brick fencing exists along the northeast part of the proposed development and will be repaired as needed by the Developer. Fencing along the south and west lots will be wrought iron or wood and be installed by the builder. An existing faux wood rail fence is located along Amundson Drive on the property to the west of the proposed development. This faux wood rail fencing will be continued down the west property line along the open space lot.

Currently, the proposed development is a mix of PD, O-1 and Agriculture zoning. O-1 commercial zoning exists immediately adjacent to the northeast of the proposed development. An R-1-S zoned residential property exists to the immediate west. South of the property is an R-2 zoned residential neighborhood. Directly east across Amundson Drive is R-2 zoned neighborhood.

### **III. EXHIBITS**

The following exhibits include images of proposed typical home elevations similar to those to be constructed for this project. Other exhibits include typical wall/landscape examples, concept plan and landscape plan.



**TYPICAL HOME ELEVATION**



**TYPICAL HOME ELEVATION**



**DECORATIVE LIGHT POLE**



**TYPICAL DECORATIVE MAILBOX CLUSTER**





**TYPICAL SCREENWALL**