

Rumfield Estates Addition

A Proposed Single Family Residential

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 neighborhood of 27 luxury homes constructed on minimum 5,500 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 3.0 units/acre. The proposed neighborhood will also have approximately 105,179 square feet of open space making up approximately 26% of the total area. A 33,453 square foot commercial lot will be located at the southwest corner of Rumfield Road and Precinct Line Road. This lot will allow for an up to 5,000 square foot building with adequate parking based on use.

The neighborhood will be serviced by standard 30 foot streets. 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.

All open space will contain significant landscape features. A Home Owner's Association (HOA) will own and maintain all landscaping within open space areas 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 Rumfield Road frontage within a wall easements. A masonry wall will also be constructed on the property line separating the commercial lot and residential lots. Ornamental Iron fencing will be constructed on the property lines adjacent to the open space in the middle of the development and adjacent to the transmission power lines. An 8' masonry wall will be constructed on the property lines adjacent to the Tarrant County Maintenance Center.

Currently, the proposed development is zoned C-1 Commercial. Commercial zoning exists immediately adjacent to the south of the proposed development. R-2 Residential zoning exists to the immediate west of the property. To the north across Rumfield Road is zoned AG.

II. PLANNED DEVELOPMENT RESTRICTIONS

1. All primary buildings will be a minimum of 2000 sf.
2. Interior corner lots will have a 10 foot side yard setback.
3. The exterior of every home shall be a minimum of 85% masonry.
4. The fencing around the subdivision will be as shown on the concept plan and fencing exhibit. All wood fencing between lots shall be board-on-board pre-stained cedar with top cap, top trim, treated wood baseboard and metal poles.
5. The builder will be installing the sidewalk in front of each home at the time of construction and will be 4 feet wide.
6. Every home will have a full yard sprinkler system with freeze and rain detectors.
7. There will be a mandatory Home Owners Association (HOA) and it will be responsible for the maintenance of all of the common open space areas as well as the perimeter masonry walls.
8. The builder will be required to plant 2 large trees (3-inch caliper canopy) per lot and one small ornamental tree per lot. One large tree must be placed between the sidewalk and street curb. The type of tree will be a hard wood variety (oak, elm, pecan, etc.). Street trees must be a Bosque or Allee elm species. Corner lot must provide three street trees and will count as the three required trees for the property. Street trees must be spaced 25 feet apart. The builder will also plant a minimum of five 3-gallon shrubs and five 1-gallon shrubs in front.
9. The street lights will be decorative and selected from Oncor's decorative street light brochure by the developer.
10. There will be no minimum requirement of open area for the back yard of each lot. However, there will be a minimum 10 foot rear building line.
11. The garage doors will be front entry with decorative doors. Also, there will be a requirement that at least 30% of the homes have two single garage doors. No 3 car width garage doors will be permitted.
12. There will be a minimum of a 6 foot masonry fence on Precinct Line road and on Rumfield Road where adjacent to a residential lot. There will also be a 6 foot masonry fence separating the commercial lot and residential lots. All side yard fencing shall be a maximum of 6 feet tall.
13. The open space lots will be irrigated and landscaped per the landscape plans.

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.





DECORATIVE LIGHT POLE



TYPICAL DECORATIVE MAILBOX CLUSTER

TYPICAL SCREENWALL



