

**Planned Development Statement of Intent
For
Willow Springs
North Richland Hills, Texas 76182
April 2023**

A. Purpose

The proposed Planned Development District (the “PD”) is approximately 19 acres and is generally located at the northeast corner of the intersection of Davis Boulevard and Odell Street. The City’s Vision 2030 Strategic Plan (the “Strategic Plan”) identifies the property primarily as future Medium Density Residential with the southern end of the property being Urban Village.

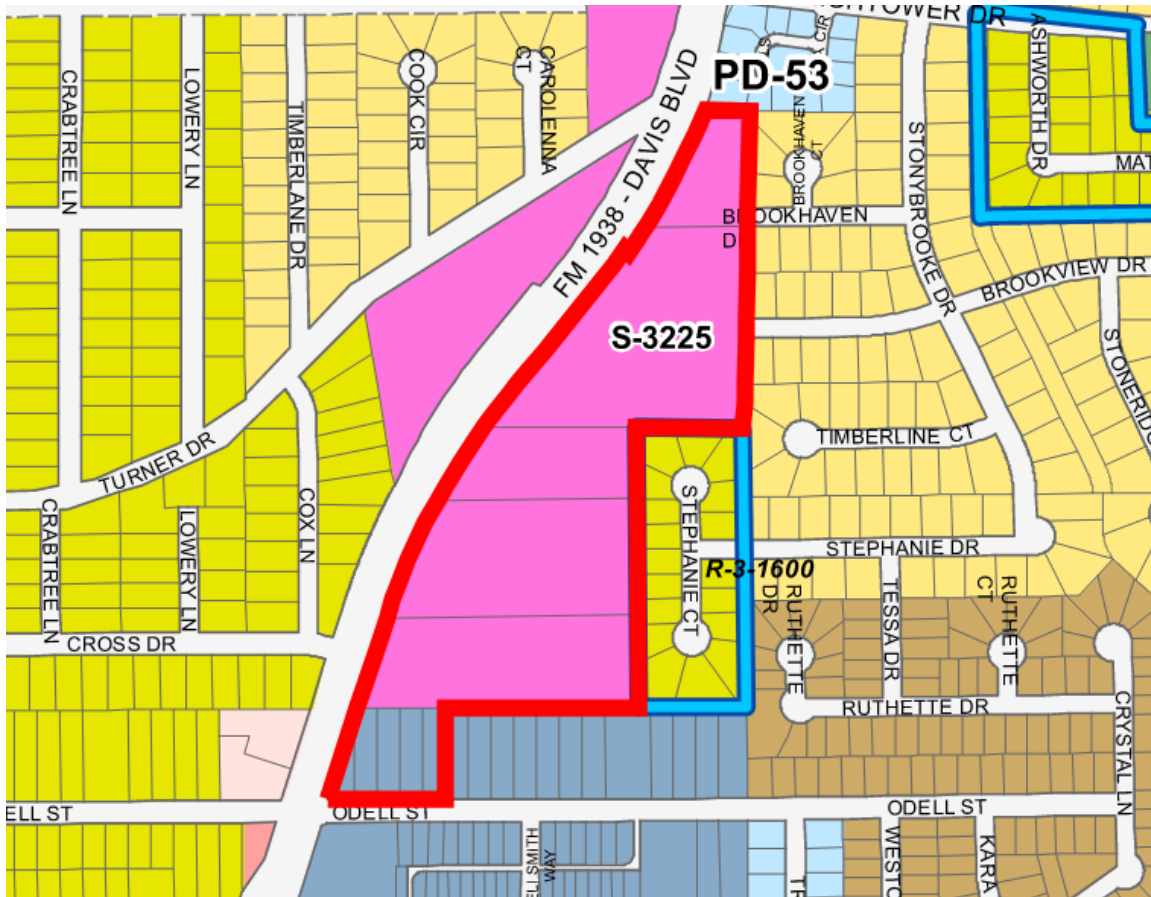
The purpose of this PD is to allow for the development of the subject property to a Single-Family community and a Transit Oriented Development (“TOD”) lot in general accordance with the Strategic Plan.

The City’s traditional detached single-family zoning districts do not generally allow the desired lot size and therefore a PD is necessary to allow the residential portion of the property to be developed in general accordance with the Strategic Plan, while also being compatible with the existing residential developments immediately to the east.

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B. Current Zoning

The property making up the PD is currently zoned C-1 and TOD as depicted below outlined in red in the excerpt from the City's Zoning Map, dated May 6, 2022.



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