

**Residential Site Data**

Townhome Units	76
Single-family Attached Units	24
Residential Lots	41.21% 4.50 ac.
Open Space	7.23% 0.79 ac.
Programmable Open Space	21.98% 2.40 ac.
R.O.W. Street	20.33% 2.22 ac.
R.O.W. Alley	9.25% 1.01 ac.
Gross Acreage	100.00% 10.92 ac.

**Lot Summary & Density**

Townhome & Single-family Attached Units	100
Minimum Building Lot Area Townhome	1,584 s.f.
Minimum Building Lot Area SF Attached	1,650
Common Areas	17
Gross Acreage	10.92 ac.
Residential Density (units / acre)	9.16

**Parking Summary**

Onsite Parking Spaces (garage)	200
Duplex Visitor Parking (driveway)	48
Inset Parking Spaces	49
On-Street Parking Spaces	13
Total Parking Spaces	310
Parking Spaces / Unit	3.10

**Zoning**

Existing Zoning = TOD - Arterial Mixed Use & TOD Res.  
Requesting Development Plan for 22' wide Townhomes & Twenty-two 72' deep Townhome Lots

**TOD Smithfield Regulations**

<b>Build to Zone</b>		
Front	5' - 20'	5'
Side	5' min	07/5'
Rear	10' min	10'
Building Height	15' min	36'
<b>Building Type</b>	Townhome	Townhome
Lot Width	25'	22' min.
Lot Depth	80'	72' min.
Building size	1,200 SF min	1,200 SF min
		1,500 SF avg
		4.26 spaces / unit
<b>Parking</b>	2 space/dwelling unit	
<b>TOD Street Sections</b>		
Minor Street	50-27	50-30, 54-38
One Way Street		42-22
<b>Building Materials</b>		
Brick/Stone/Cementitious Siding	75%	85%
Accent Materials	25%	15%
(Siding restricted to upper floors & no more than 50% of block face)		
<b>Street front window and door openings</b>		
Ground floor finish level	18" above sidewalk	30%
Open Space	5%	15% secondary frontage
<b>Decorative Street Lights &amp; Street Trees throughout</b>	6' sidewalks throughout	confirm
		6' sidewalks fronting townhomes east of Holiday Lane, 5' sidewalks along Mid-Cities frontage as shown

APPROVED SDP 2018-03  
Urban Trails Ordinance 3523 Standards

Requesting waiver for 22' townhomes  
Requesting waiver for duplex townhomes

Exceeds TOD standard  
Exceeds TOD standard

Providing landscape bump outs along street  
Parking one side only, 1 space every 25'

30% primary frontage  
15% secondary frontage

Exceeds TOD standard

Additional Amenities  
4 major entryway features  
Proposing direct access to Cottonbelt regional hike/bike trail  
Connecting sidewalks with multiple open space areas

**REVISED SDP 2020**

- 9' first floor and 8' second floor building plates.
- Providing detailed architectural elevations for duplexes facing Mid-Cities, all townhomes and duplexes will meet attached building and architectural features.
- Providing detailed landscape plans for central park and Mid-Cities frontage.
- Revised parking to require a total 348 parking spaces.

**PARKING STANDARDS**

- On Street	62 Spaces
- Garage Parking	200 Spaces
- Head in Rear Driveway	86 Spaces
- Total	348 Spaces
- 100 Total Dwelling Units	3.48 Parking Spaces per Unit

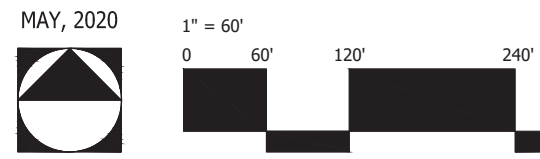
**Legend**

- 5' Concrete Sidewalk
- 6' Concrete Sidewalk
- 4' Iron Fence
- 5' Iron Fence with Living Screen
- 6' Masonry Wall
- 100 Year Flood Plain (Approximate Location)
- Landscaped Area
- Programmable Open Space
- City Park Dedication
- Townhomes
- Duplexes
- Stained Paving in Inset Parking
- Enhanced Paving at Crosswalks (stamped & stained concrete)
- Street Light / Light Pole
- Mail Kiosk

**Owner:**  
Urban Trails Beaten Path Development, LLC  
700 W. Norwood  
Hurst, Texas 76054

**Engineer:**  
Baird, Hampton & Brown  
949 Hilltop Drive  
Weatherford, TX 76086  
817-596-7575

**Applicant:**  
Beaten Path Development LLC  
700 W. Harwood Rd.  
Hurst, TX 76054



# T.O.D. - Special Development Plan

# Urban Trails



**URBAN TRAILS TOWNHOMES BUILDING MATERIALS**

At least 75% of each façade (excluding doors and windows) visible from any public street shall be finished in one of the following materials. No more than any combination of three of the following different materials shall be used on any single façade.

- Masonry (brick, stone, man-made stone. Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.
- Cementitious vertical board and batten siding with a paintable finish and a 50-year warranty shall be restricted to upper floors and no more than 50% of the block face on the first floor of any building block face.

The following shall be only allowed up to 25% of each façade as an accent material:

- Decorative wood (natural resistant to decay), metal, synthetic materials or reinforced Exterior Insulating Finish System (EIFS) or similar material over a cementitious base, rock, glass block and tile.

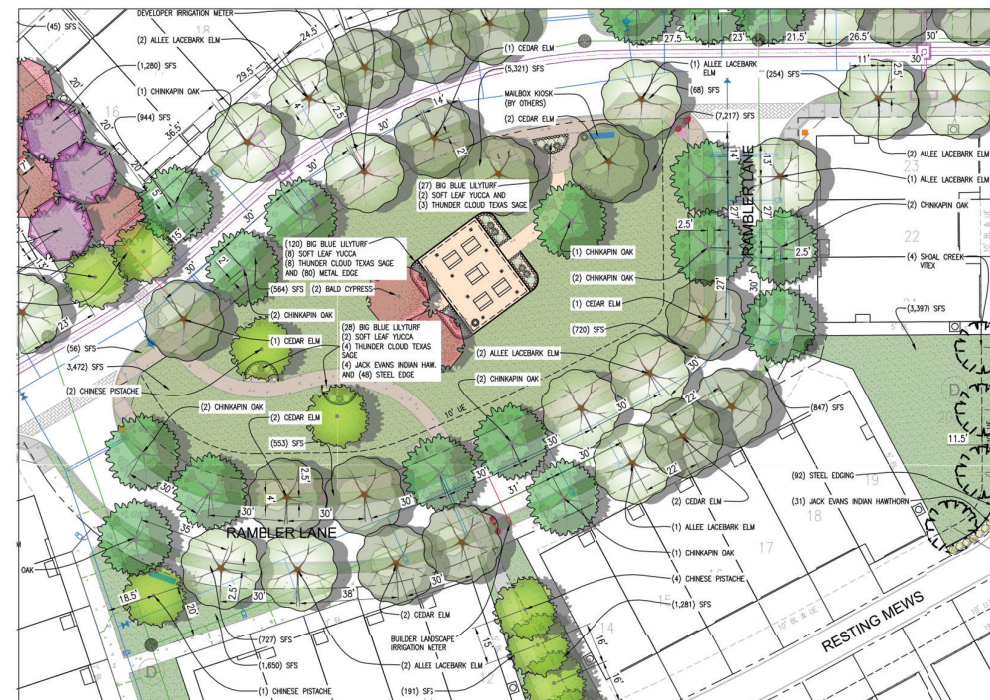
**DUPLEX BUILDING FEATURES**

- COACH LIGHTS AT FRONT DOOR.
- 8' ENTRY DOOR.
- CEDAR ATTIC VENTS.
- BRICK CORSE AT ROOF RAKE.
- BRICK WAINSCOT.
- 9' FIRST FLOOR PLATE, 8' SECOND FLOOR PLATE
- PIN LETTERING STREET ADDRESS.

- BRICK SURROUND AT WINDOW.
- COVERED PORCH.
- 12:12 ROOF PITCH ON FRONT ELEVATION (SIDE TO SIDE).
- MIN. 35% FIRST FLOOR WINDOW AND DOOR OPENINGS AT FRONT ELEVATION, 20% OF FIRST FLOOR AT SIDE STREET ELEVATION.
- CEMENT FIBER VERTICAL BOARD AND BATTEN SIDING.

**TOWNHOME BUILDING FEATURES**

ALL TOWNHOMES WILL MEET TOD CODE BUILDING MATERIALS REGULATIONS. TOWNHOMES WILL HAVE SAME 9' AND 8' BUILDING PLATES AND WINDOW AND DOOR FIRST FLOOR OPENING REQUIREMENTS; 10:12 FRONT ELEVATION SIDE TO SIDE ROOF PITCH; NO REQUIRED PIN LETTERING ADDRESS AND NO REQUIRED COACH LIGHTS. CEMENT VERTICAL BOARD AND BATTEN SIDING AS SHOWN ON DUPLEX ELEVATION ALLOWED.



CENTRAL PARK LANDSCAPE



MID-CITIES BOULEVARD LANDSCAPE

**T.O.D. - Special Development Plan**

**Urban Trails**