

Exhibit B – Land Use and Development Regulations – Ordinance No. 3649 – Page 1 of 2

Zoning Case ZC 2020-03
Tract 7A4, Stephen Richardson Survey, Abstract 1266.
8320 Davis Boulevard, North Richland Hills, Texas

This Residential Planned Development (R-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-7-MF Multifamily. The following regulations shall be specific to this R-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

A. *Permitted Land Uses.* Uses in this R-PD shall be limited to those permitted in the R-7-MF Multifamily zoning district, as amended, with the addition of and subject to the following.

1. Independent senior-living apartments.
2. Any land use requiring a special use permit in the R-7-MF Multifamily zoning district, as amended, is only allowed if a special use permit is issued for the use.
3. Any land use prohibited in the R-7-MF Multifamily zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the R-7-MF Multifamily zoning district and the standards described below.

1. The site improvements shall be constructed as shown on the site plan attached as Exhibit “C.”
2. Lot dimensions and setbacks are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot width	200 feet
Lot depth	110 feet
Front building line	18 feet
Side building line	73 feet
Rear building line	89 feet

3. Landscaping must be installed as shown on the site plan attached as Exhibit “C” and must comply with the following standards.
 - a. All trees planted on the site must be container grown trees. Ball and burlap trees are prohibited.
 - b. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass.
 - c. The landscaping must be installed prior to the issuance of a certificate of occupancy.
4. Fencing must be designed as shown on the site plan attached as Exhibit “C” and must comply with the following standards.

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- a. A minimum eight-foot tall masonry screening wall must be constructed on the north, east, and south property lines where the site abuts single-family residential property. The wall must be constructed as a traditional masonry wall or a pre-cast product.
 - b. Fencing adjacent to Davis Boulevard is not required. However, if fencing is installed, the fence must be constructed of ornamental metal material and not exceed six feet in height. The fence may include masonry columns not exceeding seven (7) feet in height.
5. Driveway on the property must comply with the following standards.
- a. A gated entry design is not required on the northern driveway.
 - b. One driveway must be gated and used for emergency access only. The gate must include Opticom and KnoxBox access systems. The design of the driveway and gate is subject to final approval by the Fire Marshal, City Engineer and TxDOT.
6. Parking on the property must comply with the following standards.
- a. The minimum parking requirement is 1.7 spaces per dwelling unit.
 - b. At least 55 parking spaces must be provided in an underground parking area.
 - c. Carports are prohibited on the property.
 - d. Campers, RVs and boats may be parked on site for no more than 24 hours.
7. Sidewalks and crosswalks must be designed as shown on the site plan attached as Exhibit “C” and must comply with following standards.
- a. A five-foot wide sidewalk must be constructed adjacent to Davis Boulevard. The sidewalk must be located at the outside edge of the right-of-way, unless an alternate location is required due to grading plans for the site.
8. The construction of a detention pond is authorized for the development. The detention pond must comply with following standards.
- a. Construction of the detention pond is subject to final approval of the engineering plans, including safety measures, by the Development Review Committee and City Engineer.
 - b. The detention pond must be landscaped in accordance with Chapter 114 – Vegetation of the Code of Ordinances and this Exhibit “B.” The landscape plan is subject to final approval by the Development Review Committee.
 - c. The detention pond outlet structure may be located less than fifty (50) feet from a property line.
 - d. The owner must execute a detention/retention storage facility maintenance agreement in conjunction with the approval of the final plat for the property.

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- e. The owner must execute a Developer's Maintenance Agreement with the City for erosion control at the time of final plat. The agreement shall terminate upon completion of the project.

C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.

1. The maximum structure height is 50 feet on the eastern façade and 60 feet on the western façade.
2. Site and wall signage must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinance.
3. The following architectural design standards found in the Town Center zoning district are recommended to be incorporated into the PD Standards for this development:
 - a. Windows: Total window area each may range from 20 percent of wall surface area to 70 percent of wall surface area as measured from the head of the first floor windows to the bottom of the eave or cornice across the length of the facade.
 - b. Window sills required. Masonry or metal or wood, sloped to drain.
 - c. Window jambs: Trim or panning required. Jamb must be recessed from the primary wall plane a minimum of three inches unless trim or panning is used.
 - d. Window heads: In unit masonry construction, a visible masonry header is required.
 - e. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
 - f. Balconies, Floors: Floors must be a solid surface; metal grates are prohibited.
 - g. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the facade. Top of railing shall be convex shaped to prevent placement of objects on the railing.
 - h. Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
 - i. Gutters and downspouts: Must be made of architectural metals and incorporated into the facade design.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Planned Development (R-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the R-PD district.

The city manager or designee may approve minor amendments or revisions to the R-PD standards provided the amendment or revisions does not significantly:

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1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.