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Zoning Case ZC 2021-02

Rumfield Estates

Portions of Tract 1B, OZIAH Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150
7201 and 7501 Precinct Line Road, North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-2 Single Family Residential. The following regulations must be specific to this RI-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

A. *Permitted Land Uses.* Uses in this RI-PD are limited to those permitted in the R-2 Single Family Residential zoning district, as amended, and subject to the following.

1. Any land use requiring a special use permit in the R-2 Single Family Residential zoning district, as amended, is only allowed if a special use permit is issued for the use.
2. Any land use prohibited in the R-2 Single Family Residential zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property must comply with the development standards of the R-2 Single Family Residential zoning district and the standards described below.

1. Lot dimensions and setbacks are as follows.

| STANDARD | MINIMUM REQUIREMENT |
|----------------------|--|
| Lot area | 5,500 square feet |
| Lot width, interior | 50 feet |
| Lot width, corner | 55 feet |
| Lot depth | 110 feet |
| Front building line | 20 feet |
| Side building line | 5 feet interior 10 feet on corner street side |
| Rear building line | 10 feet |
| Rear yard open space | Not required |

2. The development must set aside at least twenty-five percent (25%) of the land area as common open space. All common open space areas and amenities must be owned and maintained by the home owner’s association. The common open space areas shall be as shown on the site plan attached as Exhibit “C.”
3. Fencing must be designed as shown on the site plan attached as Exhibit “C” and is subject to the following.
 - a. A minimum six-foot tall masonry screening wall must be constructed on the side or rear lot lines of the single-family lots adjacent to Precinct Line Road and Rumfield Road. The wall must be constructed as a traditional masonry wall or a pre-cast product that is at least four (4) inches thick. The columns may not exceed the wall height by

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- more than one (1) foot. Thin-panel walls are prohibited. The developer is responsible for the fence construction as part of the public improvements for the subdivision.
- b. An eight-foot tall masonry screening wall with a minimum 18-inch concrete mow strip must be constructed on the rear lot lines of the single-family residential lots abutting Lot 1, Block 1, Tarrant County Northeast Maintenance Center addition. The wall may be a pre-cast product.
 - c. A six-foot tall ornamental metal fence must be constructed on the side or rear lot lines of the single-family residential lots that abut an open space lot. Wood privacy fences are prohibited adjacent to open space lots.
 - d. An ornamental metal fence is not required on the common open space lot adjacent to Rumfield Road.
 - e. Privacy fences constructed on residential lots must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The privacy fence must not exceed eight (8) feet in height. However, where a privacy fence intersects an ornamental metal fence or masonry wall, the privacy fence must transition to meet the height of the intersecting fence or wall over the course of at least one fence panel.
4. Sidewalks and crosswalks must be designed as shown on the site plan attached as Exhibit "C" and are subject to the following.
- a. A four-foot wide sidewalk must be constructed on internal streets adjacent to all single-family residential lots. The builder is responsible for the sidewalk construction.
 - b. A four-foot wide sidewalk must be constructed on internal streets adjacent to all open space lots. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - c. A five-foot wide sidewalk must be constructed adjacent to Precinct Line Road. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - d. A six-foot wide sidewalk must be constructed adjacent to Rumfield Road. The sidewalk may be reduced to five feet in width in constrained right-of-way conditions, as determined by the city engineer. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - e. A four-foot wide sidewalk must be constructed adjacent to Spring Oak Drive. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - f. Crosswalks must be designed and installed as shown on the site plan attached as Exhibit "C." All crosswalks must be enhanced with a decorative stamp and stained or dyed as approved by the Development Review Committee.

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5. Utility construction is subject to the following.
 - a. Street lights must be selected from Oncor’s decorative street lighting options, excluding the Texan luminaire and excluding any fiberglass poles.
 6. The development must include cluster mailboxes. The mailbox design must be equipped with decorative tops and pedestals. The location and design shall be approved by the Development Review Committee and US Postal Service.
 7. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances and details attached as Exhibit “C.”
 8. Landscaping must follow the general guidelines of the conceptual landscape plan attached as Exhibit “C” and is subject to the following.
 - a. A final landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to construction.
 - b. Landscaping on and adjacent to individual residential lots is subject to the following.
 - i. On all lots, at least two (2) trees must be installed. At least one (1) tree must be a Large/Canopy Tree of a hardwood species such as oak, elm, maple, or similar species at least three (3) caliper inches in size. One (1) tree may be a Small/Ornamental tree selected from the City’s Plant List.
 - ii. On all lots, one (1) street tree must be planted between the sidewalk and curb adjacent to the front of each lot. On corner lots, two (2) street trees must also be planted between the sidewalk and curb adjacent to the side of each lot. Street trees must be either a Bosque, Cedar, or an Allee elm species. The street trees must be spaced a minimum of twenty (20) feet apart.
 - iii. The front yard of all lots must be landscaped with a minimum of five (5) three-gallon shrubs and five (5) one-gallon shrubs. The shrubs must include at least two different species.
 - c. All landscaped areas of each residential lot and each open space lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
 - d. At least twenty (20) large canopy trees must be planted to line the drainage channel. The trees must be planted above the 100-year water surface elevation.
- C. *Building design standards.* Building design and appearance shall comply with the conceptual building elevations attached as Exhibit “C” and the standards described below.
1. The minimum dwelling unit size is 2,000 square feet.
 2. The maximum structure height is thirty-eight (38) feet.

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3. The exterior wall materials must consist of masonry materials, as defined by the zoning ordinance, in the following amounts:
 - a. At least eighty-five percent of the exterior wall surface area on each façade, except for areas above the roofline.
4. Garages are subject to the following:
 - a. Front entry garages are permitted within the development. At least nine (9) of the front entry garages must have individual doors separated by a minimum twelve-inch (12) wide column.
 - b. The garage entry must be set back at least twenty (20) feet from the property line.
 - c. All garage doors must be raised or recessed panel or carriage house design. The door must be faced with cedar, mahogany, or other rot-resistant wood. Alternatively, the garage door may be a steel door that has the appearance and color of a wood-grain finish. Diversity in garage door design and style is encouraged.
 - d. The proportion of garage doors on a front building façade may not exceed 50 percent of the building width.
5. Driveways are subject to the following.
 - a. Surface materials for driveways must be salt finished, broom finished with smooth border, aggregate pebble, paverstone, or stamped and stained concrete.
 - b. Drive approaches are prohibited on Precinct Line Road and Rumfield Road.
6. Building roofs are subject to the following.
 - a. Hip and gable roofs must be pitched 6:12 or greater.
 - b. Accent roofs must be pitched 4:12 or greater.
 - c. Roofing materials must have a minimum 30-year warranty.
 - d. Three-tab shingles are prohibited.
7. Single-family dwellings of similar front elevation or facade must not constitute more than 20% of the single-family dwellings on any street. An identical floor plan and/or front building elevation may not be repeated unless separated by at least three (3) lots on the same side of the street.
8. Each building must include at least three of the following architectural elements.
 - a. At least two distinct masonry materials.
 - b. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
 - c. Enhanced brick details, such as herringbone, rowlocks, etc.
 - d. Metal seam roof accents.

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- e. Cedar shutter accents.
 - f. Cast stone accents.
 - g. Decorative coach lighting.
 - h. Quoins.
 - i. Front porches.
 - j. Cedar columns.
 - k. Dormers.
 - l. Balconies.
 - m. Eight-foot tall entry doors.
- D. *Property owner's association.* Each lot owner must be a mandatory member of the homeowners association (HOA). Conditions, covenants, and restrictions (CC&Rs) for all property within the RI-PD district must be recorded in the official public records of Tarrant County by the owner before a final subdivision plat may be approved, a lot sold, or a building permit issued. Conditions, covenants, and restrictions that relate to provisions required in this district must be approved by the city attorney, and they must:
- 1. Create a property owners' association with mandatory membership for each property owner.
 - 2. Establish architectural standards that are in conformity with the requirements of this RI-PD district.
 - 3. Create an architectural review committee to review development for compliance with the architectural standards and issue certificates of approval for additions and exterior remodels prior to a building permit application.
 - 4. Provide for the maintenance of the landscaping and trees within the right-of-way.
 - 5. Provide for the maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
 - 6. Provide for the maintenance of fences and walls adjacent to open space lots and/or within dedicated wall easements.
 - 7. At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association must contain and/or provide for the following:
 - a. Definitions of terms contained therein;
 - b. Provisions acceptable to the City for the establishment and organization of the mandatory property owners' association and the adoption of bylaws for the association, including provisions requiring that the owner of any lot within the applicable subdivision and any successive buyer shall automatically and mandatorily become a member of the association;

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- c. The initial term of the covenants, codes, and restrictions establishing and creating the association must be for a 50-year period and must automatically renew for successive ten-year periods, and the association may not be dissolved without the prior written consent of the City;
 - d. The right and ability of the City or its lawful agents, after due notice to the association, to remove any landscape systems, features, or elements that cease to be maintained by the association; to perform the responsibilities of the association if the association fails to do so in compliance with any provisions of the covenants, codes, and restrictions of the association or of any applicable city code or regulations; to assess the association for all costs incurred by the City in performing said responsibilities if the association fails to do so; and/or to avail itself of any other enforcement actions available to the city pursuant to state law or city codes or regulations; and
 - e. Provisions indemnifying and holding the City harmless from any and all costs, expenses, suits, demands, liabilities or damages, including attorney's fees and costs of suit, incurred or resulting from the City's removal of any landscaping, features, or elements that cease to be maintained by the association or from the city's performance of the aforementioned operation, maintenance or supervision responsibilities of the association due to the associations' failure to perform said responsibilities.
- E. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) must be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that zoned the land to the RI-PD district.

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

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.