

Iron Horse Village SDP

North Richland Hills, Texas

Project Team:

Developer: Capricorn Real Estate
P.O. Box 111100
Dallas, Texas 75011-1100
Telephone (214) 675-9449

Architect: JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
Dallas, Texas 75231
Telephone (214) 363-5687
Fax (214) 363-9563

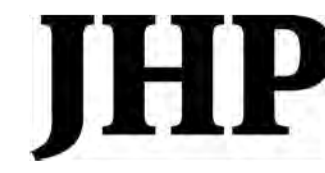
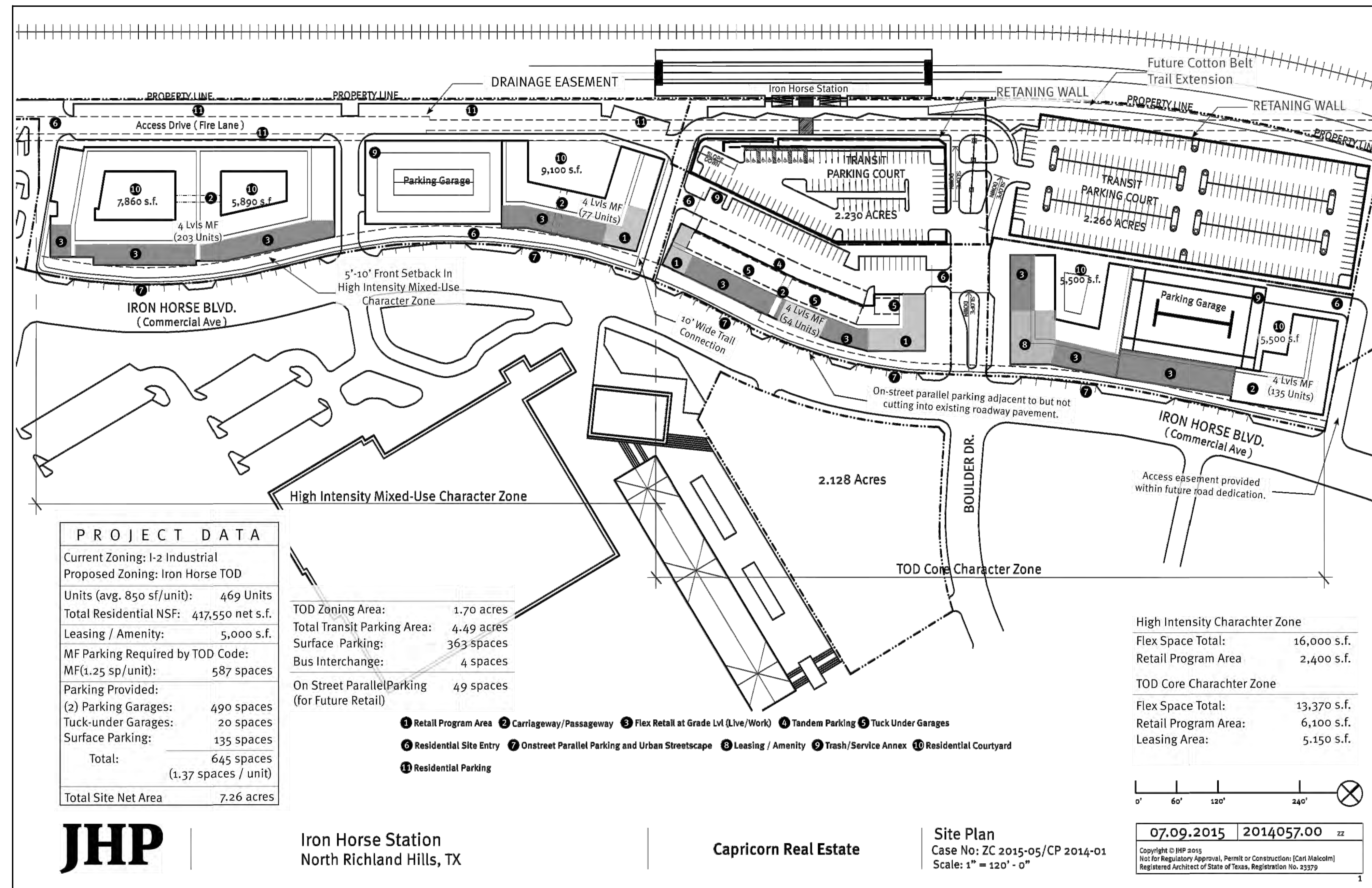
Planner: MESA-Planning
11700 Preston Road, Suite 660-299
Dallas, TX 75230
Telephone (214) 871-0568

Civil: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 75201
Telephone (972) 490-7090

ZONING CASE NUMBER SDP 2016-05



Note: Renderings provided are for inspiration and meant to only show architectural design intent.

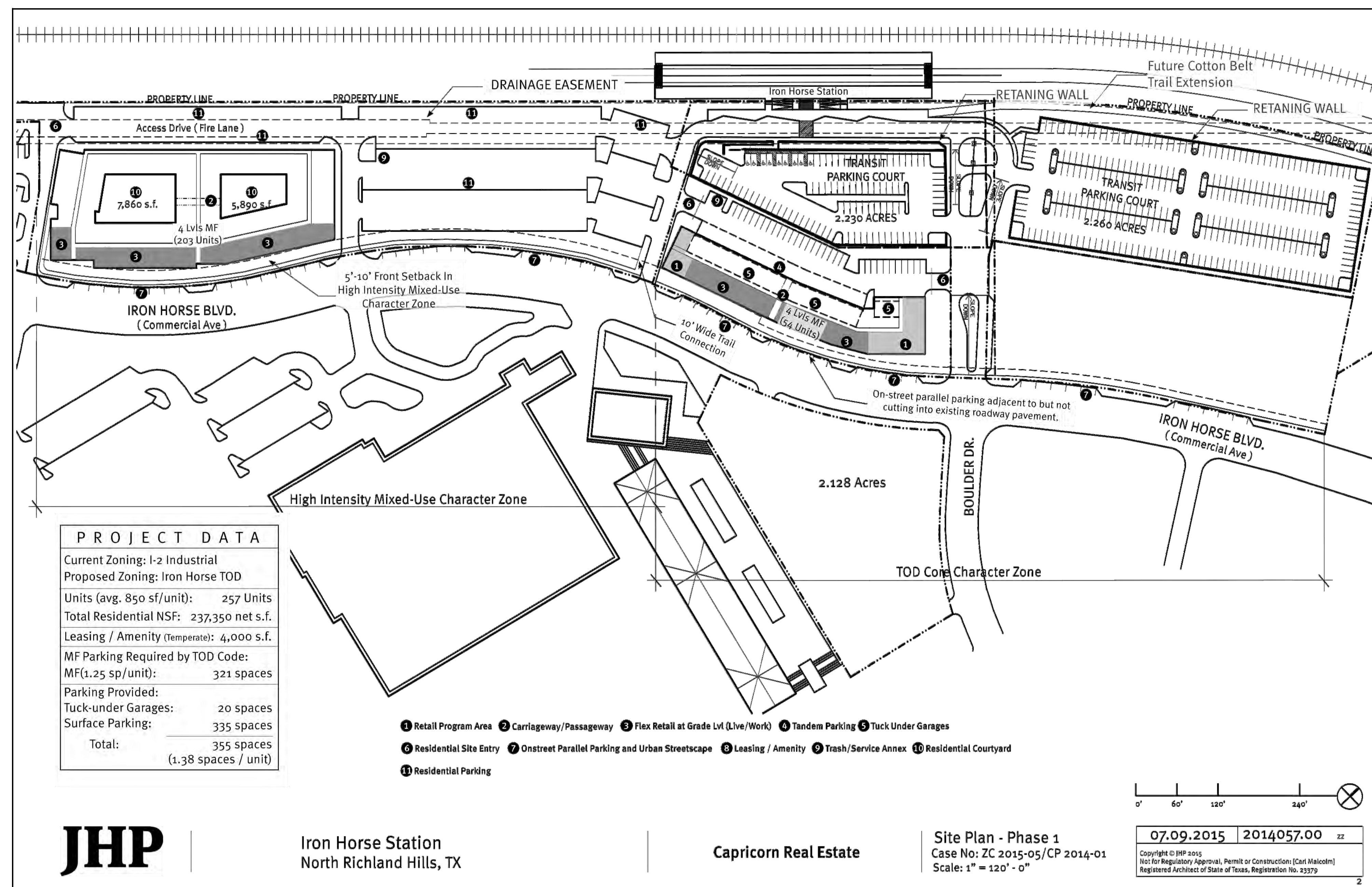


Iron Horse Station
 North Richland Hills, TX

Capricorn Real Estate

Site Plan
 Case No: ZC 2015-05/CP 2014-01
 Scale: 1" = 120' - 0"

07.09.2015 2014057.00 22
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Iron Horse Station
 North Richland Hills, TX

Capricorn Real Estate

Site Plan - Phase 1
 Case No: ZC 2015-05/CP 2014-01
 Scale: 1" = 120' - 0"

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ZONING:	CASE # SDP216-06 IRON HORSE TOD
UNITS - AVG 850 SF PER UNIT	327 UNITS
TOTAL RESIDENTIAL NSF	277,950 SF
TOTAL FLEX SF	28,000 SF
TOTAL RETAIL SF	11,000 SF
TOTAL AMENITY & LEASING	5,000 SF
TOTAL GROUND FLOOR FOOTPRINT	99,400 SF
MF PARKING REQUIRED BY TOD CODE: 1.5 SP PER UNIT (491 SP); 1.38 SP PER UNIT - BY VARIANCE	452 SPACES
PARKING PROVIDED:	
(2) PARKING GARAGES	0 SPACES
TUCK-UNDER GARAGES	25 SPACES
SURFACE PARKING	441 SPACES
TOTAL (1.43 SP PER UNIT)	466 SPACES
* ADD'L SPACES MAY BE USED FOR RETAIL*	
ON-STREET PARKING - FOR RETAIL	64 SPACES
TOTAL	530 SPACES
TOTAL SITE NET AREA	9.17 ACRES
TOTAL OPEN SPACE	1.486 ACRES

- FIRELANE FOR MULTIFAMILY DEVELOPMENT**
- FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
 - RETAIL PROGRAM AREA - 15' FLOOR TO FLOOR, MIN.
 - LEASING/AMENITY SPACE
 - OPEN SPACE
- 1 RETAIL PROGRAM AREA
 - 2 RESIDENTIAL PARKING
 - 3 RESIDENTIAL COURTYARD
 - 4 TUCK-UNDER GARAGES
 - 5 RESIDENTIAL SITE ENTRY
 - 6 ON-STREET PARALLEL PARKING AND URBAN STREETSCAPE
 - 7 LEASING/AMENITY
 - 8 TRASH/SERVICE ANNEX

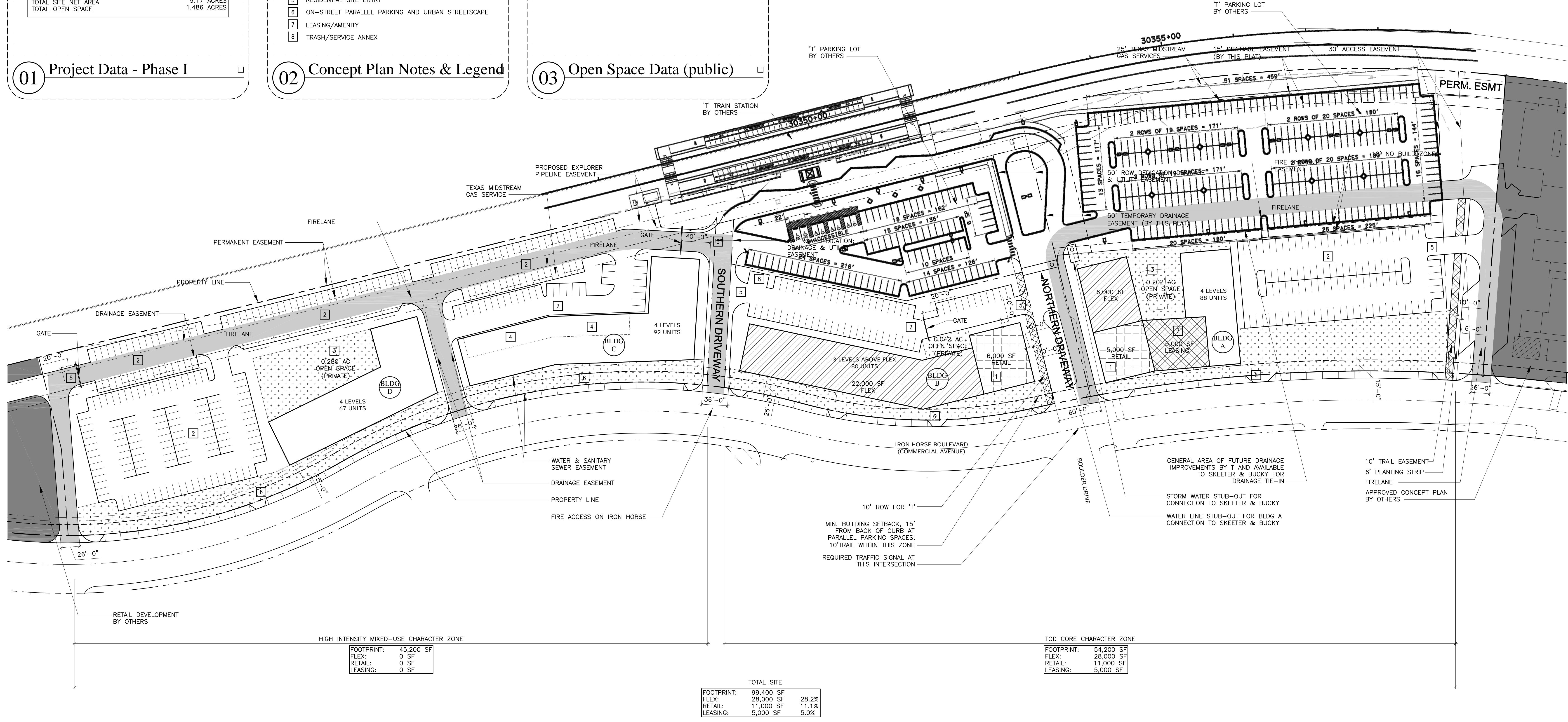
BLDG A BLOCK:	0.574 ACRES
BLDG B BLOCK:	0.281 ACRES
BLDG C BLOCK:	0.225 ACRES
BLDG D BLOCK:	0.406 ACRES
TOTAL:	1.486 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	16% OF SITE IS OPEN SPACE

TOD CODE REQUIRED OPEN SPACE:
MINIMUM OF 5% OF GROSS AREA OF THE SITE

01 Project Data - Phase I

02 Concept Plan Notes & Legend

03 Open Space Data (public)



FOOTPRINT:	45,200 SF
FLEX:	0 SF
RETAIL:	0 SF
LEASING:	0 SF

TOTAL SITE	
FOOTPRINT:	99,400 SF
FLEX:	28,000 SF 28.2%
RETAIL:	11,000 SF 11.1%
LEASING:	5,000 SF 5.0%

FOOTPRINT:	54,200 SF
FLEX:	28,000 SF
RETAIL:	11,000 SF
LEASING:	5,000 SF

IRON HORSE VILLAGE SDP
NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase I
Scale: 1" = 60'-0"

Zoning Case Number SDP216-06



ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN - PHASE I | A101a

Project Number: 2014057.00
Drawn By: CC
Issue For: Revised Concept Plan 3.20.2017

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ZONING:	CASE # SDP216-06 IRON HORSE TOD
UNITS - AVG 850 SF PER UNIT	423 UNITS
TOTAL RESIDENTIAL NSF	359,550 SF
TOTAL FLEX SF	28,000 SF
TOTAL RETAIL SF	11,000 SF
TOTAL AMENITY & LEASING	5,000 SF
TOTAL GROUND FLOOR FOOTPRINT	130,000 SF
MF PARKING REQUIRED BY TOD CODE: 1.5 SP PER UNIT	635 SPACES
PARKING PROVIDED:	
(2) PARKING GARAGES	395 SPACES
TUCK-UNDER GARAGES	25 SPACES
SURFACE PARKING	215 SPACES
TOTAL (1.5 SP PER UNIT)	635 SPACES
ON-STREET PARKING - FOR RETAIL	64 SPACES
TOTAL	699 SPACES
TOTAL SITE NET AREA	9.17 ACRES
TOTAL OPEN SPACE	1,118 ACRES

- FIRELANE FOR MULTIFAMILY DEVELOPMENT**
- FLEX SPACE - 15' FLOOR TO FLOOR, MIN.
 - RETAIL PROGRAM AREA - 15' FLOOR TO FLOOR, MIN.
 - LEASING/AMENITY SPACE
 - OPEN SPACE
- 1 RETAIL PROGRAM AREA
 - 2 RESIDENTIAL PARKING
 - 3 RESIDENTIAL COURTYARD
 - 4 TUCK-UNDER GARAGES
 - 5 RESIDENTIAL SITE ENTRY
 - 6 ON-STREET PARALLEL PARKING AND URBAN STREETSCAPE
 - 7 LEASING/AMENITY
 - 8 TRASH/SERVICE ANNEX

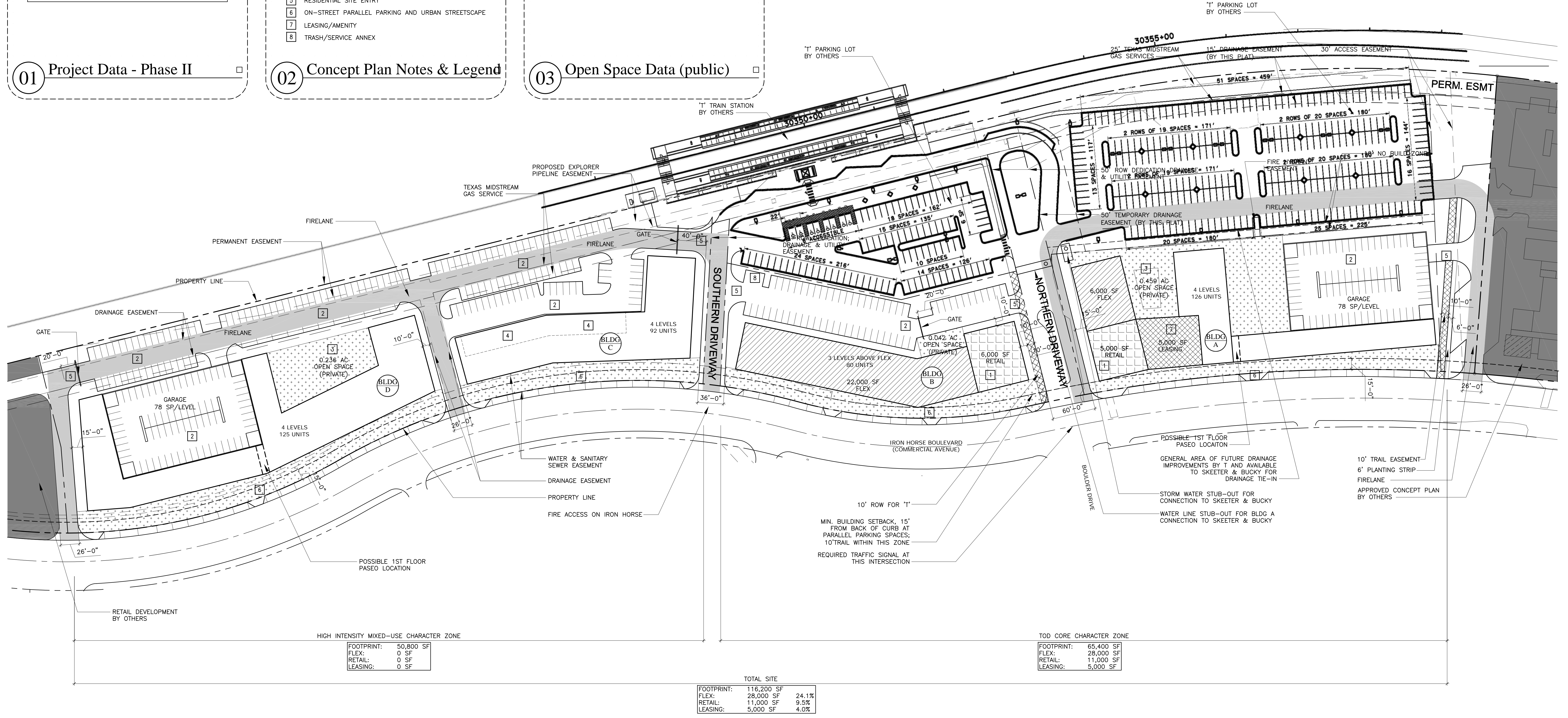
BLDG A BLOCK:	0.245 ACRES
BLDG B BLOCK:	0.281 ACRES
BLDG C BLOCK:	0.225 ACRES
BLDG D BLOCK:	0.367 ACRES
TOTAL:	1.118 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
	12% OF SITE IS OPEN SPACE

TOD CODE REQUIRED OPEN SPACE:
 MINIMUM OF 5% OF GROSS AREA OF THE SITE

01 Project Data - Phase II

02 Concept Plan Notes & Legend

03 Open Space Data (public)



FOOTPRINT:	50,800 SF
FLEX:	0 SF
RETAIL:	0 SF
LEASING:	0 SF

TOTAL SITE	
FOOTPRINT:	116,200 SF
FLEX:	28,000 SF 24.1%
RETAIL:	11,000 SF 9.5%
LEASING:	5,000 SF 4.0%

FOOTPRINT:	65,400 SF
FLEX:	28,000 SF
RETAIL:	11,000 SF
LEASING:	5,000 SF

IRON HORSE VILLAGE SDP
 NORTH RICHLAND HILLS, TEXAS

26 Concept Plan - Phase II
 Scale: 1" = 60'-0"

Zoning Case Number SDP216-06



ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN - PHASE II

Project Number: 2014057.00
 Drawn By: CC
 Issue For: Revised Concept Plan 3.20.2017
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A101b

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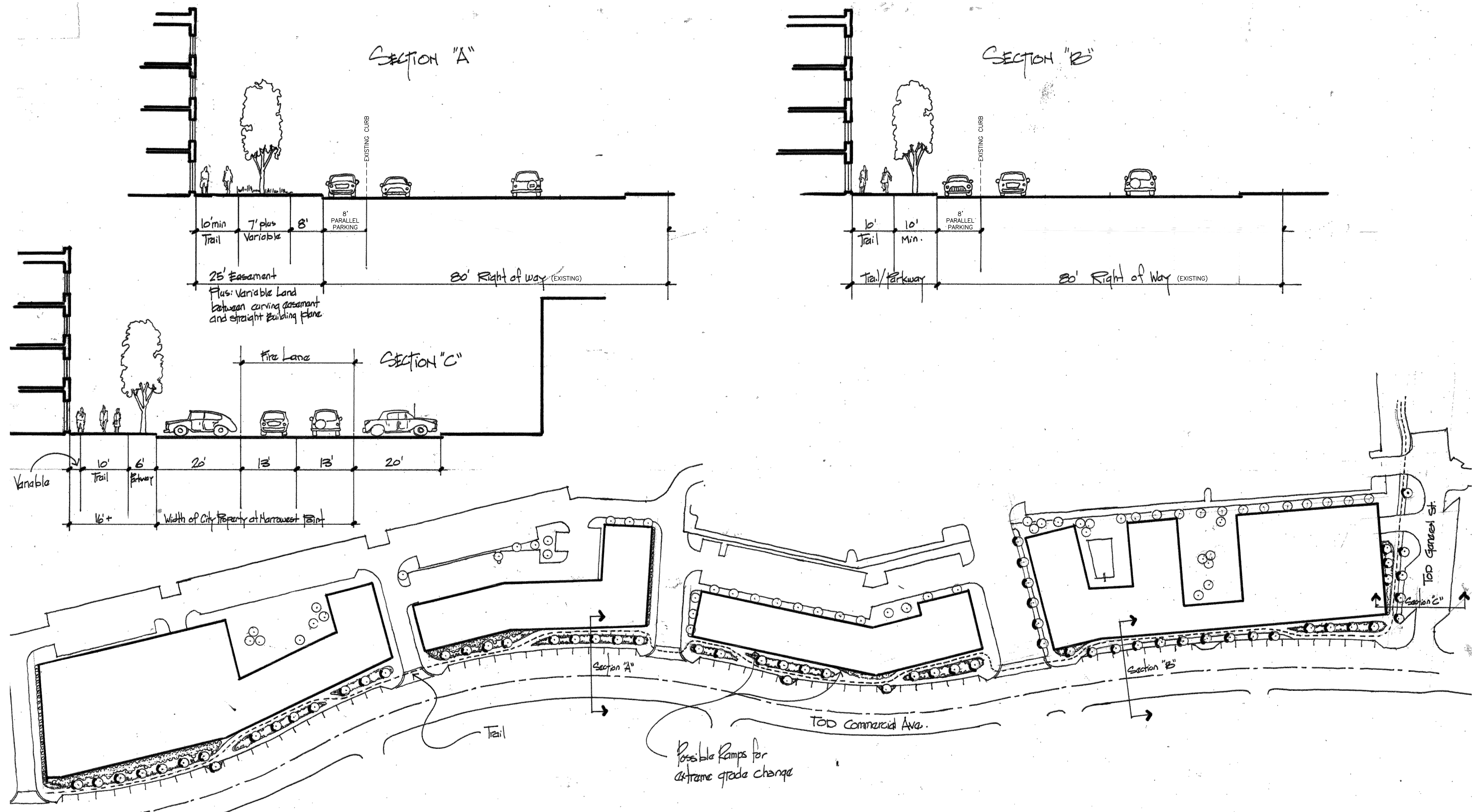
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ZONING CASE NUMBER SDP 2016-05



Dan Smalley
Capricorn Real Estate Management Corp.
PO Box 111100
Carrollton, TX 75011

March 16, 2017

Clayton Comstock
Planning Manager
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

Dear Clayton,

The following is the RETAIL PROGRAM LANGUAGE you discussed previously with Robin McCaffrey for the Iron Horse mixed use project:

The property owner agrees to the following regarding spaces labeled as "Retail Program Space" on the Zoning Site Plan:

1. Owner will use commercially reasonable efforts to lease the "Retail Program Space" to retail uses at initial lease-up by listing the Retail Program Space with a retail brokerage company during project construction; however, if within six (6) months prior to building completions, qualified retail tenants have not leased the Retail Program Space, all remaining unleased Retail Program Space can be leased for residential use at initial lease-up.
2. That any residential leases on the first floor space designated as "Retail Program Space" will not be automatically extended beyond the 1 year lease term unless the following conditions prevail:
 - That a retail brokerage company holding the listing of first floor Retail Program Space fails to bring a qualified prospective retail tenant willing to lease the Retail Program Space for a square foot rental rate equal to or greater than the current residential rental rate within 6 months prior to expiration of any 1 year residential lease; AND
 - That any commitment to lease for retail use requires the prospective retail tenant to pay for necessary tenant finish out (which may be amortized as part of a lease agreement which includes such amortization); OR
 - _ The City of North Richland Hills agrees to and executes a master lease for the first floor Retail Program Space at a lease rate equal to the current residential lease rate at least 6 months prior to retirement of any 1 year residential lease.

If either of the above listed conditions fails to be established within the time frames referenced, the property owner can renew the residential lease or execute a new residential lease. The property owner agrees to list the first floor Retail Program Space with a retail brokerage company within 1 month from the completion of any building containing first floor Retail Program Space (as designated on the Zoning Site Plan) and further agrees to leave the Retail Program (described above) in place for five (5) years from the date of project opening.

Sincerely,

Dan Smalley
President-Capricorn Real Estate Management Corp., GP
For Skeeter & Bucky, LP

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NORTH RICHLAND HILLS, TEXAS

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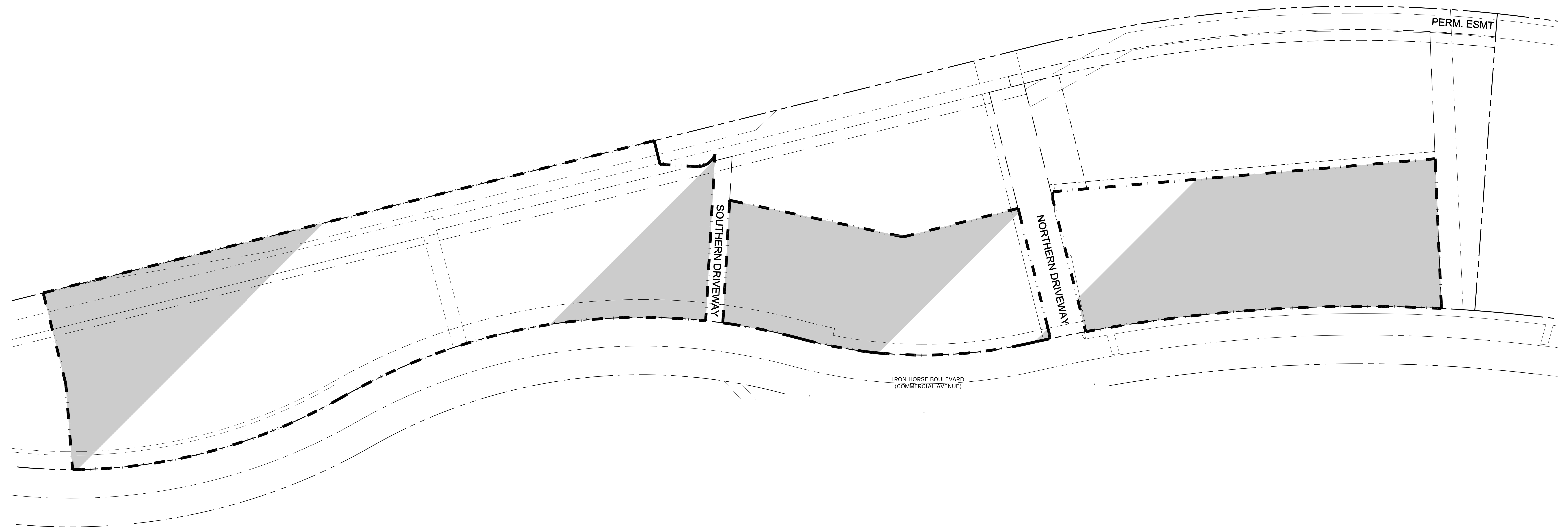
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