

Tract 2 zoning Summary

Product Type

- neighborhood center
- neighborhood core



tract 6A & 6B
zoning plan

North Richland Hills, Texas
11/21/18
Arcadia Realty

TBG
2001 Bryan St, Suite 1450
Dallas, Texas 75201

[214] 744 0757
tbgpartners.com

The information shown is based on the best information available and is subject to change without notice. This is a conceptual plan, open spaces, buildings and lots may change within zoning limits.



Case: ZC 2018-14

Tract 6A & 6B Summary

 Stacked Flats (Tract 6A)	60 max
 Townhome (Tracts 6A&6B)	allowed
Total	not to exceed 120 units



tract 6A & 6B
concept plan

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Case: ZC 2018-14



Street Legend

Street Type	Color
CS - 72 - 47	Yellow
CS - 68 - 38	Orange
ST - 60 - 31	Green
RD - 50 - 27	Black

Parking Summary

On street parking	57 Spaces (estimated)
Total Unit Cap	120 Units
On-street parking ratio	0.48
Townhome off street parking	1 space per one bedroom unit, 2 spaces per two or more bedroom unit
Stacked Flats Off-Street Parking	per ordinance 3133.4

Note:
The street design will follow the design standards of the Town Center zoning district for assigned street type.



tract 6A & 6B street & parking plan

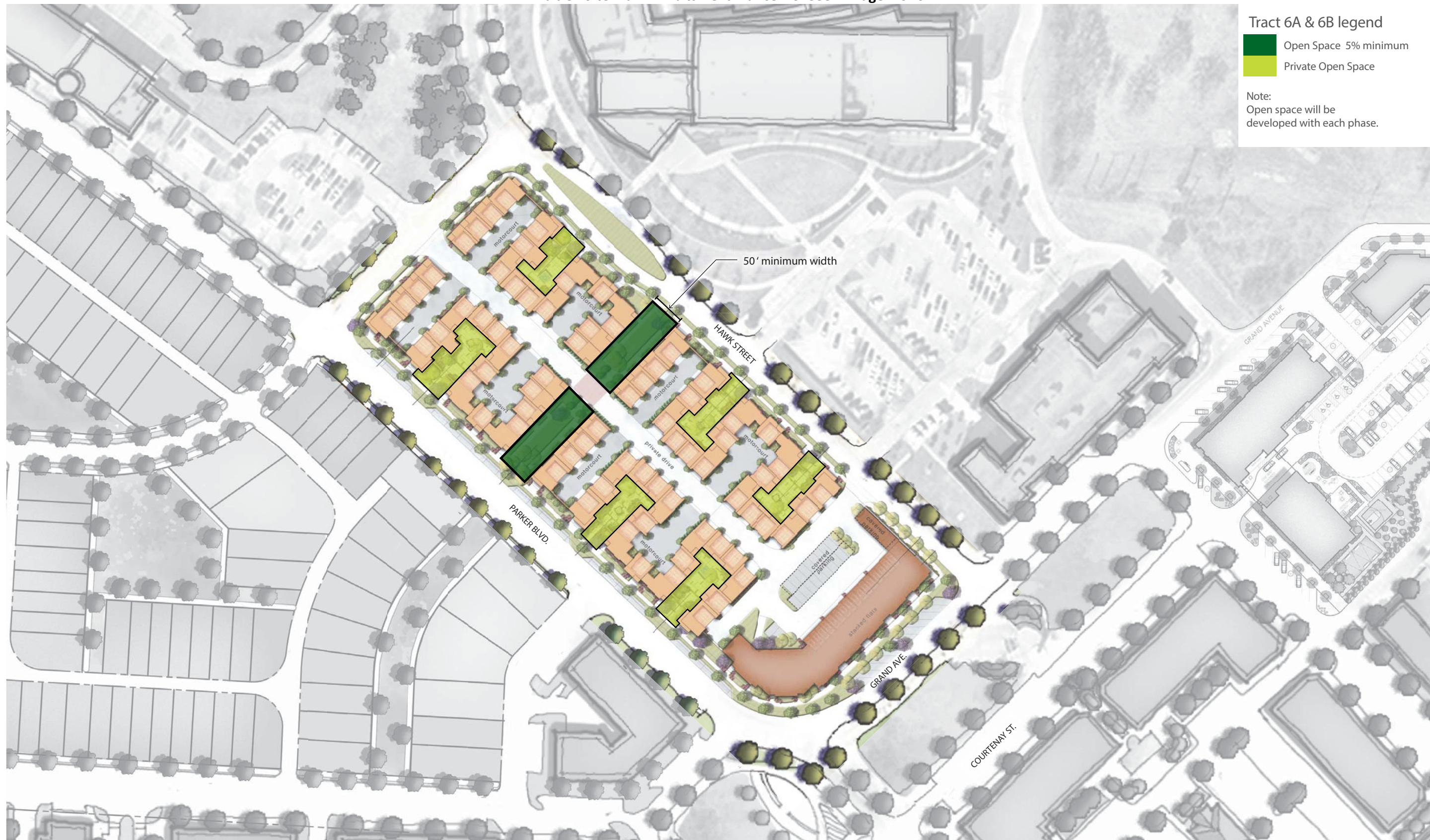
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Tract 6A & 6B legend

- Open Space 5% minimum
- Private Open Space

Note:
Open space will be developed with each phase.



tract 6A & 6B
open space plan

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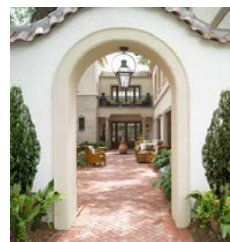
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Case: ZC 2018-14



motorcourt



gated courtyard



paseo



gated courtyard

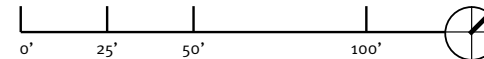


gated courtyard



N Richland Hills Townhomes+MF
North Richland Hills, TX

Conceptual Site Plan



74 Townhomes (2 and 3 story)
2 car garage ea.

46 Flats
1.5 sp/unit

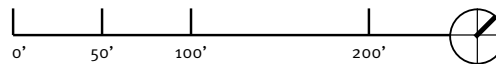
120 Units Total

07.06.2018	2018999.11	mj
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N Richland Hills Townhomes+MF
North Richland Hills, TX

Conceptual Site Plan



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