

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 10**

Zoning Case ZC 2019-03  
WILLOW SPRINGS

Tracts 3, 3D, and 3D1, William Cox Survey, Abstract 321; Tracts 1 and 1B,  
Eliza Ann Cross Survey, Abstract 281; and Lots 28-32, WE Odell Addition  
6900-7100 Davis Boulevard and 8205-8219 Odell Street; North Richland Hills, Texas

This Residential Planned Development (R-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt base district standards corresponding with the Regulating Plan attached hereto and incorporated herein as Exhibit C and as identified below. The following regulations must 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 will prevail.

- A. *Permitted Land Uses.* Uses in this R-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. *Regulating plan.* Development of this property must comply with the regulating plan attached as Exhibit "C."
1. The regulating plan designates the proposed uses of land within the subject property. This includes the designation of applicable subzones within the district. The subzones include garden, cottage, townhome, and office subzones.
  2. The regulating plan indicates the location and dimensions of proposed streets, the location of proposed blocks, and the location of open space and nonresidential development areas.
  3. Residential development of the property must comply with the development standards of the R-2 Single Family Residential zoning district and the subzone standards described below.

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	STANDARDS PER SUBZONE		
	GARDEN BASE: TC EDGE ZONE	COTTAGE BASE: TC GENERAL ZONE	TOWNHOME BASE: TC CENTER ZONE
<b>LOT STANDARDS</b>			
Lot area (min.)	5,000 sq ft	2,500 sq ft	2,000 sq ft
Lot width <sup>1</sup> (min./max.)	50 ft / 70 ft	30 ft / 70 ft	25 ft / 40 ft
Lot depth (min.)	100 ft	80 ft	80 ft
Building coverage (max.)	50%	75%	80%
Impervious coverage (max.)	70%	95%	95%
<b>SETBACK STANDARDS</b>			
Front building line (min./max.)	10 ft / n.a.	5 ft / 10 ft	5 ft / 10 ft
Front/side porch setback (min.)	4 ft	4 ft	4 ft
Garage setback (min.)	20 ft (front)	7.5 ft (alley)	7.5 ft (alley)
Side building line	Interior: 5 ft Street: 10 ft	zero ft / 12 ft (max) Street: 10 ft	zero ft / 12 ft (max) Street: 10 ft
Rear building line (min.)	Blocks A and E: 20 ft Others: 10 ft	7.5 ft	7.5 ft
<b>FRONTAGE STANDARDS</b>			
Percentage of building on front building line (min.)	60%	80%	80%
Porch percentage of building frontage (min.)	None required if provided, 20%	20%	20%
Porch Depth	8 ft	6 ft	6 ft
<b>HEIGHT STANDARDS</b>			
Number of stories (max.)	Block D: 1.5 stories <sup>2</sup> Others: 2.5 stories	3 stories	3 stories
At eave (max.)	35 ft	35 ft	35 ft
Finished Floor Elevation <sup>3</sup> (min.)	1.0 ft	1.5 ft	1.5 ft
Interior ceiling height, floor to ceiling (min.)	First floor: 10 ft Upper floors: 9 ft	First floor: 10 ft Upper floors: 9 ft	First floor: 10 ft Upper floors: 9 ft
<b>GENERAL STANDARDS</b>			
Living area (min.)	1,800 sq ft	1,500 sq ft	1,200 sq ft
Off-street parking (min.)	4 spaces	3 spaces	3 spaces

**Notes:**

1. Minimum lot width must be increased an additional five (5) feet on corner lots.
2. A half story is defined as a floor area that is partially or wholly built into the framing of the roof or where the upper level is less than 60% of the lower.
3. May be calculated as an average along the block. The City Engineer will determine if topography makes implementation of this requirement unfeasible per block.

**1. NEIGHBORHOOD SITE DEVELOPMENT STANDARDS**

1.1. Streets.

1.1.1. The regulating plan designates the required street network within the development. The specifications below address vehicular lane width, parkway widths, right-of-way widths, number of travel lanes, on-street parking, and pedestrian accommodation.

STREET TYPE	RIGHT-OF-WAY WIDTH	NUMBER OF LANES	LANE WIDTHS	ON-STREET PARKING	SIDEWALK WIDTH
ST-60-38	60 ft	2 lanes	10 ft	Parallel required on both sides	5 ft
ST-50-30	50 ft	2 lanes	10 ft	None required	4 ft
AL-15	15 ft	1 lane	12 ft	Prohibited	None
AL-20	20 ft	1 lane	15 ft	Prohibited	None

1.1.2. Parallel on-street parking spaces must be eight (8) feet in depth and twenty-two (22) feet in length.

1.2. Public streetscape improvements. The following streetscape standards apply to all streets within the development.

1.2.1. *Entry features.* 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.”

1.2.2. *Streetlights.* Streetlights must be selected from Oncor’s premium decorative street lighting options, as approved by the Development Review Committee. Fiberglass poles are prohibited.

1.2.3. *Cluster mailboxes.* The development must include cluster box units (CBU). The CBU mailbox design must be equipped with decorative tops and pedestals. The location and design must be approved by the Development Review Committee and the US Postal Service.

1.2.4. *Sidewalks.* Sidewalks must meet the design standards of the City and the widths required by the street sections contained in Exhibit “C.” Sidewalks located at back-of-curb may be permitted only for sound engineering and safety practice but must otherwise be located at least two (2) feet from back-of-curb.

1.2.5. *Crosswalks.* Sidewalks and 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.

1.2.6. *Street trees.*

1.2.6.1. Streets fronting an open space lot or townhome lot must have street trees planted between the sidewalk and street curb. Spacing of the trees must be one (1) tree per 30 feet.

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- 1.2.6.2. Streets fronting a lot in the garden or cottage subzone must follow the standards for those subzones.
  - 1.2.6.3. Davis Boulevard must feature one (1) tree per 30 linear feet of street frontage, excluding street intersections and sight visibility triangles. At least sixty percent (60%) of the trees must be an evergreen species. All trees must be located between Davis Boulevard and the masonry screening wall.
  - 1.2.6.4. All trees must be at least three (3) caliper inches in size and be of a hardwood species such as oak, elm, maple, or similar species.
- 1.3. *Walls and Fencing.* Fencing must be designed as shown on the site plan attached as Exhibit “C” and is subject to the following.
- 1.3.1. The developer is responsible for the installation and construction of the following fencing as part of the public improvements for the development. The fencing must be complete prior to the issuance of building permits for the development.
    - 1.3.1.1. Davis Boulevard frontage: A six-foot tall masonry wall must be constructed adjacent to Davis Boulevard. The wall must be constructed as a traditional masonry screening wall or a pre-cast concrete panel wall at least four inches thick. A pre-cast concrete panel wall must be a stamped and stained masonry design as approved by the Development Review Committee.
    - 1.3.1.2. On residential lots adjacent to existing Stonybrooke Addition residential properties, rear or side yard fencing must be an eight-foot board-on-board pre-stained cedar fence with metal posts, top cap, top trim, and weather-treated baseboard. The fence must be set at the top of a retaining wall and/or a 12- to 18-inch concrete mow strip.
    - 1.3.1.3. On open space lots adjacent to existing Stonybrooke Addition residential properties, rear or side yard fencing must be a six-foot board-on-board pre-stained cedar fence with metal posts, top cap, top trim, and weather-treated baseboard. The fence must be set at the top of a retaining wall and/or a 12- to 18-inch concrete mow strip.
  - 1.3.2. Builder or homeowner installed fencing visible from the public street, if provided, must be either ornamental metal, wood-grain vinyl, or board-on-board pre-stained cedar fence with metal posts, top cap, top trim, and weather-treated baseboard. The finished side of the fence must face the street.
  - 1.3.3. Builder or homeowner installed rear or side yard fencing adjacent to an open space lot, if provided, must be ornamental metal with an optional vegetative screen for privacy. Opaque fencing materials are prohibited adjacent to open space lots.
  - 1.3.4. Standard wood stockade privacy fencing may be permitted in locations other than described in this subsection.
- 1.4. Open Space and Landscaped Common Areas are subject to the following.
- 1.4.1. The development must set aside at least seventeen percent (17%) of the gross land area as common open space. All common open space areas and amenities must be owned and maintained by the homeowner’s association. The common open space areas shall be as shown on the site plan attached as Exhibit “C.”

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- 1.4.2. A landscape plan for the development must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to construction. The landscape plan must show all required street trees and open space landscaping.
- 1.4.3. One (1) open space lot shall maintain a contiguous open lawn area of at least 15,000 square feet.
- 1.4.4. Trees must be planted to line the drainage channel above the 100-year water surface elevation. Spacing of the trees must be one (1) tree per 30 feet.
- 1.4.5. All other open space areas must provide at least one (1) large tree per 200 square feet of lot area and one (1) ornamental tree per 2,000 square feet of lot area.
- 1.5. Drainage channel design is subject to the following.
  - 1.5.1. Any large drainage channel provided on the property must meet the design requirements of the Public Works Design Manual and the recommendations of the City Image Study for terraced earthen channel, unless the natural state of existing drainage can be preserved.
  - 1.5.2. Culvert and bridge crossing design must comply with the City Image Study recommendations.
- 1.6. Mechanical equipment and franchise utilities are subject to the following.
  - 1.6.1. Lateral and service lines for all franchise utilities must be placed and maintained underground.
  - 1.6.2. All franchise utilities must be located at the rear of the lots.
  - 1.6.3. All existing overhead utility lines on the property must be placed underground. In the event the lines are not necessary to provide service to the development, the lines and poles must be removed.
  - 1.6.4. Ground-mounted equipment such as transformers, HVAC equipment, lift stations, utility meters, and other machinery must be located at the rear of the building. If this standard cannot be met, alternative location standards may be approved by the Development Review Committee. Ground-mounted equipment must be screened from view of common open spaces and public streets.

**2. RESIDENTIAL LOT STANDARDS**

- 2.1. The standards in this section apply to all residential lots in all subzones.
- 2.2. Building windows must comply with the following.
  - 2.2.1. Specialty windows such as stained, opalescent, or glass block may be permitted provided the total area does not exceed fifteen percent (15%) of the total window area of the façade.
  - 2.2.2. Window screening of any type must be black or gray.
  - 2.2.3. Exterior solar screens are permitted on facades that do not face a public space such as a common open space or public street.
  - 2.2.4. The horizontal dimension of the window opening must not exceed the vertical dimension, except as provided in this subsection.

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- 2.2.5. A maximum of five (5) windows may be mulled horizontally together to form a compound window. The compound window may be wider than it is tall if each grouping is separated by a mullion, column, pier, or wall section that is at least seven (7) inches wide.
- 2.2.6. Window sills must be sloped to drain over the window pediment.
- 2.2.7. The minimum return from the primary wall surface to the window jamb must be three (3) inches with a trim or panning recommended.

2.3. Building roofs must comply with the following.

- 2.3.1. Permitted roof materials. Any roofing material not authorized by this subsection is prohibited
  - a. High definition architectural asphalt shingles (4 tab)
  - b. Tile, clay, or concrete (faux clay).
  - c. Slate (equivalent synthetic or better).
  - d. Metal (on porches and accent roofs).
  - e. Cornices and soffits may be a combination of wood, metal, and Hardie-Plank™ equivalent or better.
- 2.3.2. Roofing materials must have a minimum 30-year rated warranty.
- 2.3.3. Authorized roof configurations include the following:
  - a. Hip and gable roofs must be pitched 6:12 or greater.
  - b. Accent roofs must be pitched 4:12 or greater.
- 2.3.4. Dormers and chimney chases above the roof structure must be finished with a permitted primary building material or a siding material of Hardie-Plank™ equivalent.
- 2.3.5. Fireplace flues must be enclosed and finished to be complementary of the building's exterior. Finished construction of exposed pre-fabricated metal flue piping is prohibited, except for gas appliance vent stacks required by applicable construction codes.
- 2.3.6. Architectural metal downspouts are required. Open scuppers are prohibited.

**3. GARDEN AND COTTAGE (DETACHED RESIDENTIAL) SUBZONE STANDARDS**

- 3.1. The standards in this subsection apply to the garden subzone and cottage subzone.
- 3.2. Building architecture and architectural diversity.
  - 3.2.1. The combination of the same primary building material color must not be repeated for garden and cottage lot buildings located on adjacent lots.
  - 3.2.2. The combination of the same floor plan or same building front façade elevation must not be repeated for single-family detached residential buildings unless separated from one another by at least three (3) lots.
  - 3.2.3. The following architectural standards are required when used on detached residential lot homes:
    - 3.2.3.1. A minimum one-foot (1) roof overhang on street-facing façade, unless the architectural style (i.e. French Country) calls for a smaller overhang.

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- 3.2.3.2. Finished or decorative soffit on roof overhang.
- 3.2.3.3. Horizontal cementitious siding must have a minimum four-inch (4) wide rake boards, corner boards, and window and door trim.
- 3.2.3.4. Brick construction must have soldier course or arch over doors and windows and along roof rake.
- 3.2.3.5. Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street-facing façade.
- 3.2.3.6. Street-facing façade windows must be single- or double-hung windows with divided light. Casement windows without divided light are allowed when architecturally appropriate.
- 3.2.3.7. Ornamental lighting sconce on the street-facing façade.

**4. STANDARDS SPECIFIC TO GARDEN SUBZONE.**

- 4.1. The standards in this subsection apply to the garden subzone.
- 4.2. *Garages.* Front entry garages are permitted within the garden subzone only and are subject to the following:
  - 4.2.1. The garage entry must be set back at least twenty (20) feet from the property line.
  - 4.2.2. All garage doors must be raised or recessed panel or carriage house design.
  - 4.2.3. Front entry garages must not constitute more than sixty (60) percent of the total width of the dwelling.
- 4.3. *Driveways.* Driveways must be salt-finished concrete, broom-finished concrete with smooth section/panel border, stamped and stained concrete, or a combination thereof. The driveway must not extend beyond the width of the garage.
- 4.4. Landscaping.
  - 4.4.1. Each garden lot must provide at least three (3) shade/large trees. At least one (1) tree must be located between the sidewalk and street.
  - 4.4.2. The front yard of all garden lots must be landscaped with landscape beds of mulch, crushed granite, or rock/pebble totaling at least 100 square feet. Beds must be edged with masonry, metal or poured concrete. Beds must contain a minimum of fifteen (15) one-gallon shrubs of at least two different species and at least one (1) ornamental tree.
  - 4.4.3. All landscaped areas of each lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
  - 4.4.4. All trees must be at least three (3) caliper inches in size and be of a hardwood species such as oak, elm, maple, or similar species.

**5. STANDARDS SPECIFIC TO COTTAGE SUBZONE.**

- 5.1. The standards in this subsection apply to the cottage subzone.
- 5.2. Landscaping.
  - 5.2.1. Each cottage lot must provide one (1) shade/large tree located between the sidewalk and street. Street tree spacing must be coordinated such that trees are spaced 35 feet apart.

- 5.2.2. The front yard of all garden lots must be landscaped with landscape beds of mulch, crushed granite, or rock/pebble totaling at least 60 square feet. Beds must be edged with masonry, metal or poured concrete. Beds must contain a minimum of ten (10) one-gallon shrubs of at least two different species and at least one (1) ornamental tree.
- 5.2.3. All landscaped areas of each lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.

## **6. STANDARDS SPECIFIC TO TOWNHOME SUBZONE**

- 6.1. The standards in this subsection apply to the townhome subzone.
- 6.2. *Building architecture.* The following architectural design standards apply to all townhome dwelling units.
  - 6.2.1. *Entry features.* A dwelling must include a covered front porch, stoop landing, recessed entry, or front courtyard at main entrances.
    - 6.2.1.1. The minimum area of a porch, stoop landing, recessed entry, or courtyard must be 20 square feet.
    - 6.2.1.2. In order to increase its prominence, the entry must have at least one of the following: sidelights; a glass transom; decorative detailing on the front door such as raised/recessed panels, arches, glazing, or architectural metal details; or similar features.
  - 6.2.2. *Roofs.* The roofs of each attached unit must be distinct from the other through either separation of roof pitches or direction, variation in roof design, or architectural features.
  - 6.2.3. *Garages.* On all lots, garage access must be provided from the alley at the rear of the lot. Front entry garages are prohibited.
- 6.3. Landscaping
  - 6.3.1. Townhome lot street/open space tree placement shall follow the conceptual layout of the Landscape Plan attached as “Exhibit C.”
  - 6.3.2. The front yard of all garden lots must be landscaped with landscape beds of mulch, crushed granite, or rock/pebble totaling at least 40 square feet. Beds must be edged with masonry, metal or poured concrete. Beds must contain a minimum of eight (8) one-gallon shrubs of at least two different species and at least one (1) ornamental tree.
  - 6.3.3. All landscaped areas of each lot must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.

## **7. ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION**

Conditions, covenants, and restrictions (CC&Rs) for all property within the R-PD district must be filed 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 which relate to provisions required in this district must be approved by the city attorney, and they must:

- 7.1. Create a property owners' association with mandatory membership for each property owner.
- 7.2. Establish architectural standards that are in conformity with the requirements of this R-PD district.



- 7.3. 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.
- 7.4. Provide for the maintenance of the landscaping and trees within the right-of-way.
- 7.5. Provide for the maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
- 7.6. Provide for the maintenance of fences and walls adjacent to open space lots and/or within dedicated wall easements.
- 7.7. At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association must contain and/or provide for the following:
  - 7.7.1. Definitions of terms contained therein;
  - 7.7.2. 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;
  - 7.7.3. 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;
  - 7.7.4. 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
  - 7.7.5. 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.

## **8. OFFICE STANDARDS**

- 8.1.1. Areas designated as "Office" on the regulating plan must follow the design standards set forth by the Transit Oriented Development zoning district General Mixed Use Character Zone.
- 8.1.2. Land uses in the Office subzone are limited to those permitted in the O-1 Office zoning district, as amended.

**9. ADMINISTRATION**

- 9.1.1. Amendments to Approved Planned Developments. An amendment or revision to the Residential Planned Development (R-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 R-PD district.
- 9.1.2. The city manager or designee may approve minor amendments or revisions to the R-PD standards provided the amendment or revisions does not significantly:
  - 9.1.3. Alter the basic relationship of the proposed uses to adjacent uses;
  - 9.1.4. Change the uses approved;
  - 9.1.5. Increase approved densities, height, site coverage, or floor areas;
  - 9.1.6. Decrease on-site parking requirements;
  - 9.1.7. Reduce minimum yards or setbacks; or
  - 9.1.8. Change traffic patterns.