

Exhibit B – Land Use and Development Regulations – Ordinance No. 3509 – Page 1 of 5

Zoning Case ZC 2017-11

Lots B and B1, Diamond Loch Addition; Tract 2B2, R.P. Barton Survey, Abstract 175
6300-6400 block Glenview Drive; 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 must 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 are 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.
3. A detention pond shall be permitted, subject to the standards provided in Section B.10 below.

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	55 feet
Lot depth	95 feet
Front building line	15 feet
Side building line	5 feet
Rear building line	10 feet
Garage setback	20 feet
Rear yard open space	10 percent of lot area

2. At least ten percent (10%) of the land area in the development must be set aside as common useable open space. The common useable open space areas must 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. Rear yard fencing adjacent to existing Diamond Loch residential properties must be an eight-foot tall pre-stained board-on-board cedar fence with top cap and side trim, metal posts, brackets, and caps. The finished/smooth side of the fence must face the existing Diamond Loch properties.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3509 – Page 2 of 5

Zoning Case ZC 2017-11

Lots B and B1, Diamond Loch Addition; Tract 2B2, R.P. Barton Survey, Abstract 175

6300-6400 block Glenview Drive; North Richland Hills, Texas

- b. Private fences adjacent to open spaces must be a six-foot tall pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps; and a 12-inch wide mow strip. The finished/smooth side of the fence must face the open space.
 - c. Side yard fences between residential properties must comply with Article VIII – Screening and Fencing Standards of the Code of Ordinances.
 - d. A six-foot tall masonry screening wall must be constructed on the side or rear lot lines of the single-family lots adjacent to Glenview Drive. The wall must be constructed as a traditional masonry wall or a pre-cast product such as Verti-crete. The columns may not exceed seven (7) feet in height. Thin-panel walls are prohibited.
 - e. A six-foot tall ornamental metal fence with masonry columns must be constructed on lot line of the open space lot adjacent to Glenview Drive. The masonry columns may not exceed seven (7) feet in height.
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 adjacent to all internal streets. The builder is responsible for the sidewalk construction. However, a sidewalk is not required on the east side of the entry street as indicated on Exhibit “C.”
 - b. A five-foot wide sidewalk must be constructed adjacent to Glenview Drive. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
 - c. All crosswalks must be constructed of stamped and stained concrete.
5. Utility construction is subject to the following.
- a. All lateral and service lines for all utilities must be placed and maintained underground.
 - b. Street lights must be selected from Oncor’s decorative street lighting options, excluding the Texan luminaire.
 - c. The overhead lines crossing Glenview Drive near the eastern end of 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.
6. The development must include a decorative cluster mailbox. The Development Review Committee and US Postal Service must approve the location and design of the mailbox.
7. Development entry signs must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
8. Landscaping and open space areas must be designed as shown on the landscape plan attached as Exhibit “C” and are subject to the following.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3509 – Page 3 of 5

Zoning Case ZC 2017-11

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6300-6400 block Glenview Drive; North Richland Hills, Texas

- a. The ten (10) oak trees in the common open space area adjacent to Lot 11 must be preserved. These trees are indicated on the existing trees (Sheet L-1) of attached Exhibit "C."
 - b. At least one canopy tree must be installed between the sidewalk and curb adjacent to each lot. On corner lots, three trees must be installed, with one tree located on the front and two trees located on the side. The spacing of the trees must be 30 to 50 feet.
 - c. The front yards of each residential lots must be fully landscaped and include automatic irrigation systems.
 - d. A mountable curb may be constructed on the cul de sac median.
9. Each lot owner must be a mandatory member of the homeowners association (HOA). The HOA is responsible for the following.
- a. Ownership and maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
 - b. Ownership and maintenance of fences and walls within open space lots and dedicated wall easements.
10. The construction of a detention pond is authorized for the development. The detention pond is subject to the following.
- 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.
 - 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 last home.
- C. *Building design standards.* Building design and appearance must comply with the conceptual building elevations attached as Exhibit "C" and the standards described below.
1. The minimum dwelling unit size for the houses is 2,000 square feet.
 2. The maximum structure height is thirty-eight (38) feet.
 3. Lots 1-11, as shown on attached Exhibit "C," are limited to 1.5-story dwellings. Windows are prohibited on the second story level of the north elevation of the dwelling units.

Exhibit B – Land Use and Development Regulations – Ordinance No. 3509 – Page 4 of 5

Zoning Case ZC 2017-11

Lots B and B1, Diamond Loch Addition; Tract 2B2, R.P. Barton Survey, Abstract 175
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4. The exterior wall materials must consist of masonry materials, as defined by the zoning ordinance, in the following amounts:
 - a. Eighty-five (85) percent of the wall area on the all façades, except for areas above the roofline.
 - b. Front building elevations next to garage doors must include brick, stone or a combination thereof with decorative elements.
 5. Surface materials for driveways must be salt finished or broom finished concrete with smoothed borders and edges.
 6. Garages are subject to the following:
 - a. Front entry garages may be permitted, provided the garage door is setback at least twenty (20) feet from the front property line.
 - b. A maximum of fifteen (15) front entry garages are permitted within the development. At least eight (8) of the front entry garages must have individual doors separated by a minimum twelve-inch (12) wide column.
 - 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.
 7. Roof materials must be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
 8. Each building must include at least three of the following architectural elements.
 - a. Shutters or shutter accents.
 - b. Louvered vents.
 - c. Cut brick haunching.
 - d. Divided light or border light windows on street facing elevations, including front elevations and side elevations on corner lots.
 - e. Enhanced brick details, such as herringbone, rowlocks, etc.
 - f. Metal overhang accents.
 - g. Cast stone accents.
 - h. Decorative coach lighting.
- D. *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:

Exhibit B – Land Use and Development Regulations – Ordinance No. 3509 – Page 5 of 5

Zoning Case ZC 2017-11

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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.