

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3724 – Page 1 of 5**

Zoning Case ZC 2021-03  
St Joseph Estates Phase 2  
Lot 12, Block 2, St Joseph Estates  
7704 Davis Boulevard, 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	6,000 square feet
Lot width, interior	50 feet
Lot width, corner	60 feet
Lot depth	Lots 2-7: 100 feet Lots 8-13: 80 feet
Front building line	20 feet
Side building line	5 feet 10 feet on corner street side
Rear building line	10 feet

- 2. The development must set aside at least ten thousand five hundred (10,500) square feet 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 must be located 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 six-foot tall masonry screening wall must be constructed on the east property line of the open space lot at the northeast corner of Davis Boulevard. The wall must be constructed as a traditional masonry wall identical to the adjacent Liberty Village wall. The developer is responsible for the wall construction as part of the public improvements for the subdivision.

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- b. A six-foot tall ornamental metal fence must be constructed on the south property line of open space lot 14X.
  - c. A six-foot tall ornamental metal fence must be constructed on the side or rear lot lines that abut Lot 11X, Block 2, St Joseph Estates. Wood privacy fences are prohibited abutting this lot.
  - d. 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 fence must not exceed eight (8) feet in height. The finished side of the fence must face any public right-of-way.
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.
  - b. On open space lot 14X, a sidewalk is not required adjacent to the street.
  - c. A five-foot wide sidewalk must be constructed adjacent to Davis Boulevard. The developer is responsible for the sidewalk construction as part of the public improvements for the subdivision.
  - d. All crosswalks must be constructed of a stamped and stained concrete approved by the Development Review Committee.
5. Utility construction is subject to the following.
- a. Lateral and service lines for all franchise utilities must be placed and maintained underground.
  - b. 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.
  - c. Street lights must be selected from Oncor’s decorative street lighting options, 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 must 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 be designed as shown on the landscape plan attached as Exhibit “C” and is subject to the following.

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- a. 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.
  - b. Landscaping on and adjacent to individual residential lots is subject to the following.
    - i. On all lots, at least one (1) large tree and one (1) ornamental tree must be installed. At least one (1) tree must be located in the front yard. Existing trees may be used to satisfy this standard.
    - 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 be planted between the sidewalk and curb adjacent to the side of each lot. The street trees must be spaced a minimum of twenty (20) feet apart.
    - iii. All large 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.
    - iv. Ornamental (small) trees may be any such tree as listed in the City Tree List.
    - v. The front yard of all lots must be landscaped with a minimum of fifteen (15) one-gallon shrubs of 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.
- 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.
  3. Garages are subject to the following:
    - a. Front entry garages are permitted within the development. At least five (5) 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 of a wood-grain finish.
    - d. Front entry garages must not constitute more than sixty (60) percent of the total width of the dwelling.
  4. Driveways are subject to the following.
    - a. Surface materials for driveways must be salt finished, aggregate pebble, or stamped and stained concrete.

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5. Roofs must have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Porch roofs and shed roofs must have a minimum 4:12. Roof materials must be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
  6. Each building must include at least three of the following architectural elements.
    - a. At least two distinct exterior wall surface 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.
    - 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. *Homeowners Association*. Conditions, covenants, and restrictions (CC&Rs) for all property within the subdivision must be filed in the county by the owner before a building permit issued for a new home. Conditions, covenants, and restrictions 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 PD district.
  3. Create an architectural review committee to review development for compliance with the architectural standards and issue certificates of approval prior to a building permit being applied for.
  4. Provide for the maintenance of the landscaping and trees within the right-of-way.
  5. At a minimum, the conditions, covenants, and restrictions establishing and creating the mandatory property owners' association shall contain and/or provide for the following:
    - a. Definitions of terms contained therein;

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- b. Provisions 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;
  - c. The initial term of the covenants, codes, and restrictions establishing and creating the association shall be for a 50-year period and shall automatically renew for successive ten-year periods;
  - d. Ownership and maintenance of all common amenities, common areas, open space lots, and associated landscaping and irrigation.
  - e. Ownership and maintenance of fences and walls within open space lots and dedicated wall easements.
- E. *Amendments to 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.