

Exhibit B – Land Use and Development Regulations – Ordinance No. 3720 – Page 1 of 5

Zoning Case ZC21-0006
Summerwell Boulevard 26
Lots 3R1, 3R3R, and 4R, Block 2, Walker Branch Addition
8600-8800 blocks of Boulevard 26, North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of TC Town Center, Neighborhood Center Subzone. The following regulations must be specific to this RD-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

- A. *Purpose.* The purpose of this planned development is address the distinct nature of the single-family rent housing development land use and to establish specific site development and building design standards for the project.
- B. *Concept Plans.* The plan exhibits attached as Exhibit “C” are considered conceptual in nature. The regulations and standards included in this Redevelopment Planned Development are intended to inform and guide the preparation of detailed site development plans for the project.

Following approval of this Redevelopment Planned Development, a site plan package for the project must be submitted for review by the Development Review Committee. The site plan package is subject to final review and approval by the Planning and Zoning Commission and City Council.

- C. *Permitted Land Uses.* Uses in this RD-PD are limited to the following.
1. Multi-family detached rental housing, or single-family built for-rent. This use is defined as a single-family residential neighborhood, where dwelling units are located on a common lot and built for rent, and the community is owned and operated by a single entity in a similar manner as an apartment community.
 2. On lots or areas designated for commercial use, permitted uses are limited to those permitted in the C-1 (Commercial) zoning district, as amended, and subject to the following:
 - a. Any land use requiring a special use permit in the C-1 (Commercial) zoning district, as amended, is only allowed if a special use permit is issued for the use.
 - b. Any land use prohibited in the C-1 (Commercial) zoning district, as amended, is also prohibited.
- D. *Site development standards.* Development of the property must comply with the development standards of the TC Town Center zoning district, Neighborhood Center Subzone and the standards described below.
1. The standards for dwelling units are as follows.
 - a. The maximum number of dwelling units authorized is one hundred ninety four (194) units.
 - b. Two-bedroom, three-bedroom, and four-bedroom detached dwelling units are permitted. Townhomes and studio dwelling units are prohibited.

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- c. At least two parking spaces must be provided for each dwelling unit. The spaces must be located within an enclosed garage.
 - d. A guest parking ratio of 0.60 spaces per dwelling unit must be provided on streets throughout the project.
 2. Streets and access points must be located as shown on the concept plan attached as Exhibit “C” and as described below.
 - a. The development must provide at least three (3) access points to Boulevard 26, subject to approval by the Texas Department of Transportation.
 - b. The internal streets and alleys in the development are considered private.
 - c. The minimum width of a private street is twenty-four (24) feet. All private streets must be designated as fire lanes.
 - d. The minimum width of an alley is sixteen (16) feet.
 - e. All fire access roads and fire lanes must meet the minimum standards set forth in the International Fire Code 2018 Edition and NCTCOG Amendments adopted by the City of North Richland Hills.
 3. Common open space areas must be located as shown on the concept plan attached as Exhibit “C” and as described below.
 - a. The development must set aside at least thirty percent (30%) of the land area as common open space.
 - b. Site amenities must be provided for the development, including, but not limited to, a swimming pool, benches and seating areas, pet-oriented areas, outdoor grilling areas, and sidewalks and trails.
 - c. All common open space areas and amenities must be maintained by the property owner.
 4. Fencing must be designed as shown on the concept plan attached as Exhibit “C” and is subject to the following.
 - a. A six-foot tall masonry screening wall must be constructed in the following locations. The wall must be constructed as a traditional masonry wall or a pre-cast product that is at least four (4) inches thick. The columns may not exceed seven (7) feet in height. Thin-panel walls are prohibited. The developer is responsible for the fence construction as part of the public improvements for the subdivision.
 - i. On all the side or rear lot lines adjacent to Boulevard 26.
 - ii. On the side or rear lot lines abutting Lot 3R2, Block 2, Walker Branch Addition.
 - iii. On the rear property lines of future commercial lots identified on the concept plan attached as Exhibit “C.”

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- b. On property lines abutting NRH2O Water Park, either a six-foot tall ornamental metal fence or a masonry screening wall meeting the above standards must be constructed.
 - c. Privacy fences constructed on residential units must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The privacy fence must not exceed eight (8) feet in height.
5. Sidewalks must be designed as shown on the concept plan attached as Exhibit “C” and are subject to the following.
 - a. A five-foot wide sidewalk must be constructed adjacent to Boulevard 26. The developer is responsible for the sidewalk construction as part of the public improvements for the project and includes the sidewalk adjacent to the commercial tracts.
6. Streetscape must be designed as shown on the concept plan attached as Exhibit “C” and are subject to the following.
 - a. 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.
 - b. All refuse container enclosures must be designed and installed in accordance with Section 118-874 of the Zoning chapter of the North Richland Hills Code of Ordinances.
 - c. 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. Utility construction is subject to the following.
 - a. Street lights must be decorative street lights as approved by the Development Review Committee and must include a decorative base, minimum 4-inch decorative pole, Dark Sky compliant post top luminaire, and be a maximum of 15 feet in height. Street lights must be spaced a maximum of ninety (90) feet.
 - b. Above ground franchise utility appurtenances are not permitted in the fronts of the dwelling units. In the case that the design is unfeasible, alternate locations may be approved administratively with demonstrated landscape screening as allowed by utility providers.
8. Development signs must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
9. At a minimum, project landscaping must be designed and landscaped as shown on the landscape plan attached as Exhibit “C” and minimum landscape material quantities referenced in the “Residential Landscape Data” table. Landscaping is also 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. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
 - c. At least twenty (20) large canopy trees must be planted adjacent to Boulevard 26. Of these trees, fourteen (14) may be located in the rear yard of the adjacent dwelling unit.
 - d. 3-gallon evergreen shrubs must be planted 3-foot on-center on the outside of any masonry screening wall adjacent to Boulevard 26.
 - e. Lots designated for commercial use must be landscaped in accordance with *Chapter 114 – Vegetation* of the North Richland Hills Code of Ordinances.
10. Nonresidential development. Must comply with the standards described below.
- a. At least 1.9 acres of the site must be designed for nonresidential development.
 - b. All nonresidential lots must have frontage on Boulevard 26.
- D. *NRH2O adjacency*. The design of the site must provide for vehicle and pedestrian access to back-of-park operations for NRH2O. The access must be integrated into the existing trail head location.
- E. *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 six-hundred fifty (650) square feet.
 2. The maximum structure height is thirty-eight (38) feet.
 3. Garages and driveways are subject to the following:
 - a. Front entry garages are permitted within the development.
 - b. All garage doors must be raised or recessed panel or carriage house design.
 - c. Surface materials for driveways must be salt finished, broom finished with smooth border, aggregate pebble, pavenstone, or stamped and stained concrete.
 4. Building roofs are subject to the following.
 - a. Hip and gable roofs must be pitched 6:12 or greater.
 - b. Accent roofs must be pitched 4:12 or greater.
 - c. Roofing materials must have a minimum 30-year warranty.
 - d. Three-tab shingles are prohibited.
 5. The following architectural features are required:

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- a. Roof overhang of one foot minimum on the street facade unless the architectural style (i.e. French Country) calls for a smaller overhang
 - b. Finished or decorative soffit on roof overhang
 - c. Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim
 - d. Brick construction must have Soldier course or arch over doors and windows and along roof rake
 - e. Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade
 - f. Finished floor elevation at least above back of curb.
 - g. Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate.
6. Each building must include at least four of the following ornamentations on the primary front façade:
- a. At least two distinct exterior wall 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. Window shutters.
 - f. Cast stone accents.
 - g. Decorative coach lighting.
 - h. Soffit/eave running trim.
 - i. Decorative gable feature.
 - j. Quoins.
 - k. Attic window or dormer.
 - l. Balconies.
 - m. Eight-foot tall entry doors.
 - n. Recessed entries (minimum of three feet).
 - o. Covered front porches (minimum of four feet in depth)
 - p. Architectural pillars or posts
7. Porches. At least 25 percent of units must provide a front porch in proportionate scale of dwelling unit.

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8. Product diversity and anti-monotony requirement. The same front building elevation may not be repeated unless separated by at least three (3) units on the same side of the street or block. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation. In addition, no color scheme may be repeated within two lots of the same color scheme along a block face. A grouping of dwelling units facing a mews is considered a block face.

F. *Amendments to Approved Planned Developments.* An amendment or revision to the Redevelopment Planned Development (RD-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 RD-PD district.

The city manager or designee may approve minor amendments or revisions to the RD-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;
6. Change the architectural design intent of the district; or
7. Change traffic patterns.