

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3902 – Page 1 of 9**

Zoning Case ZC25-0127  
Lot 1R, Block 1, UICI Addition  
8851 Bud Jensen Drive, North Richland Hills, Texas

**Article 1. Administration**

This Residential Planned Development district (R-PD) must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of **TC Town Center, “Neighborhood Center”** subzone as described in **Division 10 Town Center District**. The following regulations are specific to this R-PD. The R-PD must generally develop per **Exhibit “C” Site Plan Exhibits**.

The R-PD is intended to be an architecturally significant tract of land that demonstrates a range of housing types in a manner compatible with the range of uses in the immediate vicinity of the HomeTown neighborhood. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, this document will prevail.

**Article 2. General Building Types (Sec. 118-471 Subsection 4a)**

Uses in this R-PD are limited to those uses as shown on the site plan attached as Exhibit “C.”

**Article 3. Urban Standards Modifications (Sec. 118-471 Subsection 6)**

Development of the property must comply with the development standards of the **TC Town Center, “Neighborhood Center”** subzone zoning district unless otherwise provided below.

**A. Parking**

1. On-street parking, rear alley driveway parking, and shared parking agreements shall count towards the parking requirement for all types of housing within the Residential Planned Development area.
2. Tandem parking is a permitted parking configuration in garages.

**B. Urban Standards Dimensional Table**

<b>NEIGHBORHOOD CENTER ZONE</b>	
<b>LOTS</b>	
Lot size (minimum)	Single family detached: 1,400 square feet Townhouse: 1,200 square feet
Width (minimum)	Single family detached: 24 feet Townhouse: 20 feet
Depth (minimum)	All lots: 55 feet
Building coverage (maximum)	Single family detached: Eighty percent (80%) Townhouse: Ninety percent (90%)
<b>SETBACKS</b>	
Front building line	Zero (0) feet to 20 feet
Side building line	Zero (0) feet (minimum) Single family detached: Four (4) feet minimum separation between buildings (in three (3) and one (1) foot side building line configuration)

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<b>NEIGHBORHOOD CENTER ZONE</b>	
	Townhouses: ten (10) feet minimum separation between townhouse buildings
Rear building line (minimum)	Mews or alley: seven (7) feet
From PD District perimeter	All building types: five (5) feet
<b>FRONTAGE</b>	
Minimum percentage of building on lot building line	Not required
Porch on building	None required
Arcade/Porch depth (minimum)	Porch: six (6) feet Arcade: ten (10) feet
<b>HEIGHT</b>	
Number of stories (maximum)	Single family detached: three (3) stories Townhouse: three (3) stories
Building height at eave (maximum)	Thirty-five (35) feet
Residential entry floor elevation (minimum)	One (1) foot or as allowed by grade
Residential first floor ceiling (minimum)	Nine (9) feet
Fences or walls (maximum)	On a front street or green condition: forty (40) inches On a side street or green condition: forty-eight (48) inches
<b>RESIDENTIAL UNIT SIZE</b>	
SF Detached (minimum)	1,450 square feet
Townhouse (minimum)	1,000 square feet
<b>IMPERVIOUS COVERAGE</b>	
Type (maximum)	One hundred percent (100%)

**Article 4. Civic/open space standards Modifications (Sec. 118-471 Subsection 8)**

**A. Gifts to the Street**

As a requirement for private personal open space, at least seventy-five percent (75%) of single-family detached and townhouse units must provide a Gift to the Street in the design of the unit. Gifts to the Street are subject to the following standards.

1. Gifts to the Street include the following features: porches, stoops, covered stoops, patios, decks, door yards, bay windows, balconies, terraces, sunrooms, attached pergolas, garden rooms, and oriels.

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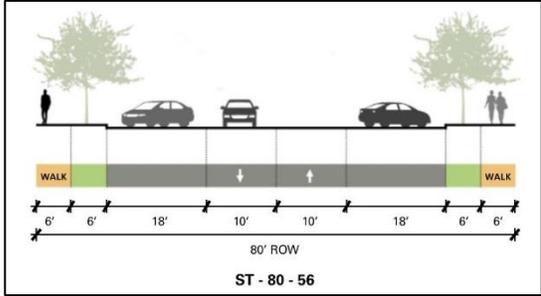
2. Garden rooms consisting of one (1) or two (2) story rooms with windows on three (3) sides are considered a Gift to the Street.
3. Gifts to the Street may extend beyond a street or green facing wall and may extend into building setbacks.
4. Gifts to the Street are not included in the building coverage percentage.
5. Homes fronting on a street or open space may have a Gift to the Street on that frontage that extends seven (7) feet into the front setback.
6. Homes siding on a street or open space may have a Gift to the Street on that side street frontage that extends seven (7) feet into the side setback.
7. Porches, and other Gifts to the Street are measured from the first floor front building façade to the front face of the porch (gifts to the street) foundation.

**Article 5. Throughfare Types (Sec. 118-471 Subsection 9)**

**A. Street Types**

The following street types are permitted in the PD area. The ST-80-56, ST-60-36, ST-50-36, Mews-20, and Alley are depicted in **Exhibit “C” Site Plan Exhibits.**

<b>ST-80-56</b>	
Movement	Free movement
Vehicular Design Speed	25 MPH
Traffic Flow	Two ways
Parking Lanes	Both sides – parallel and head-in angled
Curb Radius	15 feet
R.O.W. Width	80 feet
Pavement Width	56 feet
Sidewalk Width	6 feet
Planter Width	6 feet
Planter Type	Continuous
Planter Pattern	30 feet o.c.



The diagram illustrates the cross-section of an ST-80-56 street. It shows a total Right-of-Way (ROW) of 80 feet. On each side, there is a 6-foot sidewalk labeled 'WALK'. Adjacent to the sidewalk is a 18-foot parking lane. The central travel area consists of two 10-foot lanes for traffic moving in opposite directions, separated by a 10-foot median. The total pavement width is 56 feet. Trees and a person are shown on the sidewalks to provide scale.

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<b>ST-60-36</b>	
Movement	Free movement
Vehicular Design Speed	25 MPH
Traffic Flow	Two ways
Parking Lanes	Both sides - parallel
Curb Radius	15 feet
R.O.W. Width	60 feet
Pavement Width	36 feet
Sidewalk Width	6 feet
Planter Width	6 feet
Planter Type	Continuous
Planter Pattern	30 feet o.c.

<b>ST-50-36</b>	
Movement	Free movement
Vehicular Design Speed	25 MPH
Traffic Flow	Two ways
Parking Lanes	Both sides - parallel
Curb Radius	15 feet
R.O.W. Width	50 feet
Pavement Width	36 feet
Sidewalk Width	6 feet
Buffer Width	1 foot
Planter Type	Periodic bulb outs in Parking Lane

<b>Mews – 20*</b>	
Movement	Slow movement
Vehicular Design Speed	5 MPH
Traffic Flow	Two ways
Parking Lanes	No parking
Curb Radius	25 feet
R.O.W. Width	20 feet, 34 feet clear building face to building face
Pavement Width	20 ft striped for fire access

Where a Mews dead ends into a green and/or facing a residential unit, the Mews must be capped with a combination of a masonry wall or fence and landscape hedge a minimum of three (3) feet in height. Openings are allowed for pedestrian and maintenance access.

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<b>ALLEY</b>	
Movement	Slow movement
Vehicular Design Speed	5 MPH
Traffic Flow	Two ways
Parking Lanes	No parking
Curb Radius	25 feet
R.O.W. Width	15 feet 29 feet clear building face to building face, not including overhangs
Pavement Width	15 feet

**ALLEY - 15**

**B. Pedestrian Oriented Thoroughfares**

Green Streets and Emergency Access Passage are permitted pedestrian oriented thoroughfares in the Residential Planned Development area as described below.

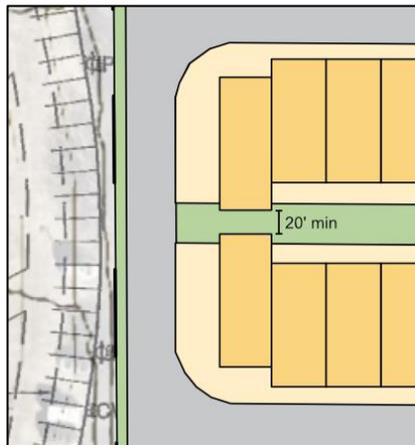
**1. Green Streets**

<b>Green Street</b>	
Movement	Pedestrian
Width	20 feet (minimum) 30 feet building face to building face (minimum)
Sidewalk Width	Six (6) feet where a single sidewalk is constructed. Four (4) feet where a pair of sidewalks are constructed along each side of green streets.

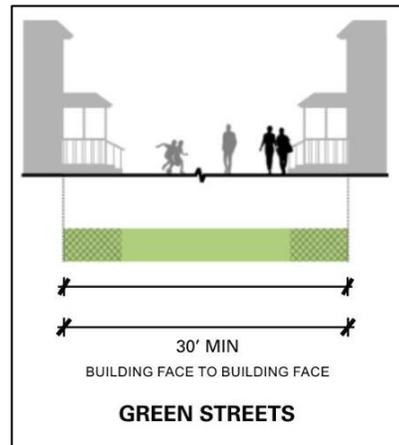
- a. Due to constraints of construction, Green Street landscaping may be installed following the issuance of the certificate of occupancy for the final housing unit facing on that particular Green Street. The landscaping must be installed within ninety (90) days of the issuance of the final certificate of occupancy.
- b. Multiple Green Streets may be under construction simultaneously.
- c. In the event of spatial constraints for street trees, the street tree(s) affected may be moved to other open spaces in the Planned Development area, subject to Development Review Committee approval.
- d. At block ends, lots may be designed to “neck down” into a green street for a maximum distance of fifty percent (50%) of the lot depth, provided a minimum building face to building face distance of twenty (20) feet is maintained, not including Gifts to the Street.

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**NECK DOWN**



**CROSS SECTION**

**2. Emergency Access Passage**

An emergency access passage must be provided in the location shown on the Concept Plan. The passage must be at least ten (10) feet wide, and a six-foot (6-) wide sidewalk must be constructed within the passage area. The developer is responsible for constructing the sidewalk as part of the public improvements for the subdivision.

<b>Emergency Access Passage</b>	
Movement	Pedestrian
Width	Ten (10) feet minimum
Sidewalk Width	Six (6) feet minimum
	An Emergency Access Passage may overlap building setbacks

**3. Enhanced Intersections**

1. Enhanced intersection paving is required at the intersection of Bud Jensen Drive and the new North/South road and where the green streets intersect with the new North/South road, as indicated on Exhibit “C” Site Plan Exhibits.
2. The enhanced intersections may be incorporated into speed tables, as approved by the city engineer.
3. Enhanced paving may include bricks, stamped concrete, or different colored paving materials from the predominate paving surface.

**Article 6. Site Design Criteria Modifications (Sec. 118-471 Subsection 11)**

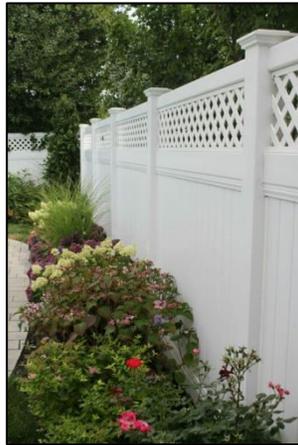
Development of the property must comply with the development standards of the **TC Town Center, “Neighborhood Center”** subzone zoning district unless otherwise provided below.

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**A. Fences (Sec. 118-871 and Sec. 118.873)**

1. Masonry screening walls are not required for screening between the Planned Development area and adjacent parcels zoned O-1 (Office) or U (School, Church, and Institutional).
2. Rear fences on lots with rear Mews frontage must be set back at least seven (7) feet from the rear property line.
3. Fences and/or hedges may be provided at owner’s discretion. Fences and/or hedges will be shown on Exhibit “C” Site Plan Exhibits. A fence made of synthetic material with the top portion of the fence partially open may be used in combination with plantings as generally depicted in the image below. Fences, hedges, and landscape plantings must not be located on adjacent city, school, or private property.



**EXAMPLE FENCE**

**B. Off-Site Pedestrian and Emergency Driveway Connections**

1. Off-site pedestrian and emergency driveway connections may be provided in locations where demand and easement agreements are feasible, as shown on Exhibit “C” Site Plan Exhibits.
2. Emergency driveway connections must be gated. The design of the driveway and gate is subject to final approval by the Fire Marshal and City Engineer.

**Article 7. Architectural Standards Modifications (Sec. 118-471 Subsection 12)**

Building design and appearance must comply with the standards described below.

**A. Single-family detached residential buildings and attached townhouse buildings**

1. Building Materials
  - a. Unrestricted Materials: At least seventy-five (75) percent of each façade, excluding doors and windows, visible from any public right-of-way (except mews or fire lanes) must be finished in one of the following materials. The building must include not more than three of the following materials in any combination on any single facade, not including trim and architectural details:

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- 1) Brick
  - 2) Stone
  - 3) Synthetic stone
  - 4) Stucco utilizing a three-step process
  - 5) Cementitious siding in any design configuration, in a paintable finish, with a 30-year warranty.
- b. Masonry materials, except for dry stack stone, must be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.
2. Additional Design Criteria
- a. Metal is a permitted material on balconies, porches, and appropriate architectural details.
  - b. Materials used for trim and architectural details are allowed as per city building code.
  - c. The use of non-flammable sheathing and trim on the ends of balconies and porches of buildings is permitted for the building separations as provided in these standards on open ended porches and balconies.
  - d. The minimum roof pitch is 4:12.

**Article 8. Additional Development Standards**

Development of the property must comply with the development standards of the **TC Town Center, "Neighborhood Center"** subzone zoning district and the standards provided below.

- A. A pedestrian crosswalk with flashing pedestrian signs in both directions will be installed at approximately Hawk Ave and Redding Street as approved by the city engineer or related development agreement.
- B. A notification of a potential antenna hazard zone will be placed in the deed records of lots located within one hundred (100) feet of the base of the telecommunications tower near the northwest corner of the site.
- C. The construction of exterior walls on the rear elevations of houses built along the north edge of the neighborhood must be designed and constructed in accordance with Section 98-125 (Railroad noise attenuation) of the North Richland Hills Code of Ordinances.
- D. Lots located along the north edge of the neighborhood must have a permanent notification placed in the county deed records notifying future owners of the presence of the Birdville High School athletic fields and the existence of activities which include sound and lighting nuisances.
- E. The neighborhood conditions, covenants, and restrictions must contain a general notice of the presence of the Birdville High School athletic fields and the existence of activities which include sound and lighting nuisances.
- F. The on-street parking along the north side of Grand Avenue must be installed by the developer prior to the issuance of a certificate of occupancy for the first building constructed on the site.

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- G. The construction of a detention pond is authorized for the development. The detention pond is subject to the following.
1. 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.
  2. The detention pond must be landscaped in accordance with Chapter 114 (Vegetation) of the Code of Ordinances and this Exhibit "C" Site Plan Exhibits. The landscape plan is subject to final approval by the Development Review Committee.
  3. The detention pond outlet structure may be located less than fifty (50) feet from a property line.
  4. The side slopes of the detention pond may exceed a 5H:1V slope. If vertical walls are included, the walls must be constructed and/or faced with natural stone.
  5. The owner must execute a detention/retention storage facility maintenance agreement in conjunction with the approval of the final plat for the property.
  6. 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 house.

**Article 11. Administrative Approval of Site Plans**

Site plans that comply with all development-related ordinances and this Ordinance may be administratively approved by the Town Center Architect and Development Review Committee.

The city manager or designee may approve minor amendments or revisions to these R-PD standards provided the amendments or revisions do not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved overall unit count, height, site coverage, or floor areas;
4. Significantly decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.

Any decision by the Development Review Committee regarding a site plan for this property may be appealed to the City Council.