

Exhibit B – Land Use and Development Regulations – Ordinance No. 3539 – Page 1 of 4

Zoning Case ZC 2018-08
Lot A1C, Block 28, College Hills Addition
Tracts 10H, John Barlough Survey, Abstract 130
7501 Mid-Cities Boulevard and 7441 College Circle; North Richland Hills, Texas

This Residential Infill Planned Development (RI-PD) District shall 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 shall 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 shall prevail.

- A. *Permitted Land Uses.* Uses in this RI-PD shall be 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 shall comply with the development standards of the R-2 Single Family Residential zoning district and the standards described below.
 - 1. Lot dimensions and setbacks shall be as follows.

STANDARD	MINIMUM REQUIREMENT
Lot area	3,040 square feet for
Lot width, interior	32 feet
Lot depth	95 feet
Front building line	5 feet
Side building line	5 feet and zero (0) feet Minimum of 5 feet between houses
Rear building line	10 feet
Garage setback	10 feet

- 2. The development shall set aside at least fifteen percent (15%) 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 shall be as shown on the site plan attached as Exhibit “C”.
- 3. Fencing shall be designed as shown on the site plan attached as Exhibit “C” and subject to the following.
 - a. A six-foot tall masonry screening wall must be constructed along Mid-Cities Boulevard adjacent to the rear of the alley. 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.

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- b. Ornamental tubular steel fence must be six feet in height. Decorative masonry columns must be constructed every 50 feet on center where the fence fronts Holiday Lane.
4. A five-foot wide sidewalk must be constructed adjacent to Mid-Cities Boulevard, Holiday Lane, and all internal streets.
5. All crosswalks must be constructed of stamped and stained concrete.
6. The development must include a cluster mailbox. The location and design must be approved by the Development Review Committee and US Postal Service.
7. Outdoor lighting on the site and buildings shall be installed in accordance with *Section 118-728 – Outdoor lighting* of the zoning ordinance. Street lighting shall be selected from Oncor’s decorative street lighting options and located as shown on the site plan attached as Exhibit “C”.
8. Development entry signs shall be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
9. Landscaping shall be designed as shown on the landscape plan attached as Exhibit “C” and subject to the following.
 - 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. Each lot shall include one street tree between the sidewalk and street.
 - c. All landscaped areas must be irrigated.
10. A permanent homeowners association (HOA) must be established. Each lot owner must be a mandatory member of the association. The HOA must be supported by mandatory annual fees charged to each homeowner, pro-rata, based on the projected maintenance and management costs. 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.
- 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. Not more than sixteen (16) of the dwelling units may be single-story structures with a minimum floor area of 1,500 square feet. All other dwelling units must be two-story structures with a minimum floor area of 1,800 square feet.
 2. The maximum structure height shall be thirty-six (36) feet.

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3. The exterior wall materials shall consist of masonry materials, as defined by the zoning ordinance, in the following amounts:
 - a. One-hundred percent of the wall area on the front façade.
 - b. At least eighty-five percent of the wall area on the side and rear façades.
 4. Garages shall be located on alleys at the rear of the buildings.
 5. The finished floor elevation must be at least 18 inches above the finished grade of the adjacent public sidewalk.
 6. Roofs shall have a minimum pitch of 8:12 on the front and a minimum of 6:12 on the sides. Porch roofs and shed roofs shall have a minimum 4:12. Roof materials shall be constructed of at least 30-year shingles. Three-tab shingles are prohibited.
 7. Each building shall include at least three of the following architectural elements.
 - a. At least two distinct masonry 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. 8-foot Entry Doors.
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Infill Planned Development (RI-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall 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;

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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.