



SMITHFIELD STATION

NORTH RICHLAND HILLS, TX

CONCEPT DESIGN

July 16, 2023

Moya Architecture Workshop

1327 Dragon St., Dallas, TX 75207

maworkshop.com



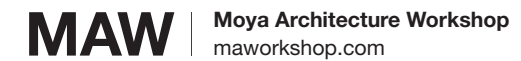
TexRail SmithField Station
N. Richland Hills

MASTERPLAN
MULTI-FAMILY + TOWNHOMES

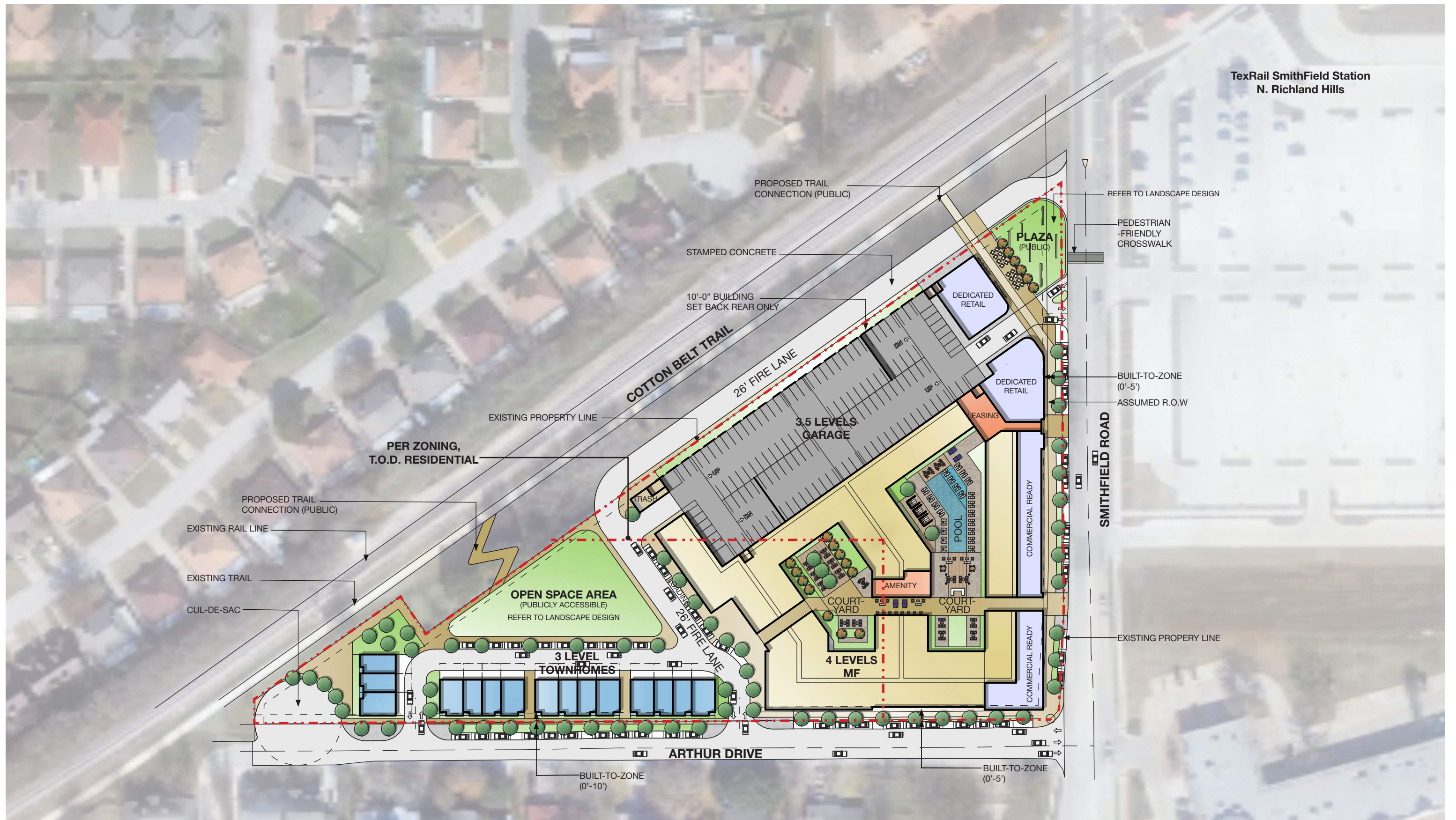
SMITHFIELD STATION
NORTH RICHLAND HILLS, TX



0 25 50 100 200
Scale: 1" = 100'

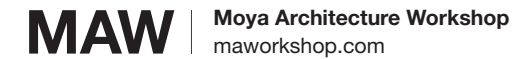


July 16, 2023



SITE PLAN & LEVEL-1 PLAN
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX

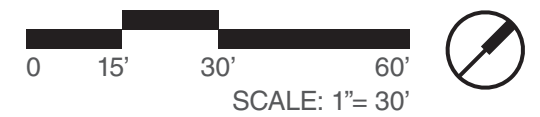


July 16, 2023



LANDSCAPE DESIGN
"PLAZA"

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX





EXISTING TREE TO REMAIN (TYP.)

PARK SIGNAGE

TEX-PATH

COTTON BELT PATH

DOG PARK

FLEXIBLE LAWN

4'-0" HT DOG PARK FENCE

PARALLEL PARKING

PIPE LANE

8'-0" WIDE WALK

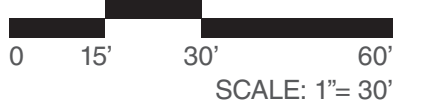
LEASHING AREA

SHADE STRUCTURE

CANOPY TREE (TYP.)

ORNAMENTAL TREE (TYP.)

ENHANCED PLANTED AREA (TYP.)



LANDSCAPE DESIGN
"OPEN SPACE AREA"

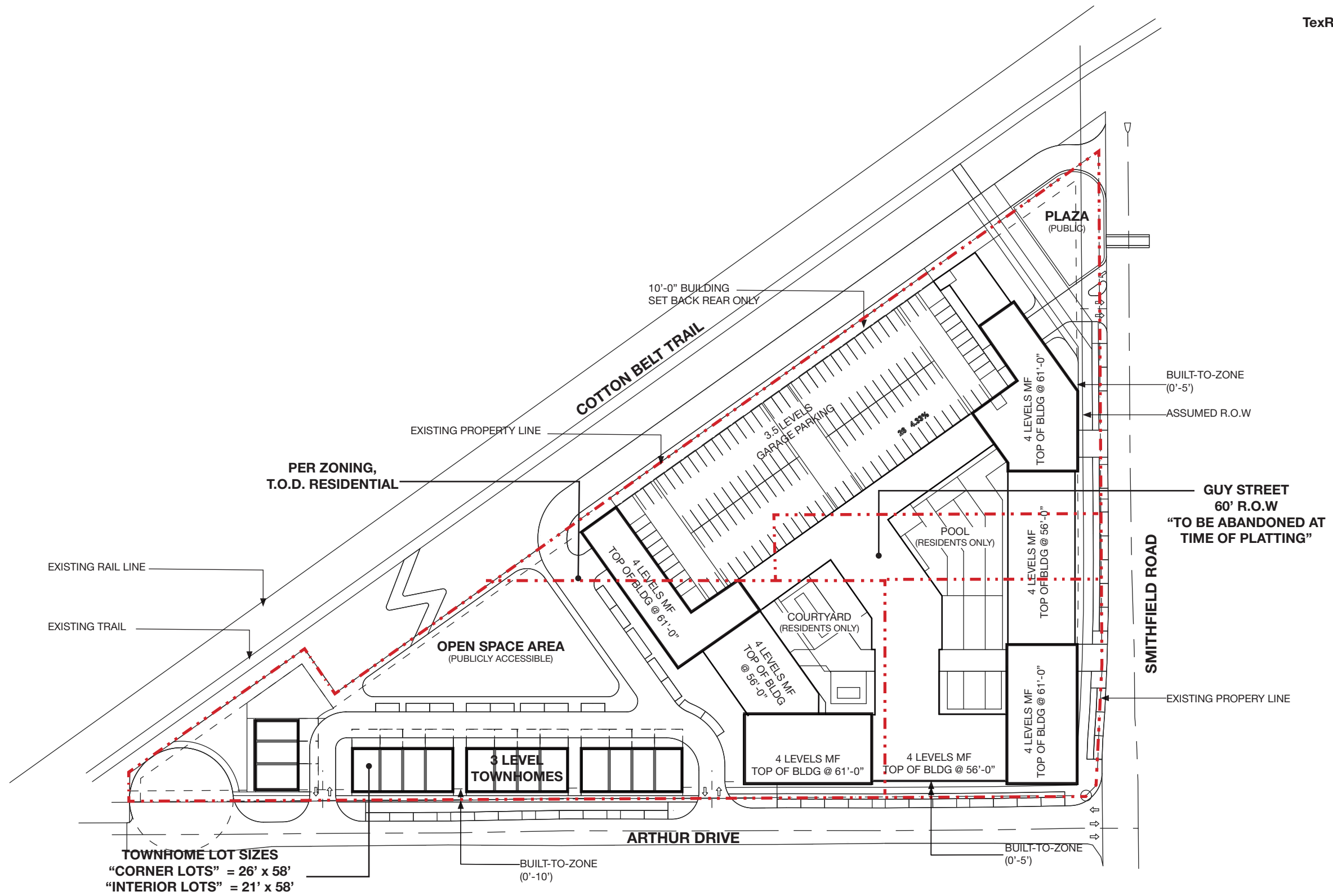
SMITHFIELD STATION
NORTH RICHLAND HILLS, TX

MAW | Moya Architecture Workshop
maworkshop.com

July 16, 2023

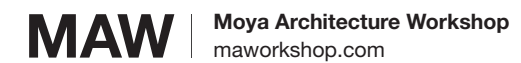
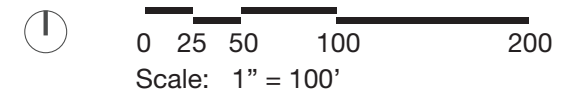


TexRail SmithField Station
N. Richland Hills



SITE PLAN (for Zoning)
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX



July 16, 2023

Smithfield Station - Multifamily 4 Levels		Floorplate - Gross SF	NRSF @ 82% Efficiency	Levels	Average Unit Size	# Units	Total Gross Square Footage	Parking Ratio	Parking
TOWNHOMES									
	Corner Units			3	2,450	7	17,150	2 per unit	14
	Interior Units			3	1,990	8	15,920	2 per unit	16
TOWNHOMES SUBTOTAL						15	33,070		30
DEDICATED RETAIL									
	Level 1	9,118		1			9,118	4 per 1000	36
COMMERCIAL READY									
	Level 1	9,406		1			9,406	4 per 1000	38
LEASING/AMENITIES									
	Level 1	3,730		1			3,730	4 per 1000	15
MULTIFAMILY									
	First Level	53,481	43,854	1	860	51	53,481	*1.3 per Unit	66
	Level 2	79,978	65,582	1	860	76	79,978	*1.3 per Unit	99
	Level 3	79,978	65,582	1	860	76	79,978	*1.3 per Unit	99
	Level 4	79,978	65,582	1	860	76	79,978	*1.3 per Unit	99
MULTIFAMILY SUBTOTAL						280	315,669		452
REQUIRED PARKING									
	Townhomes								30
	MF 4 Levels								378
	Commercial Ready (1 per 250 s.f.)								38
	Dedicated Retail (1 per 250 s.f.)								36
TOTAL									482
PARKING PROVIDED									
	Townhomes								30
	Garage Parking 3.5 Levels								430
	On-site Surface Parking								14
	On-street Parking (Smithfield & Arthur)								33
TOTAL									507
OPEN SPACE									
	Plaza						5,457		
	Park						16,565		
TOTAL							22,022	(8.3% of site area)	
						Total Gross Square Footage			
GRAND TOTAL						295	348,739		
		Site	263,000	SF					
			6.04	Acres					
		Full Site FAR	1.33						

NOTE: 1 CANOPY TREE & 3 SCHRUBS PER 1,000 sq.ft OF PAVED AREA TO BE PROVIDED

* APPLICATION IS SEEKING VARIANCE TO 1.5 PARKING/UNIT

PROJECT DATA
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX

MAW | Moya Architecture Workshop
maworkshop.com

July 16, 2023





MASSING DIAGRAM (Northeast View)
MULTI-FAMILY + TOWNHOMES



MASSING DIAGRAM (Southeast View)
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX



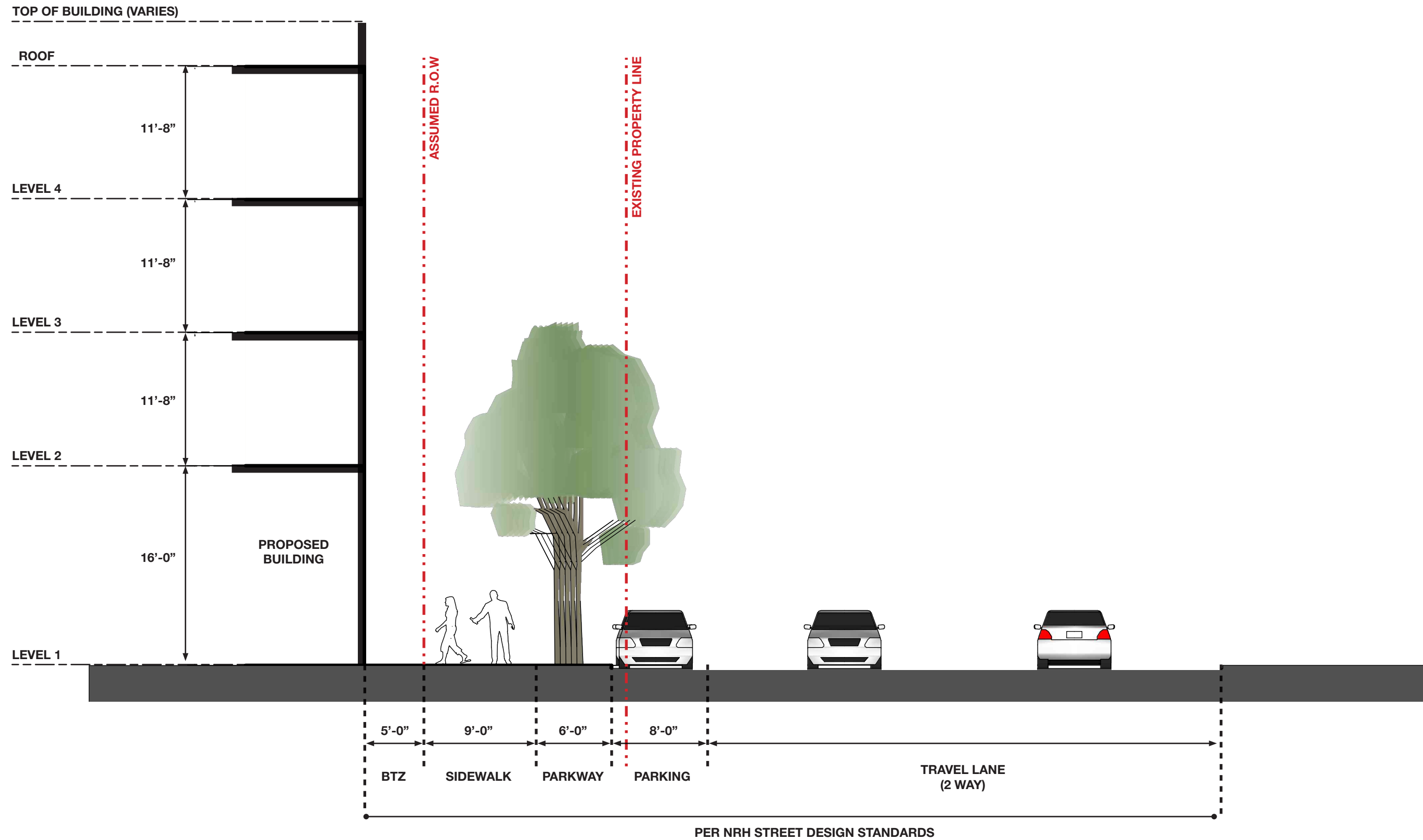
CONCEPT
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX



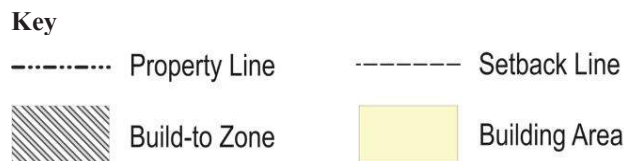
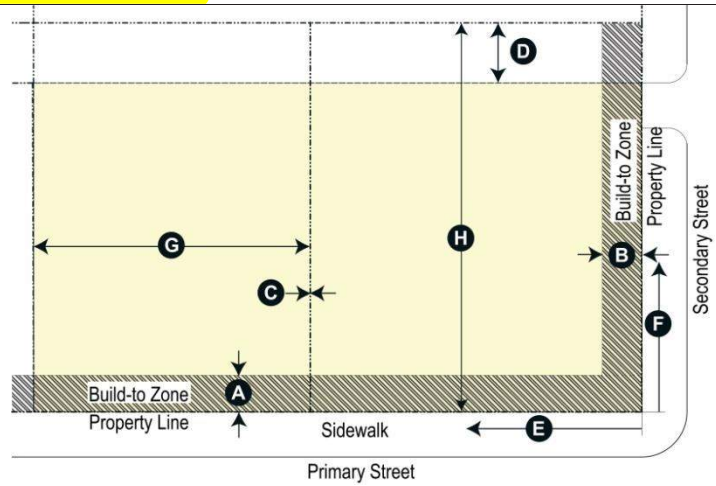
CONCEPT - Plaza at Cotton Belt Trail
MULTI-FAMILY + TOWNHOMES

SMITHFIELD STATION
NORTH RICHLAND HILLS, TX



STREET SECTION AT SMITHFIELD RD.
(VARIABLE R.O.W.)

b. TOD Core



Building Placement

**Build-to Zone (BTZ) (see #7)
(Distance from property line to edge of the zone)**

Front (Primary Street)	0 ft. – 5 ft.	A
Front (Secondary Street)	0 ft. – 5 ft.	B

Setback

Side	0 ft. (see #1)	C
Rear		
Adj. to any zoned SF Res. use	15 ft.	D
Adjacent to any other use	10 ft.	

Building Frontage

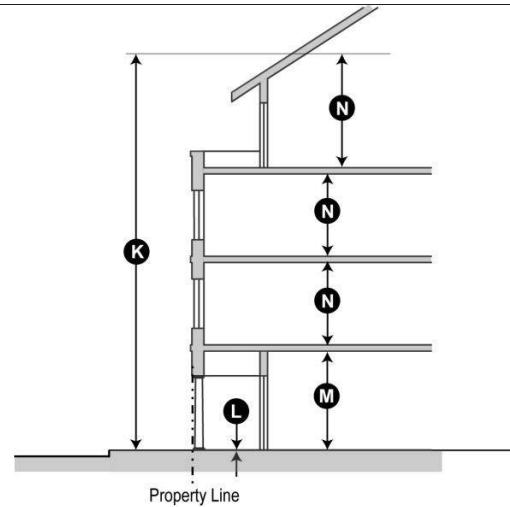
% of building built to primary street BTZ	80% (min.) (see #2)	E
% of building built to secondary street BTZ	40% (min.) (see #2)	F

Block and Lot Standards

Block face dimensions	800 ft. (maximum)
Block perimeter	2,400ft. (maximum)
Lot Width 25' (min)	G
Lot Depth 100' (min)	H

Residential Standards

Residential Apartment Densities	Smithfield TOD - 25 du/ac min Iron Horse TOD - 30 du/ac min w/ structured parking
Townhome	– 1,200 ft.sq. (min.) Apartment unit – 650 sq.ft. (min)



Height

Building minimum	15 ft.	K
Building maximum	4 stories (see #3)	K
Accessory building max.	2 stories (see #3)	
Ground floor finish level	12 in. max. above sidewalk	L
First floor height	15 ft. min. for commercial 10 ft. min for residential	M
Upper floor(s) height	10 ft. min.	N

Mixed Use Criteria (see #4)

Land Use	Min. % of building area	Max. % of building area	Preferred
Commercial (retail, restaurant, office)*	35%	75%	60%
Residential	0%	40%	25%
Civic/Open Space (excl. religious)	0%	10%	5%
Other (incl. religious)	0%	20%	10%

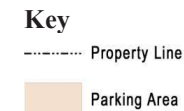
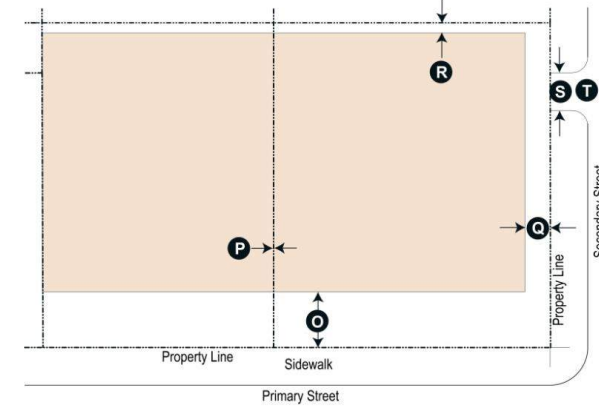
Building Types

Shopfront	Civic building Transit Station	Mixed Use building
Apartment building	Parking structure Hotel	Townhouse

Notes

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable
- #2 – Corner building street facades must be built to the BTZ for a minimum of 30 ft. from the corner along both streets.
- #3 – Attics and mezzanines less than 7 ft. (avg.) height shall not be counted as a story.
- #4 Development Review Committee may grant waivers for individual applications based on the entire character zone meeting mixed use criteria ranges. Building area is based on first floor usable space.
- #5 – Mansard roofs are not permitted
- #6 – All buildings in the TOD Core shall meet the Architectural Standards in Section 118-568.
- #7 – Any frontage along a public street (except alleys) not defined by a building at the BTZ shall be defined by a 4 ft. high Street Screen or

appropriate plaza built within the BTZ.



Parking

Location (distance from property line)

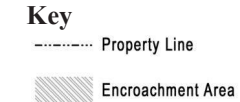
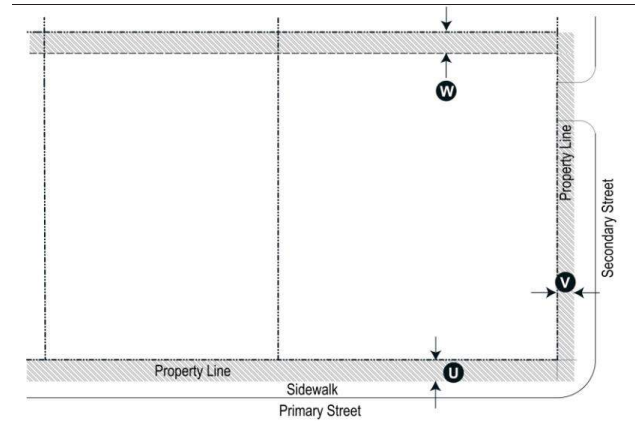
Front setback (min.)	10 ft.	O
Side setback (min.)	0 ft.	P
Secondary street setback (min.)	10 ft.	Q
Rear setback (min.)	5 ft.	R

Required parking Spaces allow shared and onstreet parking

Non residential –	1 per 250 sq.ft.
Hotel -	1 per bedroom
Residential uses:	
Townhomes – 2 per dwelling unit	
Apartments/upper floor residential – 1.5 per dwelling unit	

Notes

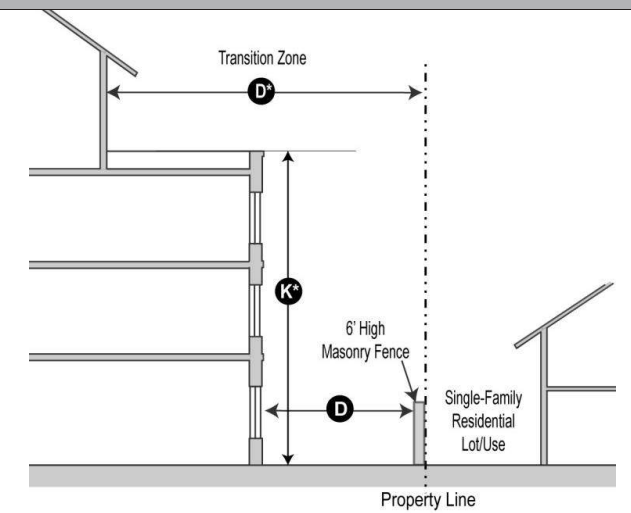
- #8 – Parking driveway width 26 ft. max. (except service drives which may be a max. of 30 ft. wide) **S**
- #9 - On corner lots, driveway shall not be located on a primary street. **T**
- #10 – Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.
- #11 – Parking may be provided off-site within 1,200 feet or as shared parking.
- #12 - Section 118-834 of the City of NRH Zoning Ordinance shall apply for design of off-street parking areas.
- #13 – Canopies, awnings, signs, and balconies may encroach over the BTZ and setback areas as indicated in the shaded areas. Any supports provided within the encroachment area shall be non-structural. A minimum vertical clearance of 8 ft. shall be required as measured from the finished grade of the sidewalk below the encroachment.
- #14 - Ground and roof mounted mechanical equipment shall be screen from direct view of adjoining public rights-of-way or single-family residential uses. In addition to a parapet wall no higher than 42 in., the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by an appropriate device that is at least as tall as the equipment itself.



Encroachments (see #13)

Location		
Front	6 ft. max.	U
Secondary street	4 ft. max	V
Rear	3 ft. max.	W

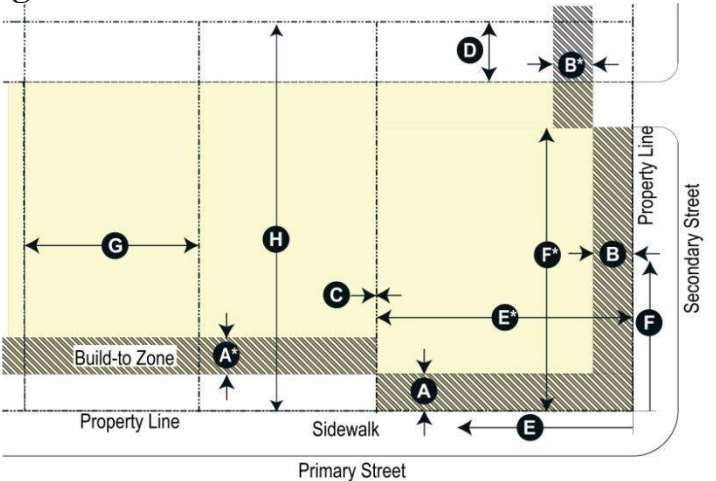
Residential Transition Standards



The following applies to all buildings located adjacent to an existing, zoned single-family detached residential.

Transition Zone	25 ft. (min.)	D*
Max. Building Height at within Transition Zone	3 stories	K*
#15 - A 6 ft. high masonry fence shall be installed at the property line adjacent to the existing residential use.		
#16 - Building mass shall be stepped down along the residential edge.		
#17 - The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.		

g. TOD Residential



Key

----- Property Line	----- Setback Line
▨ Build-to Zone	■ Building Area

Building Placement

**Build-to Zone (BTZ) (see #7)
(Distance from property line to edge of the zone)**

Corner Lots:

Front (Primary Street)	0 ft. – 10 ft.	A
Front (Secondary Street)	0 ft. – 10 ft.	B
Width of corner lot build-to zone (both primary and secondary streets)	25 ft. (min.) 50 ft. (max.)	E* F*

Interior Lots:

Front (Primary Street)	10 ft. – 25 ft.	A*
Front (Secondary Street)	10 ft. – 25 ft.	B*

Setback

Side	0 ft. (see #1)	C
Rear	10 ft.	D

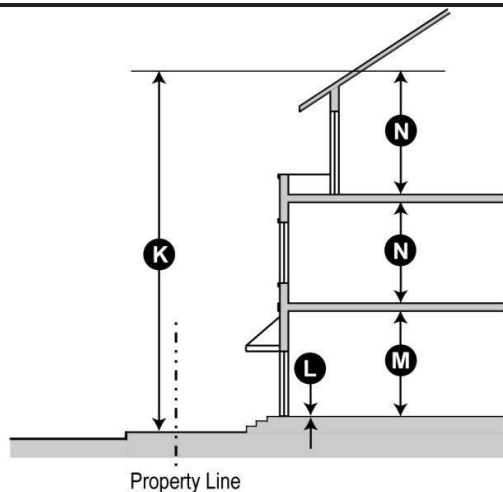
Building Form

% of building built to primary street BTZ	60% (min.) (see #2)	E
% of building built to secondary street BTZ	40% (min.) (see #2)	F

Block and Lot Standards

Block face dimensions	600 ft. (maximum)	
Block perimeter	2,000 ft. (maximum)	
Lot Width 40 ft. SF 25 ft. TH (min)	200 ft. (max.)	G
Lot Depth 80 ft.(min)	200 ft. (max.)	H
Residential Size	SF – 1,450 sq.ft. Multiunit -800sq.ft.	TH Attached – 1,200 sq.ft. (min)

Lot coverage 75% (max.)

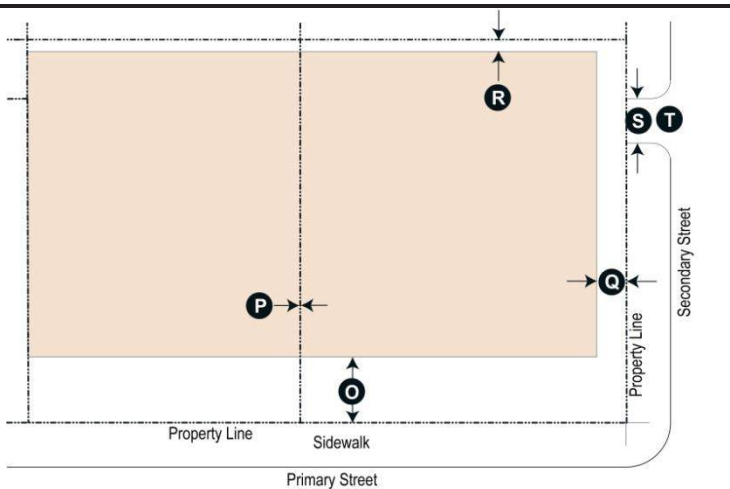


Height

Building minimum	15 ft.	K
Building maximum	3 stories (see #3)	K
Accessory building max.	2 stories (see #3)	
Ground floor finish level	12 in. max. above sidewalk (for commercial uses); 18 in. min. (for residential uses)	L
First floor height	15 ft. min. for commercial 10 ft. min. for residential	M
Upper floor(s) height	10 ft. min.	N

Building Types

Single-family detached	Civic building	Multi-unit House
Live-Work Unit	Townhouse	



Key

----- Property Line
■ Parking Area

Parking

Location (distance from property line)

Front setback (min.)	10 ft.	O
Side setback (min.)	0 ft.	P
Secondary street setback (min.)	10 ft.	Q
Rear setback (min.)	5 ft.	R

Required Spaces

Multi unit house	2 per dwelling unit
Townhomes	2 per dwelling unit
Single Family detached	3 per dwelling unit
Bed & Breakfast	1.5 per bedroom

Encroachments (see #13)

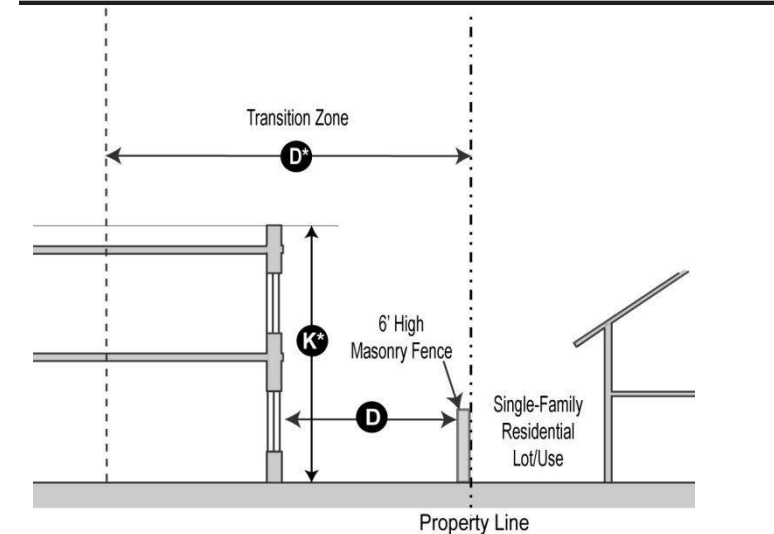
Corner Lots: Canopies, signs, awnings, and balconies may encroach over the sidewalk as long as the vertical clearance is a minimum of 8 ft. and the encroachment does not exceed 50% of the required sidewalk width.

Interior lots: Porches, stoops, awnings, signs, balconies, bay windows and other architectural features may encroach into required yards, provided they do not encroach over the front property line.

Notes

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable
- #2 – Corner building street facades must be built to the BTZ for a minimum of 30 ft. from the corner along both streets.
- #3 – Attics and messanines less than 7 ft. (ave) height shall not be counted as a story.

Residential Transition Standards



The following applies to all buildings located adjacent to an existing, zoned single-family detached residential.

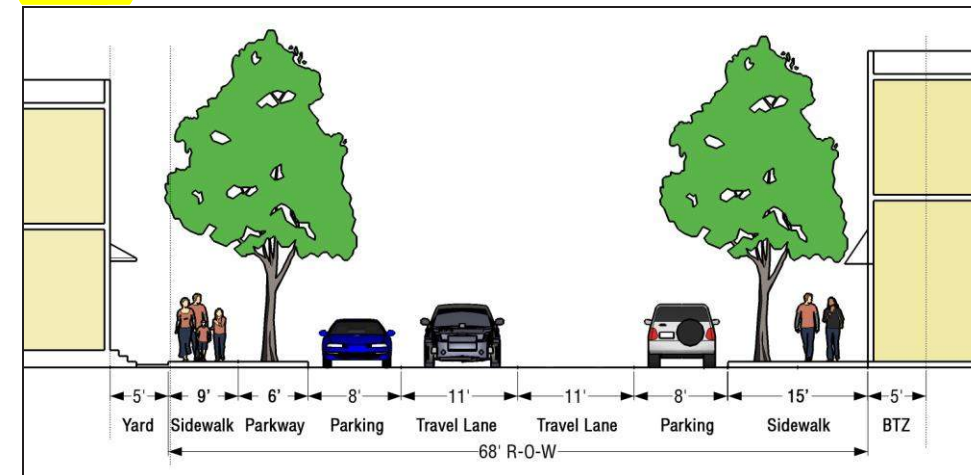
Transition Zone	D*
Max. Building Height at within Transition Zone	15 ft. (min.)
A 6 ft. high masonry fence shall be installed at the property line adjacent to the existing residential use.	K*
#4 – All buildings shall meet the Architectural Standards in Section 118-568.	
#5 – Mansard roofs are not permitted	
#6 – All buildings in the TOD Residential shall meet the Architectural Standards in Section 118-568.	
#7 – Any frontage along a public street (except alleys) not defined by a building at the BTZ shall be defined by a 4 ft. Street Screen built within the BTZ.	
#8 – Parking driveway width	20 ft. max.
#9 - On corner lots, driveway shall not be located on a primary street.	S
#10 – Shared driveways and cross access easements are encouraged between lots to minimize curb cuts.	T
#11 – Parking may be provided off-site within 1,200 feet or as shared parking.	
#12 – Section 118-834 of the City of NRH Zoning Ordinance shall apply for design of off-street parking areas.	
#13 – Canopies, awnings, signs, and balconies may encroach over the BTZ and setback areas.	
#14 - Ground and roof mounted mechanical equipment shall be screen from direct view of adjoining public rights-of-way or single-family residential uses. In addition to a parapet wall no higher than 42 in., the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by an appropriate device that is at least as tall as the equipment itself.	
#15 - Building mass shall be stepped down along the residential edge.	

City of North Richland Hills TOD Code

March 4, 2013 Revisions

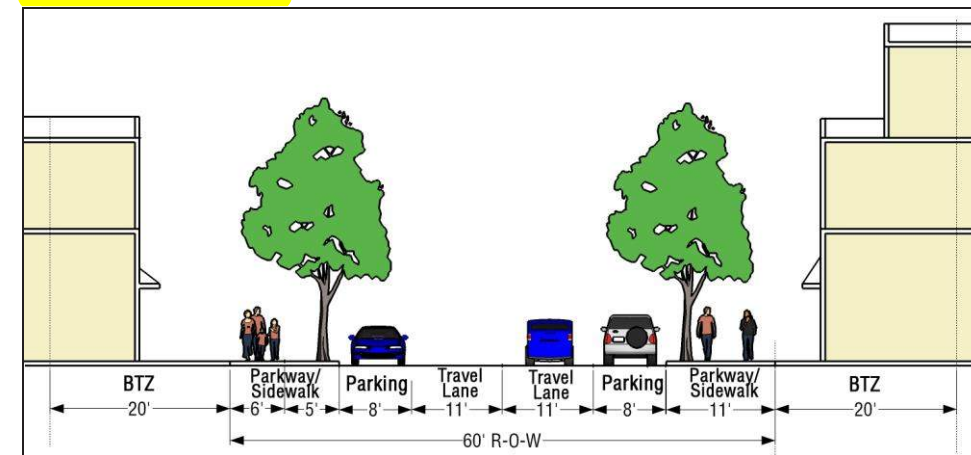
SMITHFIELD ROAD

Avenue



ARTHUR DRIVE

TOD General Street



**STREET-SIDEWALK REQUIREMENTS
MULTI-FAMILY + TOWNHOMES**

**SMITHFIELD STATION
NORTH RICHLAND HILLS, TX**

Zoning Case ZC23-0060 (Special Development Plan)

Smithfield Station Conceptual Imagery/Materials

