

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3541 – Page 1 of 5**

Zoning Case ZC 2018-16  
Blocks 1-5, Highland Park Addition  
Tracts 3E and 3F, T.K. Martin Survey, Abstract 1055  
9200 block Amundson Drive and 6900 block Precinct Line Road; 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.
  - 3. A storm water detention pond shall be permitted, subject to the development standards contained herein. Final engineering and design shall be subject to approval by the Development Review Committee.
- 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.

<b>STANDARD</b>	<b>MINIMUM REQUIREMENT</b>
Lot area	5,400 square feet
Lot width, interior	50 feet
Lot width, corner	50 feet
Lot depth	110 feet
Front building line	20 feet
Side building line	5 feet interior 10 feet on corner street side
Rear building line	10 feet

- 2. The development must set aside at least nine percent (9%) 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 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 side or rear lot lines of the single-family lots adjacent to Precinct Line Road and Amundson Drive. The wall

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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. The developer is responsible for the fence construction as part of the public improvements for the subdivision.

- b. A wood rail style fence may be constructed on the west property line of the open space lot adjacent to Amundson Drive. The fence may not exceed five (5) feet in height. The developer is responsible for the fence construction as part of the public improvements for the subdivision.
  - c. Rear yard fencing on the residential lots adjacent to the existing Martin Acres residential properties must be an ornamental metal fence. The fence must not exceed eight (8) feet in height.
  - d. If provided, privacy fences constructed on residential lots may be either ornamental metal or a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. Fences must not exceed eight (8) feet in height.
  - e. Fencing on the street side lot line on Lots 10 and 22, Block A, and Lot 7, Block B, must be ornamental metal fencing,
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. However, a sidewalk is not required adjacent to the open space lots.
  - b. A four-foot wide sidewalk must be provided adjacent to Amundson Drive and a five-foot sidewalk adjacent to Precinct Line Road. The developer is responsible for the sidewalk as part of the public improvements for the subdivision.
  - c. All crosswalks must be constructed of a stamped and stained concrete to be 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. The utilities may be located at the front of the residential lots. All utility pedestals and boxes must be setback at least five (5) feet from the sidewalk.
  - 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 the Texan luminaire and excluding any fiberglass poles.

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6. The development must include cluster mailboxes. The mailbox design must be equipped with decorative tops and pedestals. The location and design shall 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 the approved 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.
  - a. A landscape plan for the common open spaces within 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 two (2) trees must be installed. At least one (1) tree must be located in the front yard. Trees planted in the front yard may be an ornamental or canopy tree. Existing trees may be used to satisfy this standard. Ornamental trees may be selected from the City’s Tree List.
    - 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 also be planted between the sidewalk and curb adjacent to the side of each lot. Street trees must be a common elm species such as Bosque, Allee, Lacebark or Cedar and shall have a singular primary trunk. The street trees must be spaced a minimum of twenty (20) feet apart.
    - iii. 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.
  - d. A mountable curb and drivable surface may be constructed on the north and south ends of Lot 1X Block D. The mountable curb must transition to a standard curb on the east and west sides in order to provide definition to the open space lot.
9. Each lot owner must be a mandatory member of the homeowners association (HOA). 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.

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10. The construction of a detention pond is authorized for the development. The detention pond is subject to the following.
  - a. 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.
  - b. The detention pond must be landscaped in accordance with Chapter 114 – Vegetation of the Code of Ordinances and this Exhibit “B.” The landscape plan is subject to final approval by the Development Review Committee.
  - c. The detention pond outlet structure may be located less than fifty (50) feet from a property line.
  - d. 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.
  - e. The owner must execute a detention/retention storage facility maintenance agreement in conjunction with the approval of the final plat for the property.
  - f. 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 home.
- 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. The exterior wall materials must meet the current standards of the zoning ordinance, as amended.
  4. Garages are subject to the following:
    - a. Front entry garages are permitted within the development. At least nineteen (19) of the front entry garages must have individual doors separated by a minimum twelve-inch (12) wide masonry 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 and color of a wood-grain finish.
    - d. Front entry garages must not constitute more than sixty (60) percent of the total width of the dwelling.
  5. Driveways are subject to the following.

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- a. Surface materials for driveways must be salt finished, broom finished with smooth border, or stamped and stained concrete.
  - b. The drive approaches for Lots 1 and 22, Block A, must be located on the west side of the lot and on the opposite side from the intersecting street.
  - c. The drive approaches for Lots 17 and 18, Block A, and Lots 10-12, Block B, may be wider than forty percent (40%) of the lot width as measured at the property line.
6. 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.
7. Each building must 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 of 60 square feet or larger.
  - j. Cedar columns.
  - k. Dormers.
  - l. Balconies.
  - m. Eight-foot tall entry doors.
- D. *Amendments to Approved 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;

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4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.