

**Planned Development Statement of Intent
For
Mockingbird Meadows
North Richland Hills, Texas 76182
March 2024**

A. Purpose

The proposed Planned Development District (the “PD”) is approximately 1 acre and is located at the southwest corner of the intersection of Mockingbird Lane and Irish Drive. The City’s Vision 2030 Strategic Plan (the “Strategic Plan”) identifies the property as future Retail Commercial. However, the property has very limited visibility from Davis Blvd, and after years of ownership and unsuccessfully marketing the property for Commercial uses, we feel the highest and best use of the property is residential, and this view is supported by existing and future residential along Mockingbird Lane and Irish Drive.

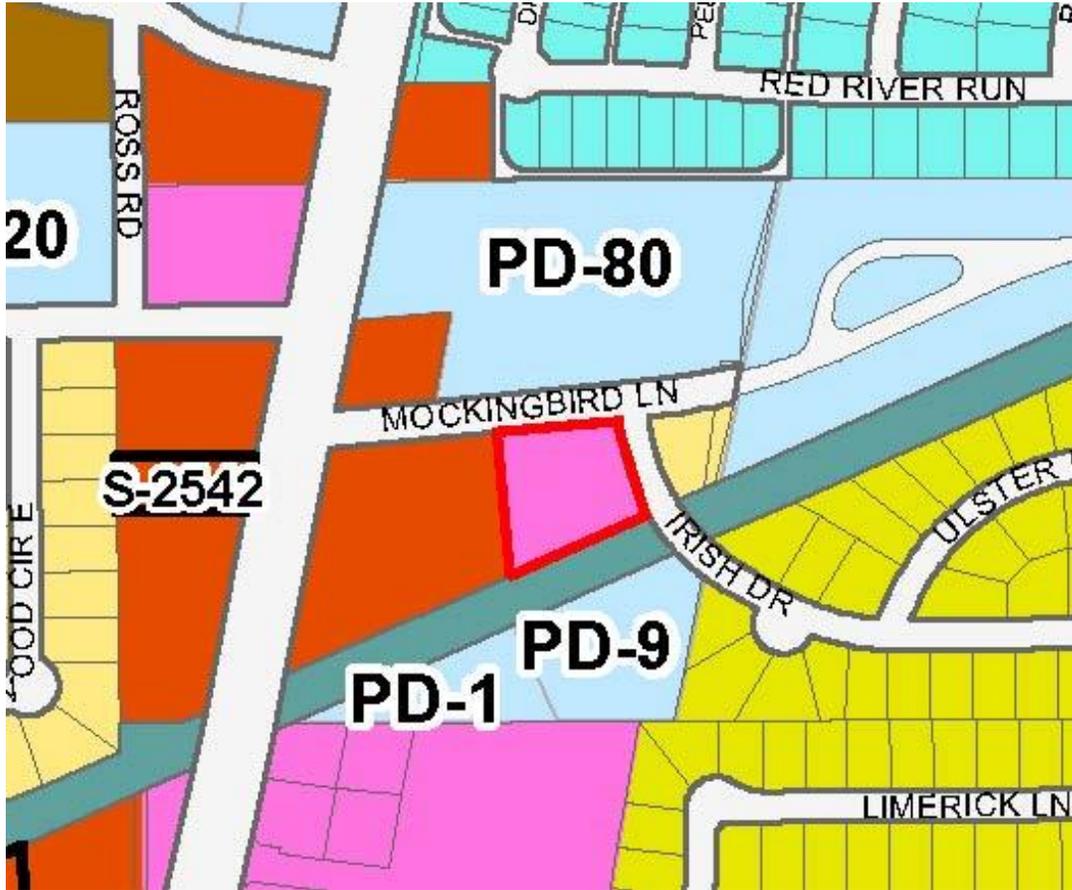
The purpose of this PD is to allow for the development of a Single-Family subdivision of 4 lots.

The City’s detached single-family zoning districts do not generally allow the desired lot size and therefore a PD is necessary to slightly modify the district regulations, while also being compatible with the existing residential developments immediately to the south and east.

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B. Current Zoning

The property making up the PD is currently zoned C-1 in this excerpt from the City's Zoning Map. The property site between Commercial Uses fronting on Davis to the west, Light Industrial Uses to the north, Single-family Residential and Manufactured Home uses to the east, and Multi-family to the south.



Although zoned for Commercial uses, because the property is hidden from the Davis Blvd. corridor by the adjacent Retail center, it isn't marketable for such uses. So, after many years of ownership, we believe the highest and best use for the property is Residential, similar to the adjacent uses to the east and south. It sits at the entry to the Irish Meadows neighborhood.

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C. Proposed Planned Development Zoning

The property shall generally be developed in accordance with the Concept Plan attached hereto and as described below.

1. Single-Family Residential

The PD area shall conform to the provisions set forth in the Zoning Ordinance, as may be amended, with a base Zoning District of R-3 (pre 2002) Single-Family Residential District, except as follows:

	Proposed	Base (R-3 pre-2002)
Minimum Lot Width on Interior Lots	60.5'	65'

D. Homeowners Association

A mandatory homeowner’s association will be established for the single-family residential portion of the planned development. The responsibilities of the association will include maintenance of all private open space areas, private open space improvements, private landscaped and irrigated areas, and entry features and enforcement of the deed restrictions in order to maintain the quality and character of the development.

E. Single-Family Residential Architectural Standards

1. Exterior wall materials shall be 100% masonry on the front elevation, which would be limited to masonry or cementitious siding with a minimum 50-year warranty. Exterior wall materials shall be a minimum 80% masonry overall.
2. Each residence shall contain at least four (4) of the following features:
 - a. Divided light windows on street facing elevations (front elevation and sides on corner lots)
 - b. Enhanced brick details
 - c. Metal seam roof accents
 - d. Cedar Shutter accents
 - e. Cast stone accents
 - f. At least two (2) masonry materials (i.e. brick and stone)
 - g. Decorative coach lighting
3. Each residence shall maintain a minimum primary roof pitch of 8:12. Roof materials shall be constructed of at least 40-year warranty shingles. Three-tab roof shingles shall be prohibited.
4. Garage doors shall be decorative raised panel, with an opener, and shall not exceed 40% of the front elevation.
5. All residential driveways shall be salt finished concrete with a broom finish and smooth borders at joints. Stamped and/or stained concrete may also be used. Driveways shall be located to
6. The same house elevation may not be duplicated within three (3) lots on the same side of street.
7. House Design Theme: The following photograph indicates the proposed architectural theme for the development.



F. Landscape and Screening Standards

1. All residential lots shall be independently irrigated.
2. Street/Front Yard trees shall be provided at a minimum of 30-foot and a maximum of 50-foot separation. The size and type of tree shall conform to the City's Landscape Regulations.
3. In addition to the above front yard trees, a minimum of 15 one-gallon shrubs of at least two different species and at least one ornamental tree must be provided in the front yard. The shrubs must be set in landscaped beds of mulch, crushed granite, or rock/pebble with masonry, metal or concrete edging. Front yard landscape beds must be a total of at least 200 square feet.
4. Private open space. All homes must provide a private/personal open space on the front façade of the building to include, at a minimum, a porch of at least 8' in depth and containing at least two of the following ornamentations: turned balusters with finials, spandrel and bracket additions, porch ceiling fan, porch swing, or lighting sconce.
5. The residential lots shall conform to the City's Landscape Regulations.
6. Fences adjacent to the North Electric Trail corridor area shall be 8' cedar board-on-board with metal poles, top cap, and top side trim, in one foot wide concrete foundation/ mow strip. A 6' masonry wall shall be built along the western boundary, adjacent to the Commercial site.
7. All sidewalks shall be built along the street frontage of each residential lot by the home builder. All sidewalks shall be 4 feet in width.