

Note:
 The site and building design will follow the design and architectural standards of the Town Center zoning district for cottage lots and cottage dwelling units.
 Open space will be developed with each phase

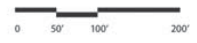


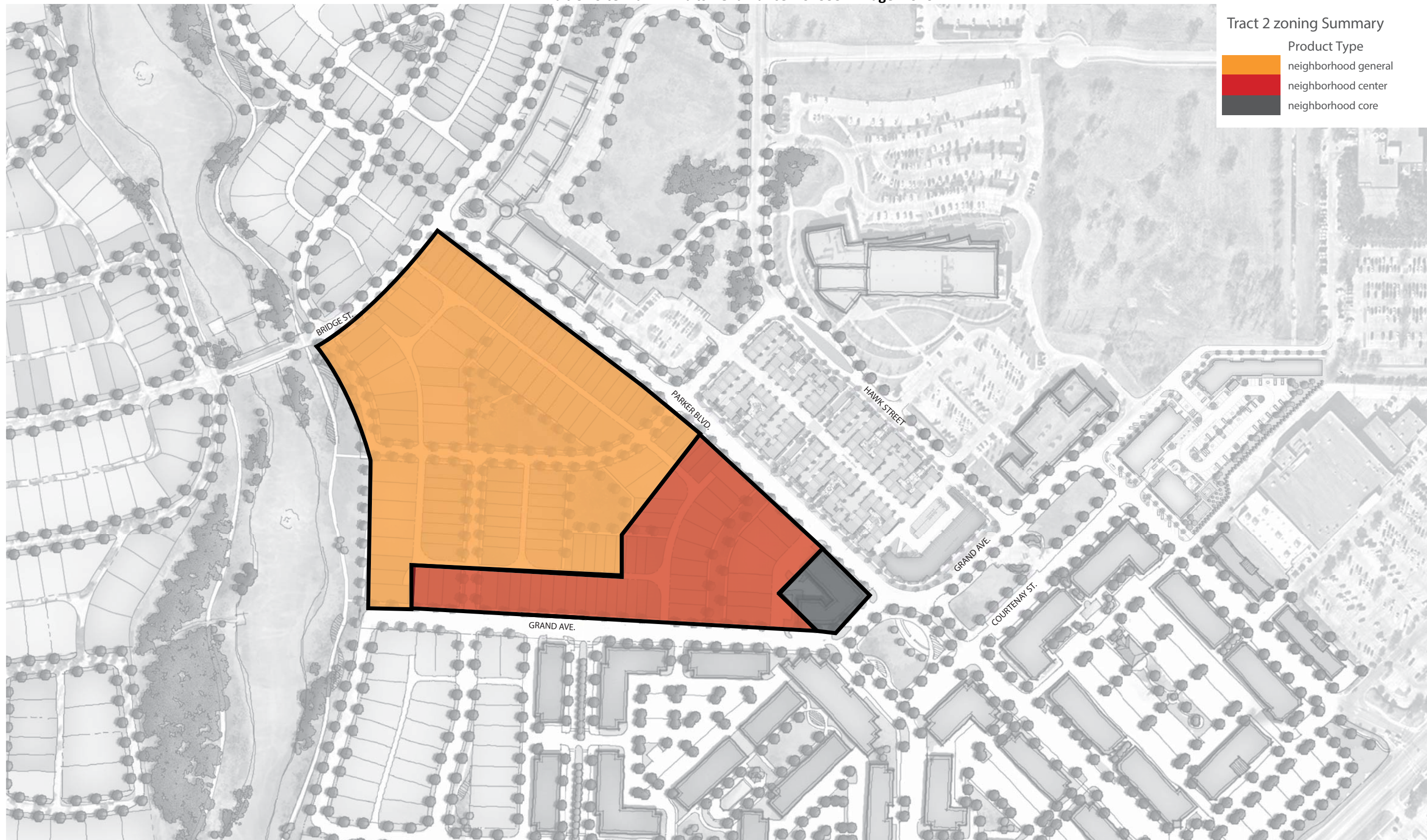
final phases-
conceptual plan

North Richland Hills, Texas
 11/21/18
 Arcadia Realty

TBG
 2001 Bryan St. Suite 1450
 Dallas, Texas 75201
 (214) 744-0757
 tbgpartners.com

The information shown is based on the best information available and is subject to change without notice. This is a conceptual plan, open spaces, buildings and lots may change within zoning caps.





Tract 2 zoning Summary

- Product Type
- neighborhood general
 - neighborhood center
 - neighborhood core



tract 2
zoning plan

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Case: SUP 2018-13





Street Legend

Color/Line Style	Street Type
Yellow	CS - 72 - 47
Orange	CS - 68 - 38
Blue	ST - 66 - 38
Green	ST - 60 - 31
Black	RD - 50 - 27
Red Dashed	LA - 20 - 15
Blue Dashed	LA - 15

Parking Summary

On street parking	213 Spaces Estimated
Total Unit Cap	150 Units
On street parking ratio	1.42
Internal parking	Every home will have two on-site parking space, 300 maximum

Note:
The street design will follow the design standards of the Town Center zoning district for assigned street type.



tract 2 street & parking plan

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Case: SUP 2018-13

HOMETOWN BUILD-OUT INFORMATION:

TRACT 2:

- Phase 6 of HomeTown consists of approximately 16 acres and will have the same home types as Phases 4 and 5. With detached Garden and Cottage homes fronting on the lake.
- The home mix will consist of:
 - ❖ Garden Homes
 - ❖ Cottage Homes
 - ❖ Townhomes
- Open spaces will be distributed throughout the plan.
- Not to exceed 150 units.

GARDEN HOMES



COTTAGE HOMES

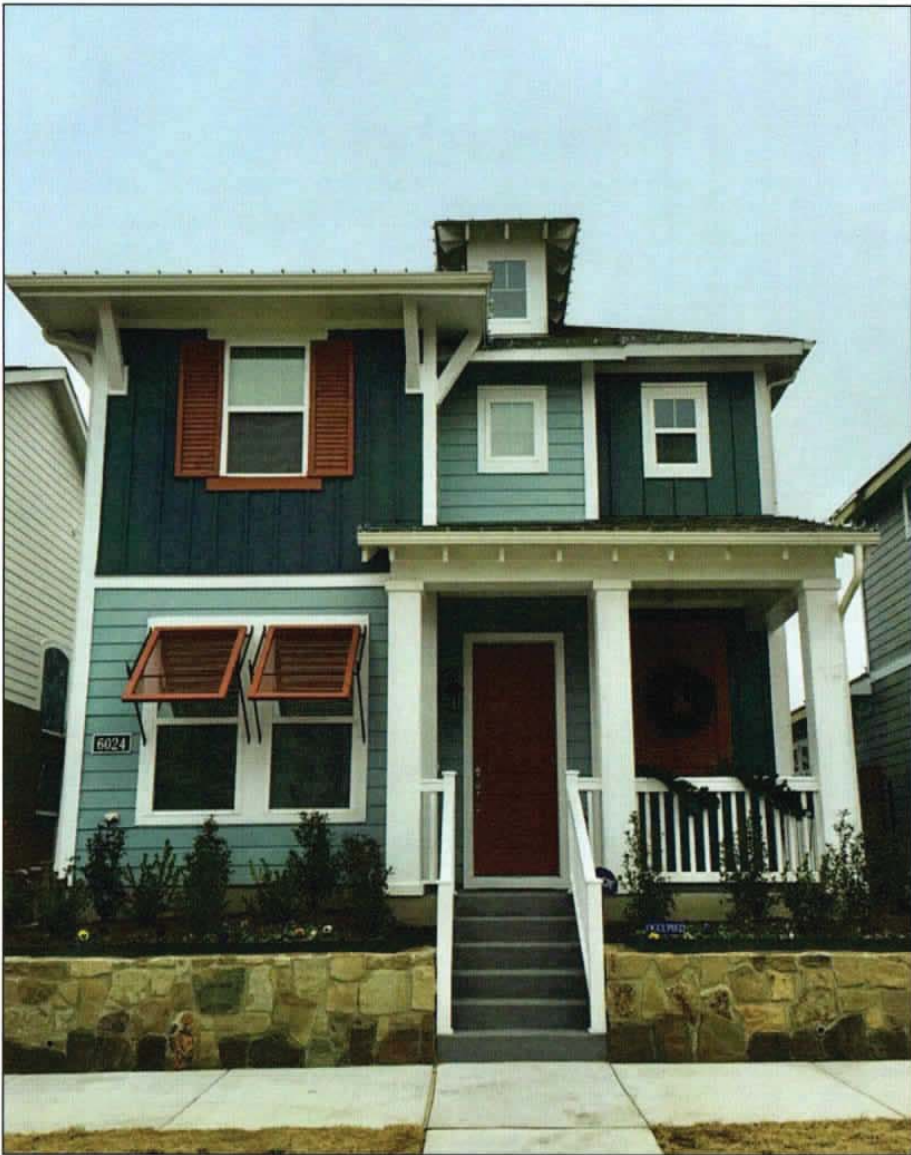


TOWNHOMES



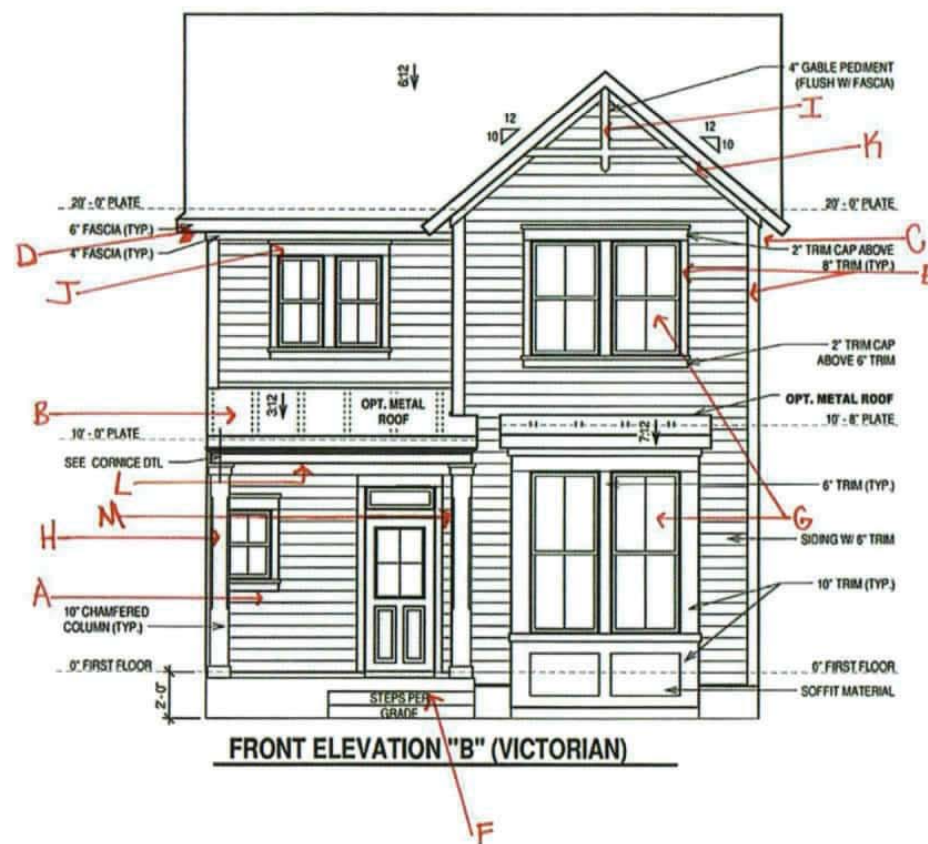
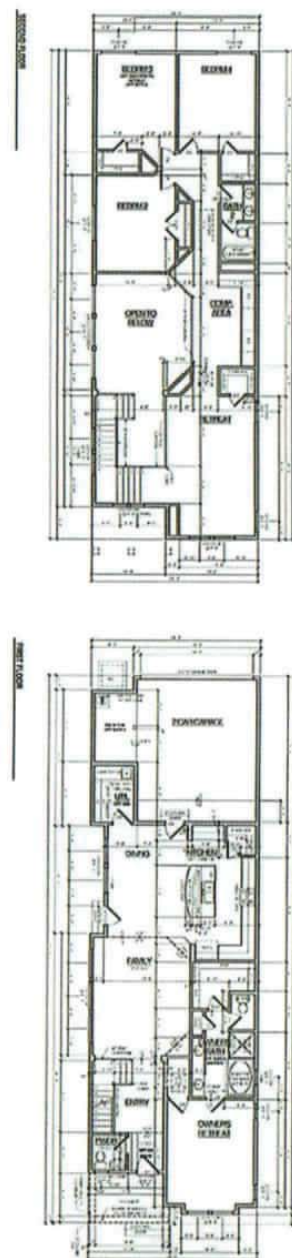


Special Use Permit



35' Cottage Homes

6376-B ELEVATION VICTORIAN



FRONT ELEVATION "B" (VICTORIAN)

Feature	Provided?	Reference
Front (or Charleston-style side) porch	Y	A
Porch roof or second story porch	Y	B
Roof overhang of one foot minimum on the street façade unless the architectural style (i.e. French Country) calls for a smaller overhang	Y	C
Finished or decorative soffit on roof overhang	Y	D
Cementitious horizontal siding construction must have a minimum four inch wide rake boards, corner boards, and window and door trim	Y	E
Brick construction must have Soldier course or arch over doors and windows and along roof rake	N/A	
Stucco/EIFS construction must have decorative or raised head and sill at windows and doors and along roof rake on the street facade	N/A	
Finished floor elevation at least three six-inch risers above grade at building frontage. Unless topography makes this unfeasible	Y	F
Windows: single or double hung, and divided light on the street facade. Casement windows are allowed when architecturally appropriate	Y	G
Porch columns: decorative in traditional style	Y	H
At least three of the following ornamentations required on the primary street facing front		
Porch and step railing with balusters	N	
Decorative gable feature	N	I
Decorative window molding or lintels	N	J
Attic window or dormer	N	K
Soffit/eave running trim	N	
Window shutters	N	
Ornamental roof top feature	N	
Picket fence	O	
At least two of the following porch ornamentations required on all buildings		
Turned balusters with finials	N	
Spandrel and bracket additions	N	
Porch ceiling fan	N	
Porch swing	N	
Lighting sconce	Y	L
		M

N1 - SOLDIERCOURSE NOT APPLIED TO ROOF RAKE
 N2 - UNDERSTOOD THAT CONCEPTUAL RENDERINGS DON'T SHOW FULL ORNAMENTATION
 O - Offered Buyer's Option

**The Planning and Zoning Department will use these elevations- Along with the Code- in reviewing and approving individual lots covered by this SUP.