






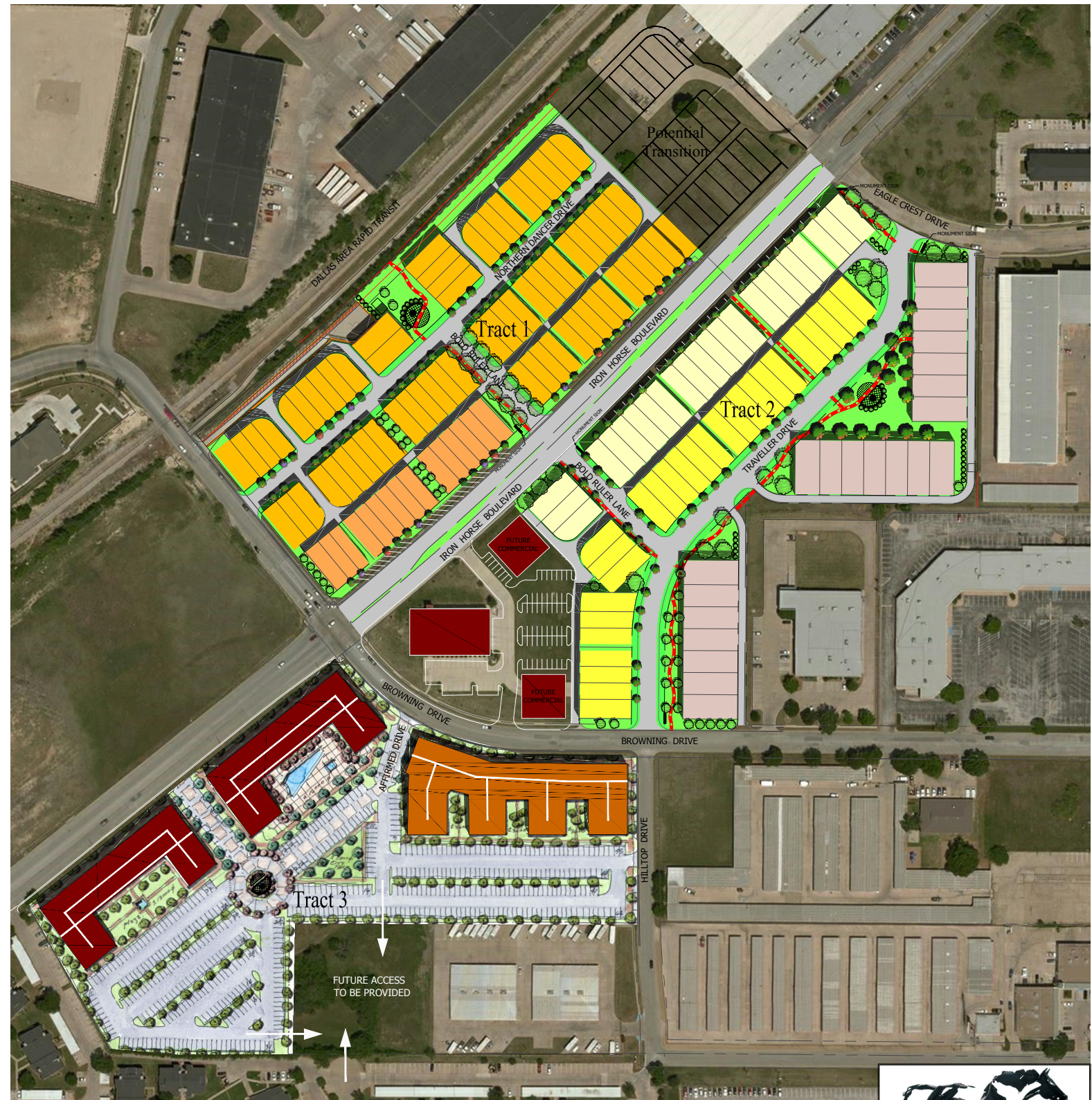


Special Development Plan for Iron Horse Commons  
Iron Horse TOD Mixed Use District

Proposed Variances	Mitigating Features
<b>1. On-street Parking on Iron Horse Boulevard</b> Iron Horse TOD Boulevard.	Providing 16' right of way dedication on both sides of street for either parallel or angled parking (in conformance with approved Kimley Horn plan)
<b>2. Permitted Building Types</b> Tract 3 to allow 3-story residential apartment buildings, 3-story mixed use buildings with 30% first floor flexible residential and shop front commercial buildings as permitted uses.	Available parking field on Tract 3 for all permitted building types. Mixed use buildings primary frontage along Iron Horse Boulevard. Apartment buildings primary frontage along Browning and/or Hilltop Drive. Permitted building types conform to mixed use criteria.  Development Review Committee to approve final site plans based on TOD regulations and permitted building types.
<b>3. Reduction in Facade Openings</b> Tracts 1 & 2 - Townhomes and SF homes first floor side elevations facing public streets allowed 20% door and window openings.	All townhomes and SF homes to provide 35% door and window openings on all first floor front elevations.
<b>4. "Texas" Townhomes - Cottages option</b> Tract 2 - 30' Townhome lots facing interior streets allowed as either Townhomes or 30' single family detached units following Town Center cottage standards.	All units to be 75% brick and stone elevations and 1,500 SF+ of a/c space.

Legend	
25'x90' Townhomes - 70 units	
30'x95' Townhomes - 23 units	
30'x95' Townhomes or Detached Cottages - 27 units	
40'x100' Single Family Detached - 21 units	
25'x90' Live/Work - 15 units	
3-Story Mixed Use Building	
3-Story Multi-Family Apartment	



27 APR 16

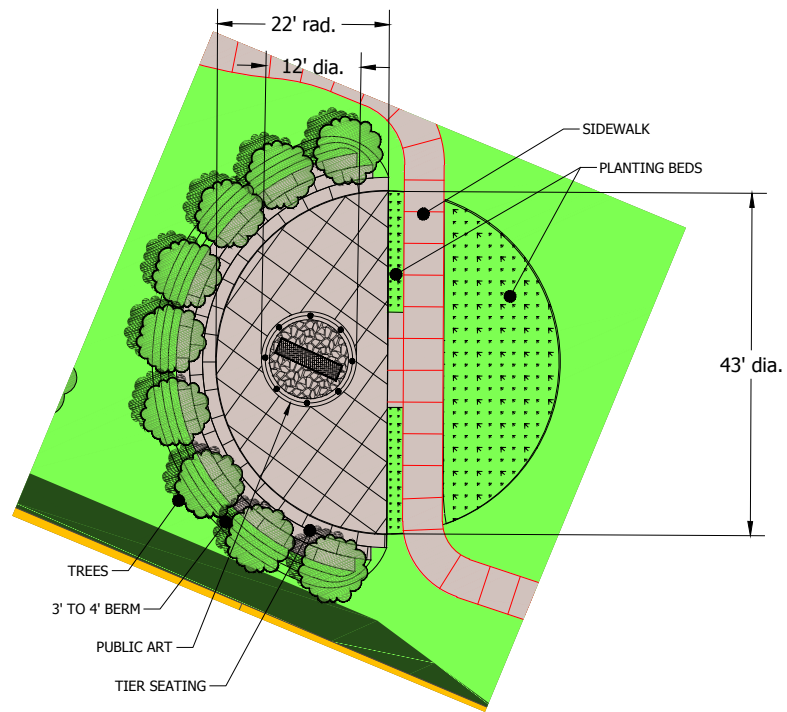


# Concept Plan

SPD 2016-03

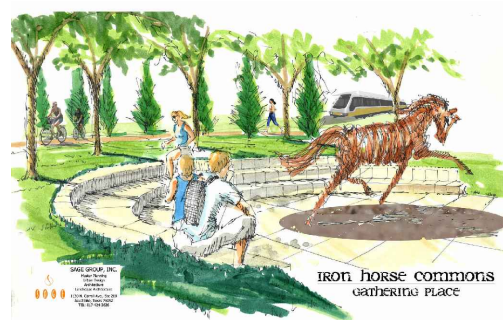


North Richland Hills, Texas



**Art Display**

1" = 10'

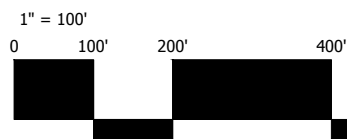


**Legend**

- Art Display
- Open Space
- All Sidewalk Access Located Within The Open Spaces Shall Be A minimum Of 6' In Width.



27 APR 16



**Open Space Plan**

SPD 2016-03



North Richland Hills, Texas

Iron Horse Commons – building type illustrations



**Townhomes**



**Single Family detached**



**"Texas" townhome – detached cottage**



**Live/Work units**



**3-story multifamily apartment**



**3-story mixed use building**