

Residential Site Data

Townhome Units	76
Single-family Attached Units	24
Residential Lots	41.21% 4.50 ac.
Open Space	7.23% 0.79 ac.
Programmable Open Space	21.98% 2.40 ac.
R.O.W. Street	20.33% 2.22 ac.
R.O.W. Alley	9.25% 1.01 ac.
Gross Acreage	100.00% 10.92 ac.

Lot Summary & Density

Townhome & Single-family Attached Units	100
Minimum Building Lot Area Townhome	1,584 s.f.
Minimum Building Lot Area SF Attached Common Areas	1,650
Common Areas	17
Gross Acreage	10.92 ac.
Residential Density (units / acre)	9.16

Parking Summary

Onsite Parking Spaces (garage)	200
Duplex Visitor Parking (driveway)	48
Inset Parking Spaces	49
On-Street Parking Spaces	13
Total Parking Spaces	310
Parking Spaces / Unit	3.10

Zoning
 Existing Zoning = TOD - Arterial Mixed Use & TOD Res.
 Requesting Development Plan for 22' wide Townhomes & Twenty-two 72' deep Townhome Lots

TOD Smithfield Regulations

Build to Zone		
Front	5' - 20'	5'
Side	5' min	07'5"
Rear	10' min	10'
Building Height	15' min	36'
Building Type	Townhome	Townhome
Lot Width	25'	22' min.
Lot Depth	80'	72' min.
Building size	1,200 SF min	1,200 SF min
		1,500 SF avg
		4.26 spaces / unit
Parking	2 space/dwelling unit	
TOD Street Sections		
Minor Street	50-27	50-30, 54-38
One Way Street		42-22
Building Materials		
Brick/Stone/Cementitious Siding	75%	85%
Accent Materials	25%	15%
(Siding restricted to upper floors & no more than 50% of block face)		
Street front window and door openings		
		30% primary frontage
		15% secondary frontage
Ground floor finish level	18" above sidewalk	18" above sidewalk
Open Space	5%	23.80%
Decorative Street Lights & Street Trees throughout		
		confirm
		6' sidewalks fronting townhomes east of Holiday Lane, 5' sidewalks along Mid-Cities frontage as shown

APPROVED SDP 2018-03
 Urban Trails Ordinance 3523 Standards

REVISIONS TO APPROVED SDP 2018-03

- Requesting waiver for 22' townhomes
- Requesting waiver for duplex townhomes
- Exceeds TOD standard
- Exceeds TOD standard
- Providing landscape bump outs along street
- Parking one side only, 1 space every 25'
- Exceeds TOD standard
- Additional Amenities
- 4 major entryway features
- Proposing direct access to Cottonbelt regional hike/bike trail
- Connecting sidewalks with multiple open space areas

REVISED SDP 2020

* Requesting 9' First Floor Building Plates in lieu of 10' TOD Regulations with narrow, more dense product.

- Mitigating factors include new building elevations approval by City Council for all units facing Mid-Cities; enhancements to Central Open Space; Trail connection and enhanced Mid-Cities frontage with tree lined buffer and meandering public sidewalk (see attached plans).

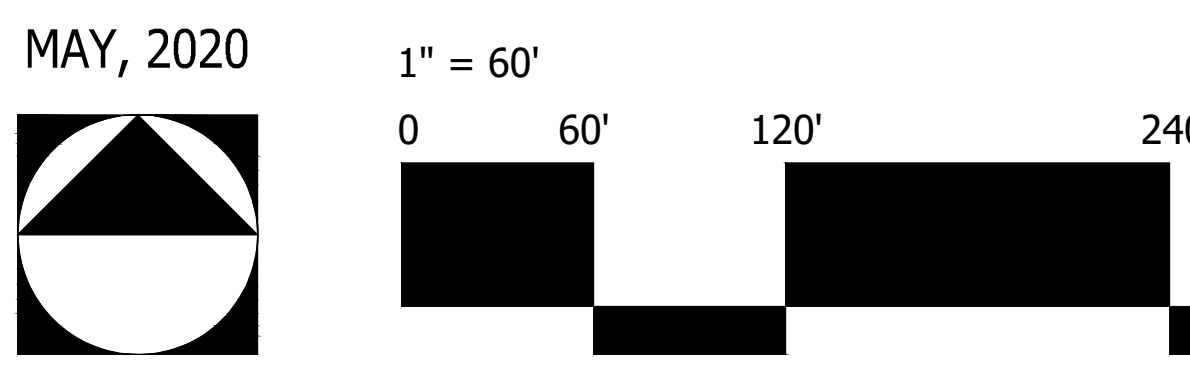
Legend

- 5' Concrete Sidewalk
- 6' Concrete Sidewalk
- 4' Iron Fence
- 5' Iron Fence with Living Screen
- 6' Masonry Wall
- 100 Year Flood Plain (Approximate Location)
- Landscaped Area
- Programmable Open Space
- City Park Dedication
- Townhomes
- Duplexes
- Stained Paving in Inset Parking
- Enhanced Paving at Crosswalks (stamped & stained concrete)
- Street Light / Light Pole
- Mail Kiosk

Owner:
 Urban Trails Beaten Path Development, LLC
 700 W. Norwood
 Hurst, Texas 76054

Engineer:
 Baird, Hampton & Brown
 1901 Martin Dr. Suite 100
 Weatherford, TX 76086
 817-596-7575

Applicant:
 Beaten Path Development LLC
 700 W. Harwood Rd.
 Hurst, TX 76054



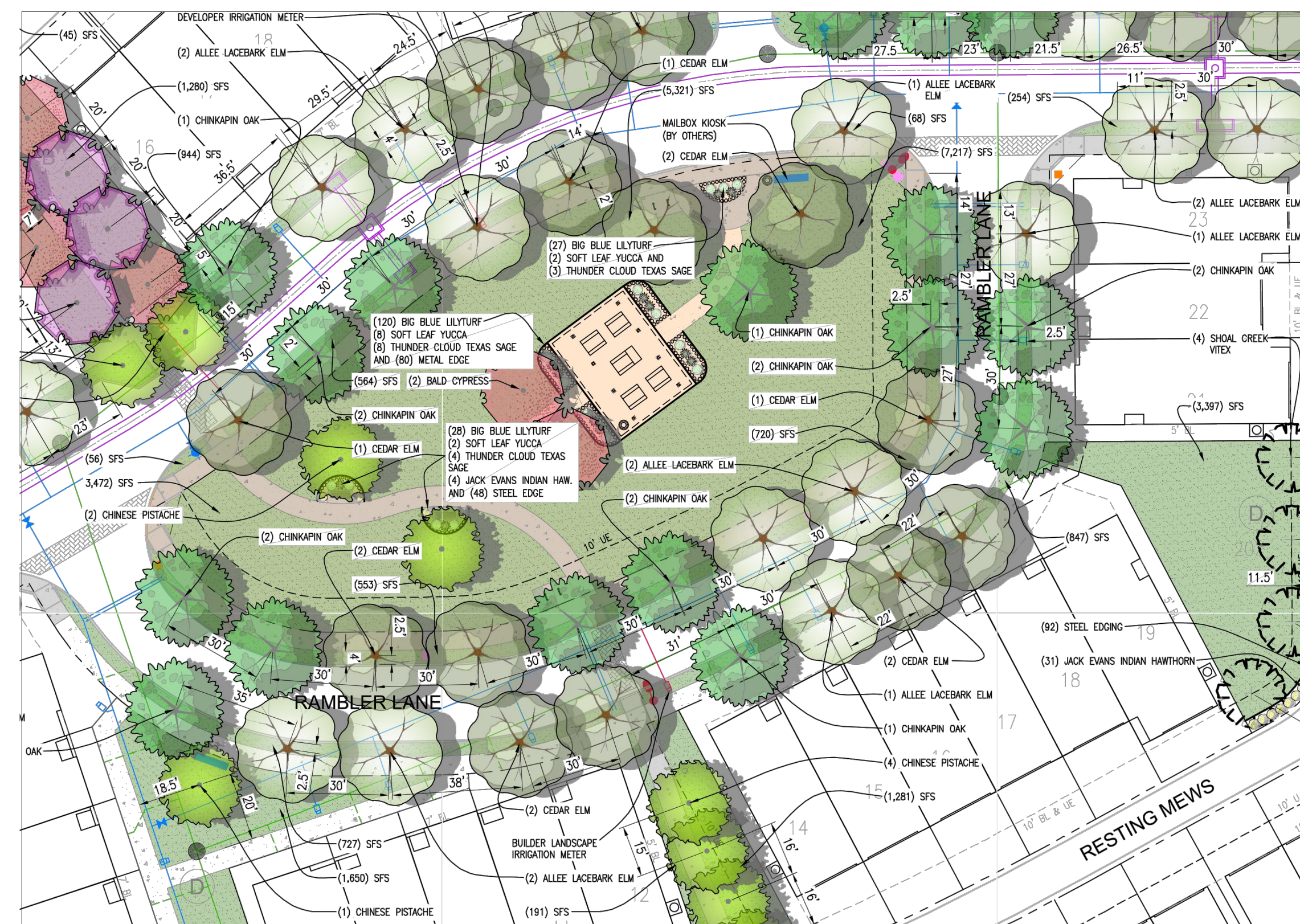
T.O.D. - Special Development Plan

Urban Trails



ENHANCED BUILDING FEATURES

- COACH LIGHTS AT FRONT DOOR
- 8' ENTRY DOOR
- CEDAR ATTIC VENTS
- BRICK CORSE AT ROOF RAKE
- BRICK WAINSCOT
- BRICK SURROUND AT WINDOW
- COVERED PORCH
- 12:12 ROOF PITCH
- ENHANCE WINDOWS AT OPENINGS
- PIN LETTERING STREET ADDRESS



CENTRAL PARK LANDSCAPE



MID-CITIES BOULEVARD LANDSCAPE

T.O.D. - Special Development Plan

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