

Iron Horse Village SDP

North Richland Hills, Texas

Project Team:

Developer: Capricorn Real Estate
P.O. Box 111100
Dallas, Texas 75011-1100
Telephone (214) 675-9449

Architect: JHP Architecture / Urban Design
8340 Meadow Road, Suite 150
Dallas, Texas 75231
Telephone (214) 363-5687
Fax (214) 363-9563

Planner: MESA-Planning
11700 Preston Road, Suite 660-299
Dallas, TX 75230
Telephone (214) 871-0568

Civil: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, TX 85021
Telephone (972) 490-7090

ZONING CASE NUMBER SDP 2016-05
















Note: Renderings provided are for inspiration and meant to only show architectural design intent.

Carl Malcolm

Registered Architect of the State of
Texas
Registration Number:
23379

NORTH RICHLAND HILLS, TEXAS

	FIRELANE FOR MULTIFAMILY DEVELOPMENT
	FLEX SPACE – 15' FLOOR TO FLOOR, MIN.
	RETAIL PROGRAM AREA – 15' FLOOR TO FLOOR, MIN.
	LEASING/AMENITY SPACE
	OPEN SPACE
	RETAIL PROGRAM AREA
	RESIDENTIAL PARKING
	RESIDENTIAL COURTYARD
	TUCK-UNDER GARAGES
	RESIDENTIAL SITE ENTRY
	ON-STREET PARALLEL PARKING AND URBAN STREETSCAPE
	LEASING/AMENITY
	TRASH/SERVICE ANNEX

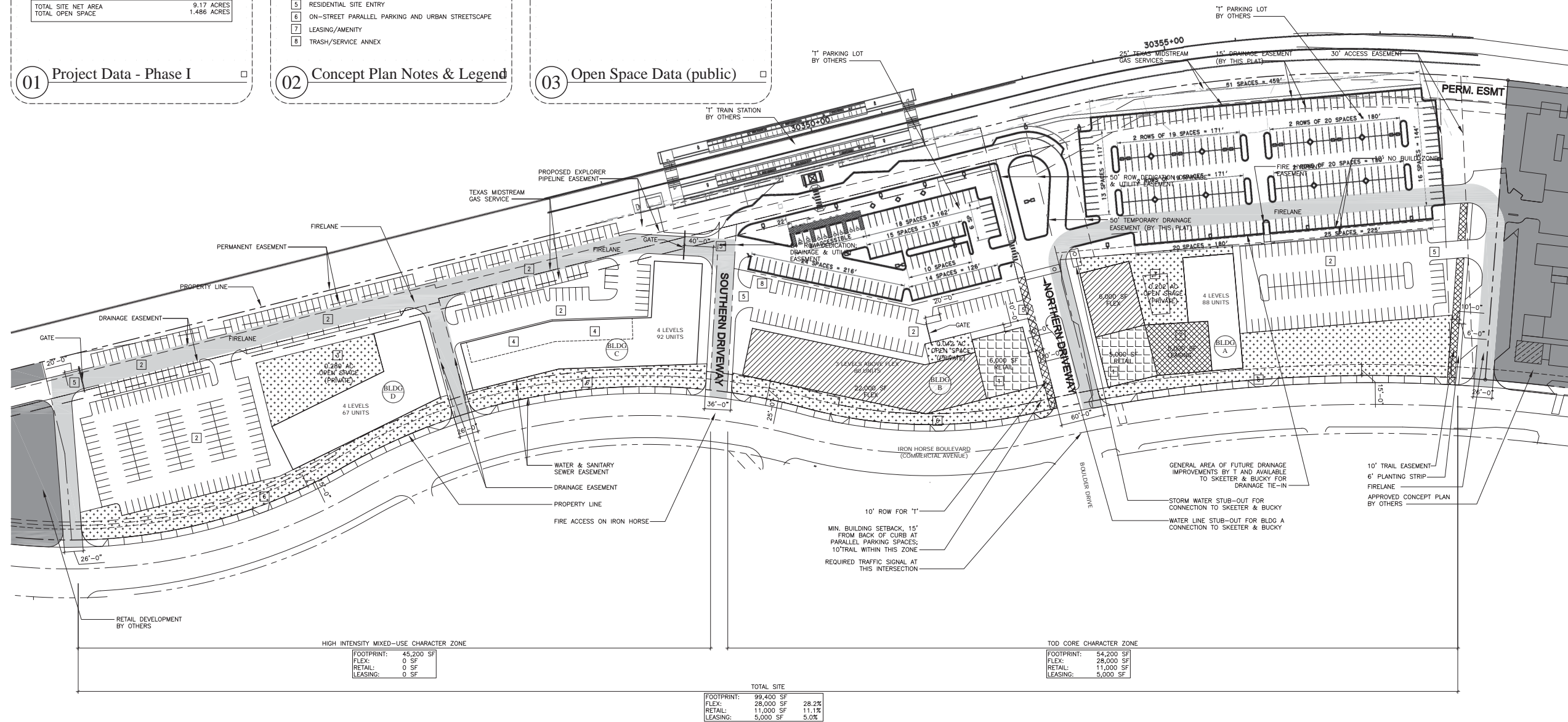
BLDG A BLOCK:	0.574 ACRES
BLDG B BLOCK:	0.281 ACRES
BLDG C BLOCK:	0.225 ACRES
BLDG D BLOCK:	0.406 ACRES
TOTAL:	1.486 ACRES
TOTAL SITE ACREAGE:	9.17 ACRES
16% OF SITE IS OPEN SPACE	

TOD CODE REQUIRED OPEN SPACE:
MINIMUM OF 5% OF GROSS AREA OF THE SITE

01 Project Data - Phase I

02 Concept Plan Notes & Legend

03 Open Space Data (public)



26 Concept Plan - Phase I
Scale: 1" = 60'-0"

Zoning Case Number SDP216-06



ZONING CASE NUMBER SDP 2016-05

CONCEPT PLAN - PHASE I A101a

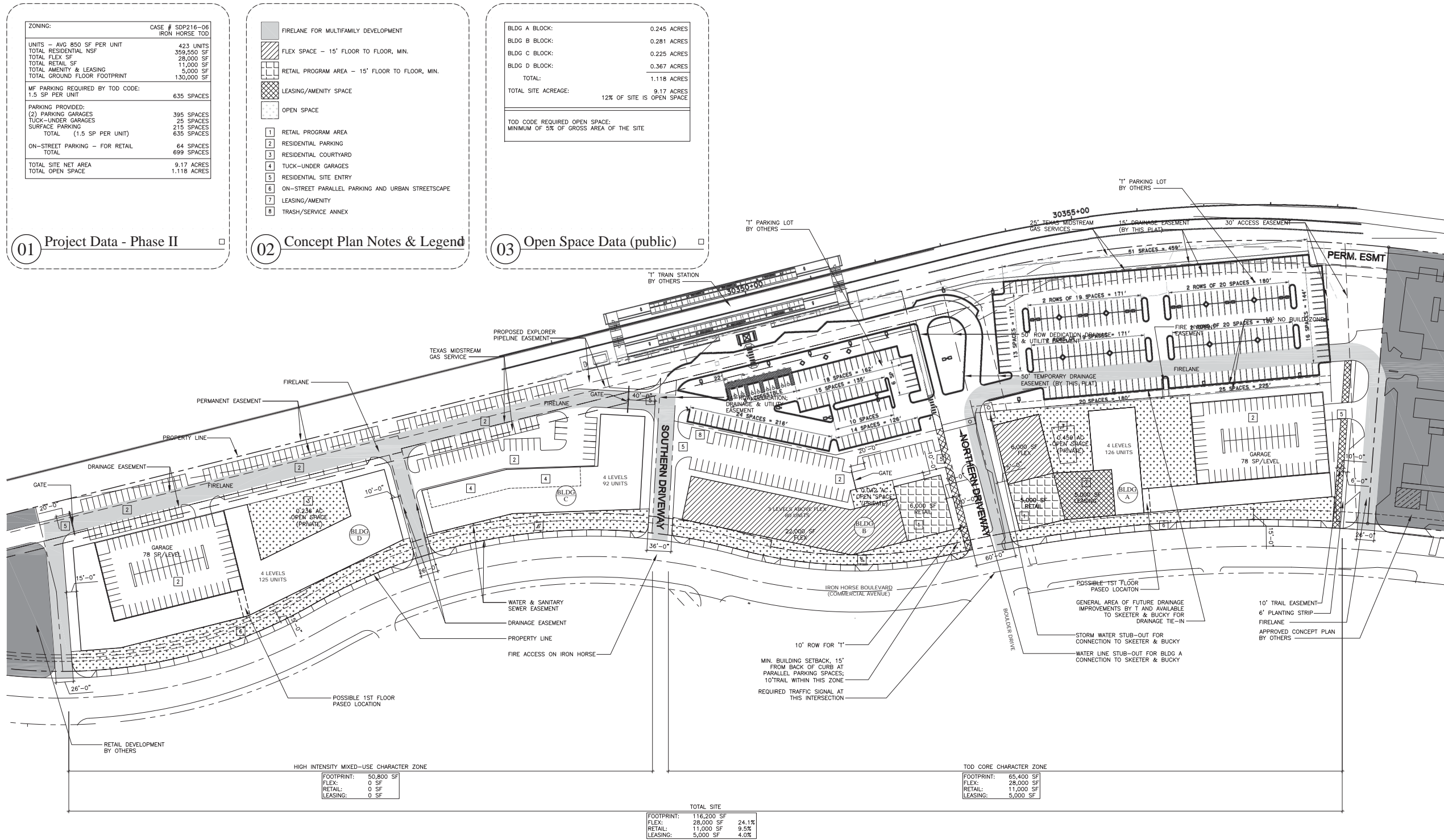
Project Number:	2014057.00
Drawn By:	CC
Issue For	
Revised Concept Plan	3.20.2017

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Revision	Date
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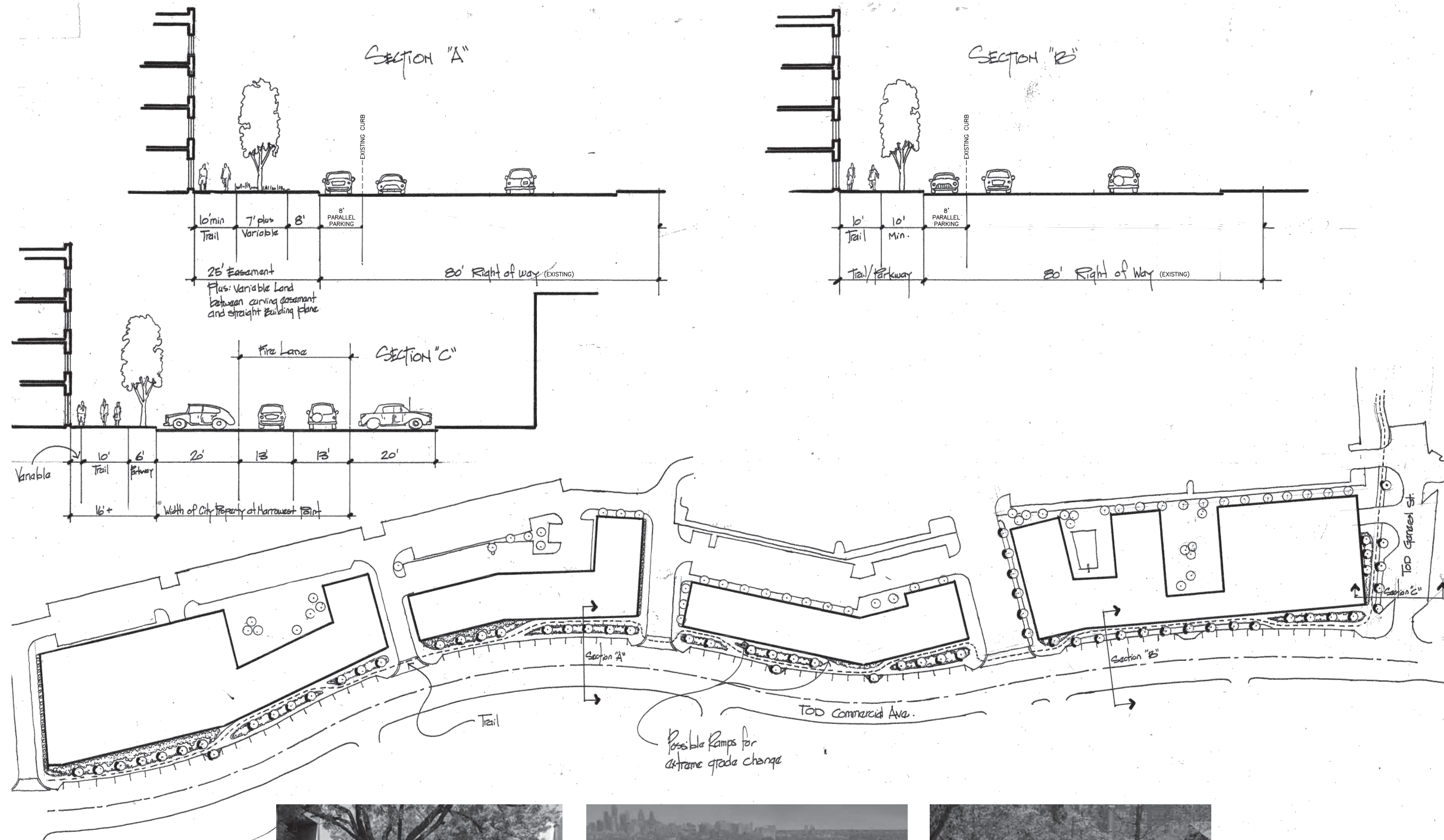


IRON HORSE VILLAGE SDP
NORTH RICHLAND HILLS, TEXAS



IRON HORSE VILLAGE SDP

NORTH RICHLAND HILLS, TEXAS



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Drawn By: CC

Issue For
Revised Concept Plan 3.20.2017

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APPROVAL, PERMIT, OR
CONSTRUCTION.
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IRON HORSE VILLAGE SDP
NORTH RICHLAND HILLS, TEXAS

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Dan Smalley
Capricorn Real Estate Management Corp.
PO Box 111100
Carrollton, TX 75011

March 16, 2017

Clayton Comstock
Planning Manager
City of North Richland Hills
4301 City Point Drive
North Richland Hills, TX 76180

Dear Clayton,

The following is the RETAIL PROGRAM LANGUAGE you discussed previously with Robin McCaffrey for the Iron Horse mixed use project:

The property owner agrees to the following regarding spaces labeled as “Retail Program Space” on the Zoning Site Plan:

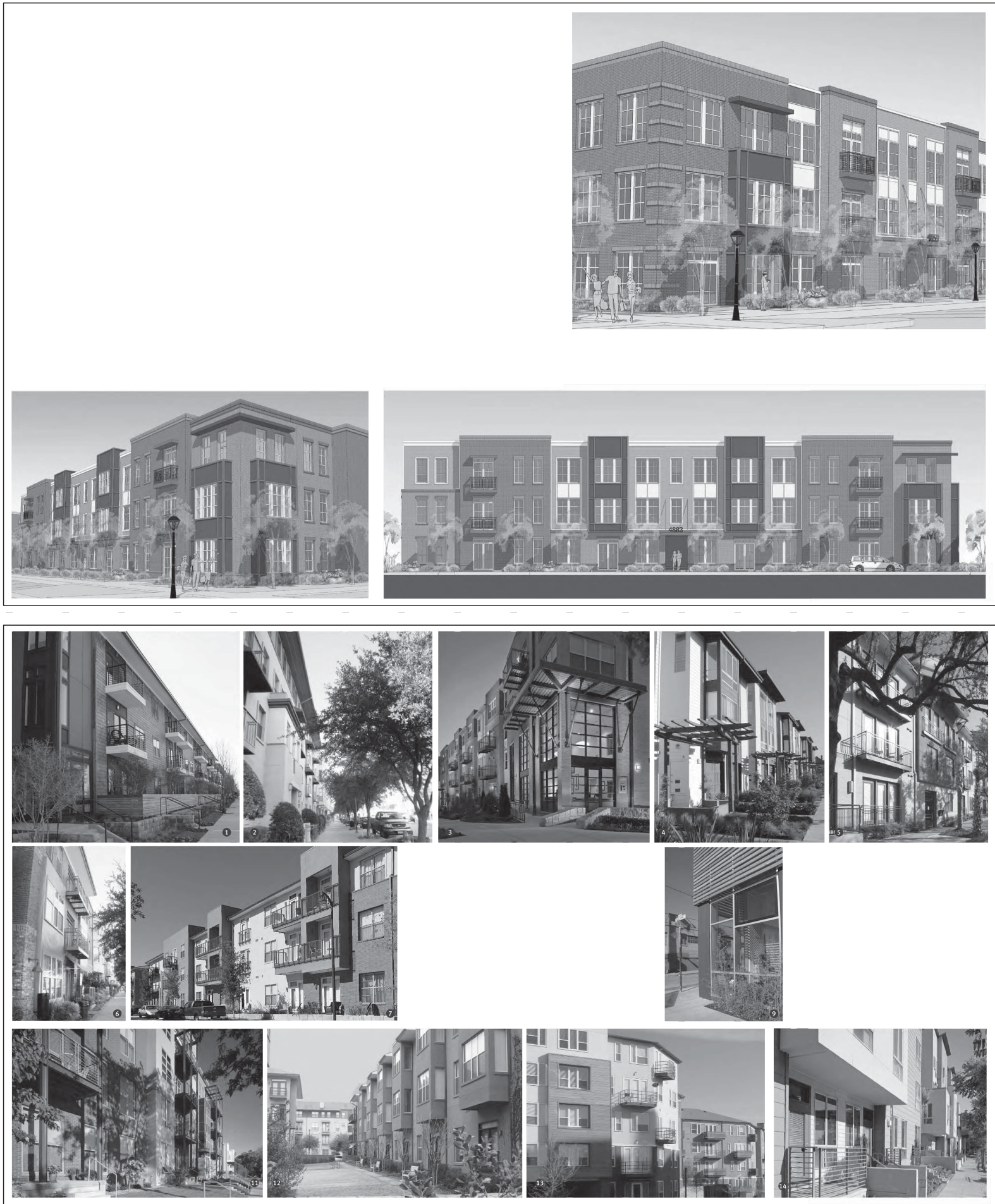
- Owner will use commercially reasonable efforts to lease the “Retail Program Space” to retail uses at initial lease-up by listing the Retail Program Space with a retail brokerage company during project construction; however, if within six (6) months prior to building completions, qualified retail tenants have not leased the Retail Program Space, all remaining unleased Retail Program Space can be leased for residential use at initial lease-up.
- That any residential leases on the first floor space designated as “Retail Program Space” will not be automatically extended beyond the 1 year lease term unless the following conditions prevail:
 - That a retail brokerage company holding the listing of first floor Retail Program Space fails to bring a qualified prospective retail tenant willing to lease the Retail Program Space for a square foot rental rate equal to or greater than the current residential rental rate within 6 months prior to expiration of any 1 year residential lease; AND
 - That any commitment to lease for retail use requires the prospective retail tenant to pay for necessary tenant finish out (which may be amortized as part of a lease agreement which includes such amortization); OR
 - _ The City of North Richland Hills agrees to and executes a master lease for the first floor Retail Program Space at a lease rate equal to the current residential lease rate at least 6 months prior to retirement of any 1 year residential lease.

If either of the above listed conditions fails to be established within the time frames referenced, the property owner can renew the residential lease or execute a new residential lease. The property owner agrees to list the first floor Retail Program Space with a retail brokerage company within 1 month from the completion of any building containing first floor Retail Program Space (as designated on the Zoning Site Plan) and further agrees to leave the Retail Program (described above) in place for five (5) years from the date of project opening.

Sincerely,

Dan Smalley
President-Capricorn Real Estate Management Corp., GP
For Skeeter & Bucky, LP

IRON HORSE VILLAGE SDP
NORTH RICHLAND HILLS, TEXAS



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