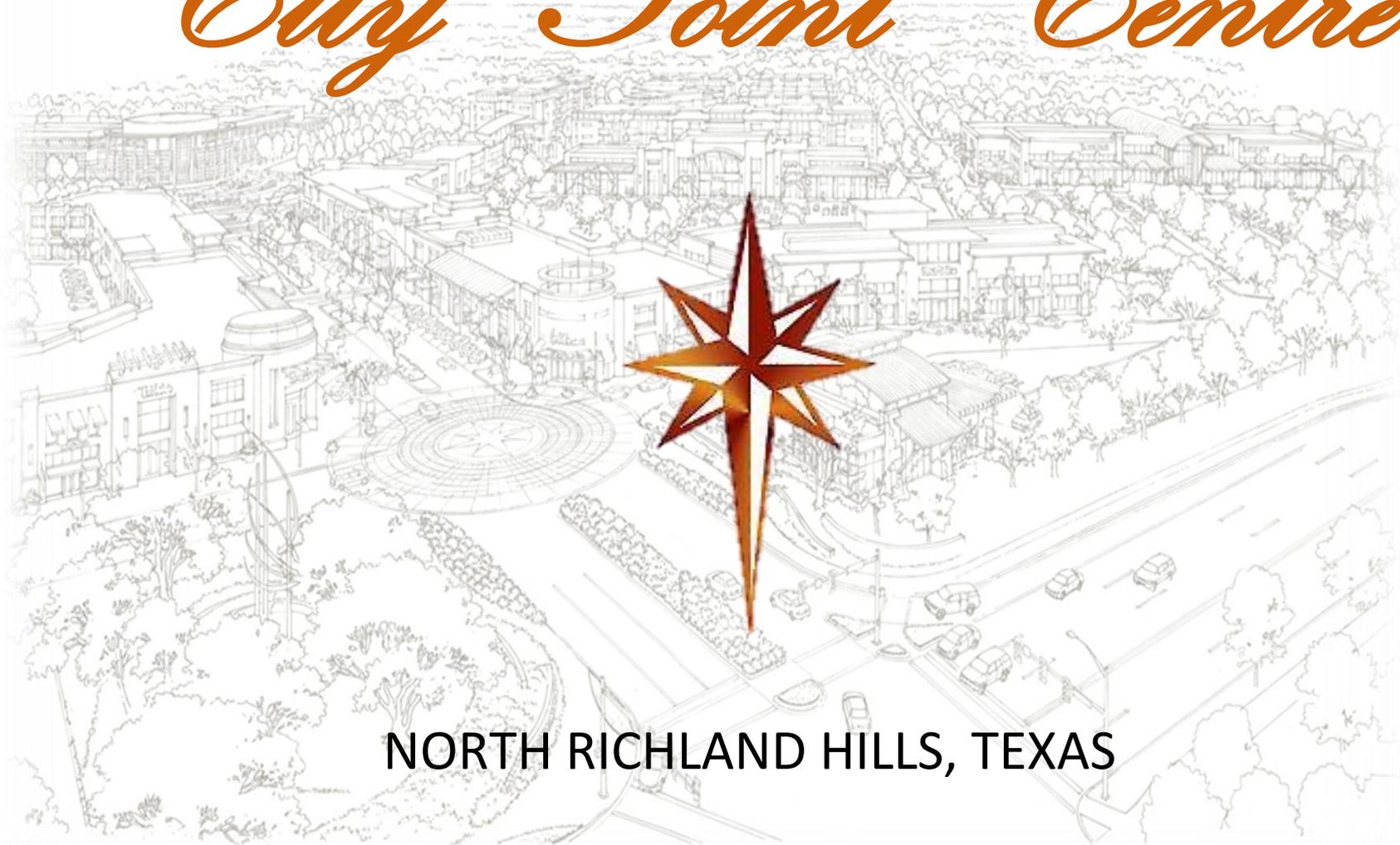


City Point Centre



NORTH RICHLAND HILLS, TEXAS



From Dream to Reality

Planned Development Zoning Booklet

Approved by Ordinance NO. 3276

City of North Richland Hills, Texas

October 14, 2013

Owner:



La Verne Butterfield, L.P..
5150 Overland Avenue
Culver City, CA 90230
(310) 204-2050 fax: (310) 280-5731

Planning, engineering &
document preparation by:



Arlington, Texas 76016
Phone: 817.654.4975
www.GagliardiGroup.com

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Vector

A quantity, such as velocity, completely specified by a magnitude and a direction
A force or influence.
A course or direction



Document Purpose and Intent

Laverne Butterfield LP., is requesting a change in the zoning for the +/-74 acre Calloway tract(s) (“City Point Centre and City Point Place”) formally known as the North Hills Mall site, located at the northwest corner of Boulevard 26 (State Highway 26) and Rodger Line Road. The planned development request is to create a new development of nonresidential uses combined with residential uses (NR) to create a mixed-use, live, work and play environment for this site. The purpose and intent of the proposed rezoning options of portions of the City Point Centre property from “C1” Commercial to a Planned Development within the Boulevard 26 Corridor district allowing us to allow for a diverse, flexible and compatible land use mix to benefit the Owners, the City of North Richland Hills and the community as a whole.

The purpose of the PD land use designation relates to the City of North Richland Hill's 2004 *The Boulevard 26 Corridor Strategy*. *The Boulevard 26 Corridor Strategy* encompasses Boulevard 26 south of Loop 820, including parts of Rufe Snow and Glenview Drives. The area was once a regional draw for all of Northeast Tarrant County, the Boulevard 26 Corridor (formerly known as South Grapevine Highway) has great potential for redevelopment and reinvestment. The Cities of North Richland Hills and Richland Hills joined together to develop the strategy.

The requested modification to the existing zoning is to provide for a continuum of redevelopment from the former North Hills Mall site to a vibrant mixed use development providing a destination, energy and revenue to the Boulevard 26 corridor. City Point Centre is made up of five districts: Market the entrance and center of development; the Metro district providing hospitality, amusement and dining options; the Manor district, including City Point Place, a multi-family district providing a buffer between the commercial districts and the adjacent residential neighborhood; the planned Municipal district designed to include the new City of North Richland Hills City Hall and Public Safety buildings.

The purpose and intent of this document (NR Planned Development Zoning Booklet) is multi-faceted. This document provides a foundation for the direction of the City Point Place multi-family project, Special Use Permitting for the development of the confidential project identified as "Entertainment" and describes detailed information required for the rezoning of the property. Images, plans and exhibits within this document are conceptual in nature and may change when the site plan is submitted. However, the overall character of the vision will be similar in nature to that displayed in this document.

Required, existing and abandoned utility easements shall be reviewed upon completion of the City Hall site planning, City will honor all existing easements not abandoned by mutual agreement.

Per the agreement between the Owners and the City of North Richland Hills, the Design coordination and construction oversight participation by Owner's representative shall include at a minimum the following site and design related elements:

- ❖ Utility and associated easement;
- ❖ Intersection Improvements (Crosswalks, etc.);
- ❖ City Point Drive, including layout, Landscaping and Street Lighting; and
- ❖ Grand Entry Feature (@ Boulevard 26).

Relationship to Other Documents

This document is one of several documents providing design guidance and restrictions for City Point Centre and City Point Place. This document is intended to provide a Direction for the redevelopment of the former North Hills Mall site. Sections contained within the City Point Centre project and specific items in the City of North Richland Hills Zoning Code Section 49 that are listed as flexible or undefined. The items, zoning and design elements identified in the Zoning Booklet shall take precedent over the City of North Richland Hills Zoning Code, unless stated otherwise.

This Zoning Booklet along with the City of North Richland Hills's applicable regulations, codes and standards establish a standard of quality to ensure compatibility with the Design Direction of the project and surrounding developments. For the purposes of this Zoning Booklet, the following provisions apply: the use of 'shall', 'shall not', 'must', 'will', 'prohibited', or 'not allowed' means compliance is mandatory and not voluntary or permissive.

Where terms, phases, or provisions, are subject to more than one reasonable interpretation, the more stringent interpretation shall apply. It is the obligation of the applicant to request updated copies of this document. Approved deviations do not set precedence except where provided herein for future applications.

City Point Centre benefits from direct frontage along Boulevard 26, and access to Loop 820, State Highways 183 and 121, exposing the Property to more than 200,000 vehicles per day.

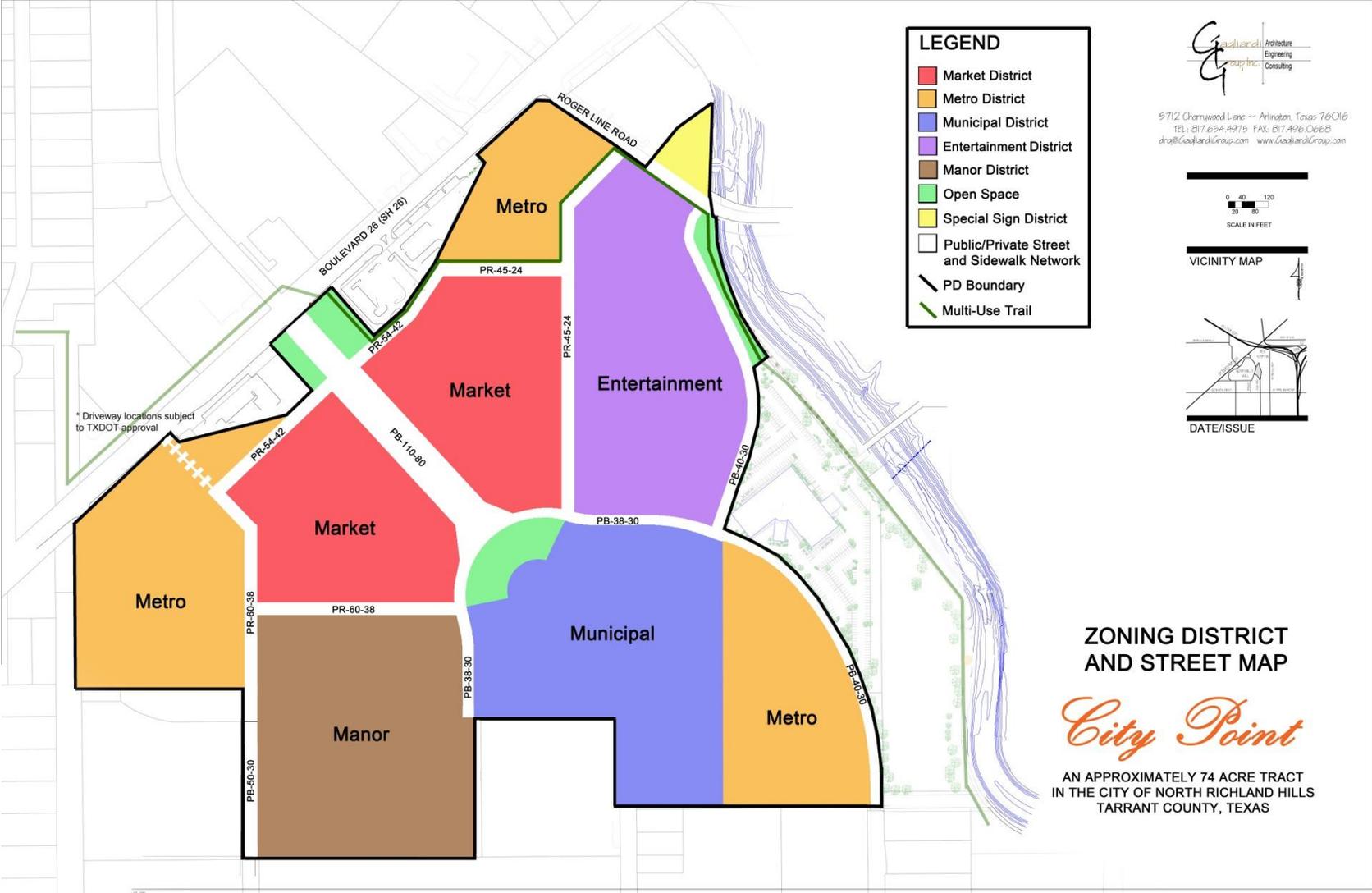
With a 2011 census estimated population of just over 256,000 people within a five-mile radius of the property, City Point Centre is enhanced from the strong demographics and a large number of rooftops in the surrounding area. The 2011 census estimated average household income is \$74,591.

Accessibility and exposure to the Property are considered excellent due to the prime location combined with two (2) curb-cuts Ingress/Egress: with two lighted intersections along Boulevard 26 as well as curb-cuts on Rodger Line Road and Cagle Drive. Cagle Drive services the property directly from Glenview Drive.

City Point Centre (the “Property”) is located across Loop Highway 820 from North East Mall (a regional Mall) in North Richland Hills (Dallas/ Fort Worth MSA). The Property is strategically located at the pinnacle of State Highway 121/183; Loop 820 (split to the south and west) and Boulevard 26 (previously known as Highway 26) and enjoys a centralized location between five major Metroplex cities: North Richland Hills, Haltom City, Hurst, Bedford and Richland Hills. Due to its prime freeway location, convenient access and strong visibility, the Property draws from all five areas and beyond.

City Point Centre is a performance-oriented, goal-driven effort to focus and coordinate public and private investment to produce a return on investment and additional tax revenue for all taxing jurisdictions.

Zoning District Map



**Table 1
Permitted Use Table**

	Market	Metro	Municipal	Manor	Entertainment
Residential & Semi-Residential Uses					
Multi-Family Dwelling Unit (Max. 300)				P	
Full Service Hotel	C	C		C	C
Single-Family Residential Attached Dwelling Unit (Townhome)		C			
Utility, Accessory & Incidental Uses					
Communication Tower 45' to 130' in Height		C	C		
Customary Home Occupation				C	
Swimming Pool, Sport Court w/o Lights			A	A	P
Educational & Institutional Uses					
Day Care Center / Kindergarten	P	P	A		P
Hospital		P			P
Municipal Administration & Civic Offices	P	P	P		P
Museum		P	P		P
Recreational & Entertainment Uses					
Commercial Amusement, Indoor	P	P			P
Commercial Amusement, Outdoor					C
Driving Range, Batting Cages					C
Health/Fitness Center	P	P	A	A	P
Indoor Theater	P	P			P
Park or Playground	P	P	P	P	P
Special Events	C		C		
Office Uses					
Medical/Dental Office	P	P			P
Professional/Business Office	P	P		C	P
Retail & Service Uses					
Alcohol Beverage Sales for On-Premise Consumption– Less than 75% Revenue	P	P			P
Bank and Savings and Loan	P	P			P
Salon Barber, Beauty, Tanning, Massage, Nail	P	P			
Carpet & Tile Sales Store	P	P			
Cleaning & Pressing Pickup Station	P	P			
Restaurant, Café, Coffee Shop, Tea Room, Bakery	P	P	A	C	P
Grocery Store, Supermarket	P	P			P
Department Store	P	P			P
Copy Center	P	P			P
Furniture & Home Furnishings Store	P	P			P
Hardware Store	P	P			P
Jewelers	P	P			P
Music Instruction	P	P			P
Office Supplies & Equipment Store	P	P			P
Paint Retail Store	P	P			P
Pet Store	P	P			P
Pharmacy	P	P			P
Photography Studio	P	P			P
Retail Store or Shop	P	P			P
Shoe Repair, Tailor, Alteration Shop	P	P			P
Telephone Business / Sales Office		P			P
Trophy & Awards Shop	P	P			P
Veterinarian Clinic without Kennels		P			I

Permitted Use Table

Uses not listed in the following schedule, but are substantially similar, may be permitted upon the approval of the City Manager or his or her designee, subject to appeal to the City Council. Generally, however, uses not listed are not permitted within the City Point PD.

Key		
P		Permitted by right
[Blank]		Not Permitted
C		Permitted with conditions
A		Permitted Accessory Use, not to exceed 25% of the primary use of the building
All uses listed as "C" in the above table shall also meet the following standards:		
Use	Zone	Criteria
Communication Tower	Metro, Municipal,	Approved by the NRH DRC if all aspects of Chapter 118, Article VI of the NRH Code of Ordinances is met, subject to appeal to the City Council.
Customary Home Occupation	Manor	Must meet the criteria of Customary Home Occupation of Section 118-727 of the NRH Code of Ordinances.
Professional/Business Office	Manor	Not including customary home occupations, professional/business office use is restricted to the first and second floors of buildings within the Manor District and must have direct frontage along a public street
Restaurant, Café, Coffee Shop, Tea Room, Bakery	Manor	Use is restricted to the first floor of buildings within the Manor District and must have direct frontage along a public street.
Special Events	Market, Municipal	Major public events will be allowed under permitting and coordination by the City.
Full Service Hotel	Market, Metro, Manor, Amusement	Full service hotel shall be required to be a minimum of 4 stories and 80 guest rooms and have full amenities including separate conference or meeting spaces; food service and bar.
Single Family Residential Attached Dwelling Unit (Townhome)	Metro	Limited to the Metro District section located east of the Municipal District only after all other Districts/sections within the PD are fully developed. Requires Site Plan approval by City Council
Commercial Amusement, Outdoor	Entertainment	Use must be commenced through issuance of a Certificate of Occupancy prior to January 1, 2016. Otherwise, the permitted use is revoked from this particular District.
Driving Range, Batting Cages	Entertainment	



Street Standards

Access to City Point



The road formally known as Road to the Mall, that serves as the main entrance into City Point, will be renamed City Point Drive.

Frawley Drive will serve as secure entrance to the new City facility complex.

Cagle Drive has been deeded to the City of North Richland Hills and will serve as the secondary entrance for the Municipal District. After the construction of the new Municipal complex, Cagle Drive shall be reconstructed to meet current City and development standards.

Ruth Road has been deeded to the City of North Richland Hills and will serve as the secondary entrance for the Manor District, and as an additional entrance to serve both the Municipal and Market Districts.



Street Types and Standards

**Table 2
Street Types & Standards**

Street Type ^{3,4}	Section Width	Number of Lanes	Lane Widths	On-Street Parking	Sidewalk Width (min.)	Cross Walk Requirement	Parkway/ Tree Well
PB-110-80	110 ft ROW	4	11 ft.	Yes, both sides, angled	11 ft	Intersections; 20 ft wide raised speed table/ cross walk mid-block	Tree Well
PB-50-30	50 ft ROW	2	11 ft	Yes, one common side, parallel	4 ft	Intersections	Parkway; 6 ft wide
PB-40-30	40 ft ROW	2	15 ft	Special events only	4 ft, PD-side of street	Intersections	Parkway; 6 ft wide PD-side of street
PB-38-30	38 ft ROW ¹	2	11 ft	Yes, required Municipal District; Optional in other districts, parallel or angled ²	6 ft	Intersections	Parkway; variable width
PR-60-38	60 ft	2	11 ft	Yes, both sides, parallel or angled ²	5 ft	Intersections	Either; Context-sensitive
PR-54-42	54 ft	2	12 ft	Yes, 90-degree head-in parking on building side	12 ft adjacent to building; 10 ft. multi-use trail option	Intersections	Tree Well
PR-45-24	45 ft	2	12 ft	No, surface parking lots adjacent	5 ft or 10 ft multi-use trail	Driveways; Min. 96 ft driveway spacing on sidewalk side, 156 ft driveway spacing preferred	Parkway (5 ft) & 6 ft (min) Parking Lot Landscape Islands

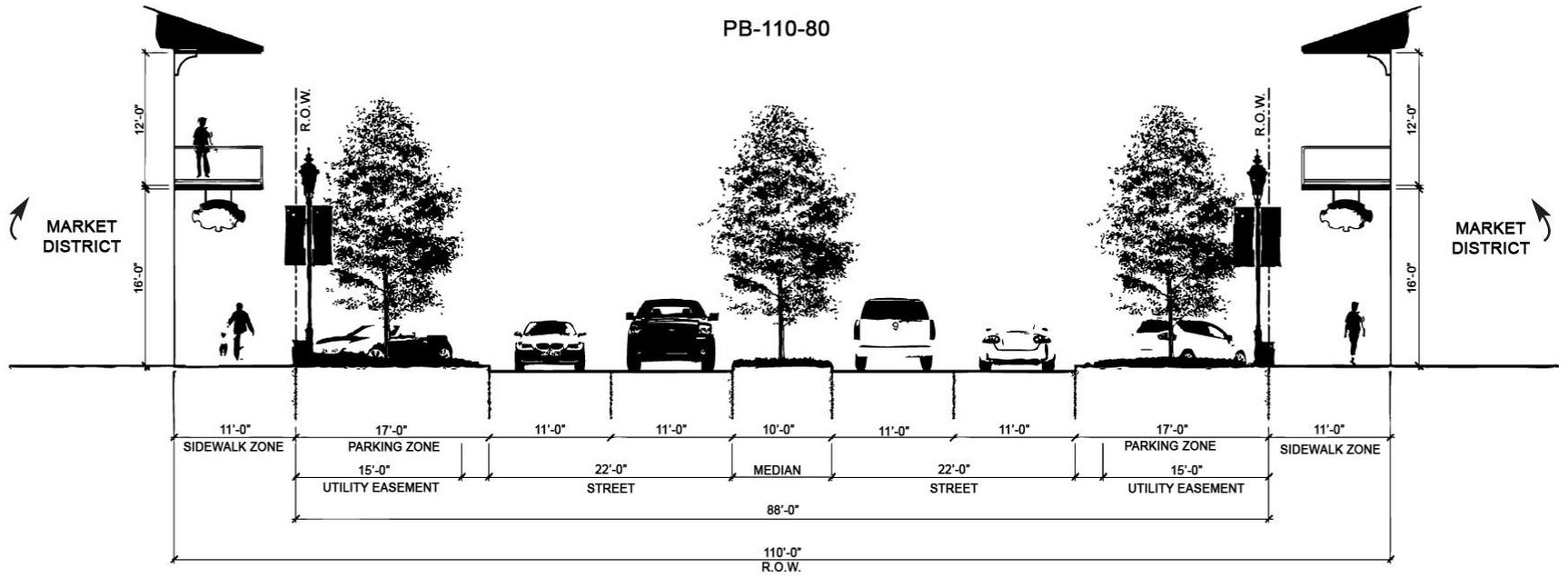
¹ Additional right-of-way and/or easement area may be required where applicable for Market, Manor and/or Amusement District for on-street parking (parallel or angled), street trees (5 ft. min.), sidewalk (6 ft. min.), utilities, etc.

² Angled parking may be permitted along these streets if an additional 16 ft. is made available.

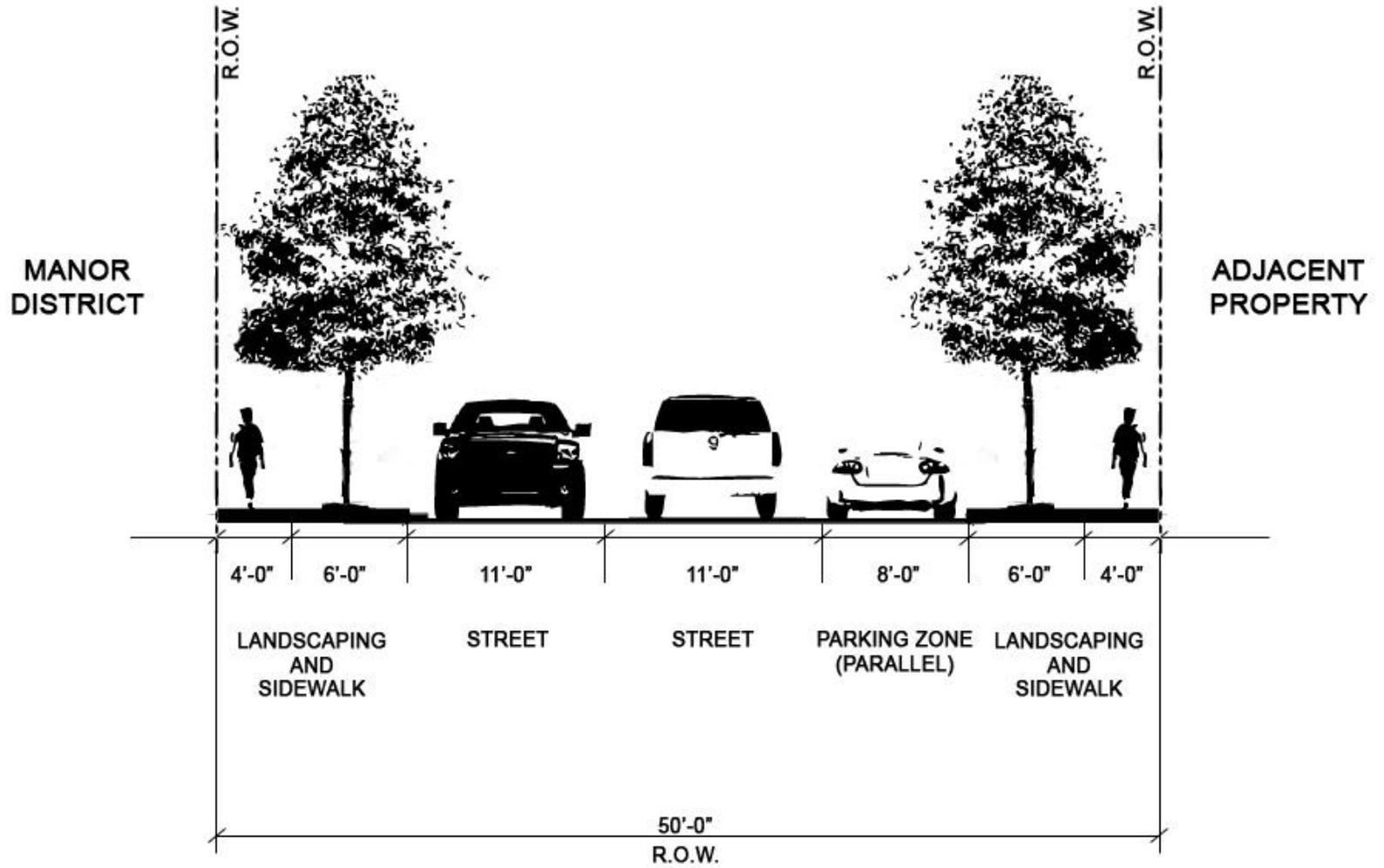
³ All City Point PD street sections to be built to City standards for public streets, pursuant to the NRH Public Works Design Manual

⁴ Street types indicated on the zoning map serve as general connectivity between primary users and separation between districts. Final alignment and street sections can be altered as approved by the Development Review Committee with emphasis on providing minimally interrupted pedestrian and vehicular connectivity, enhancing view corridors, providing appropriate transitions, providing usable open spaces and creating a predictable market response.

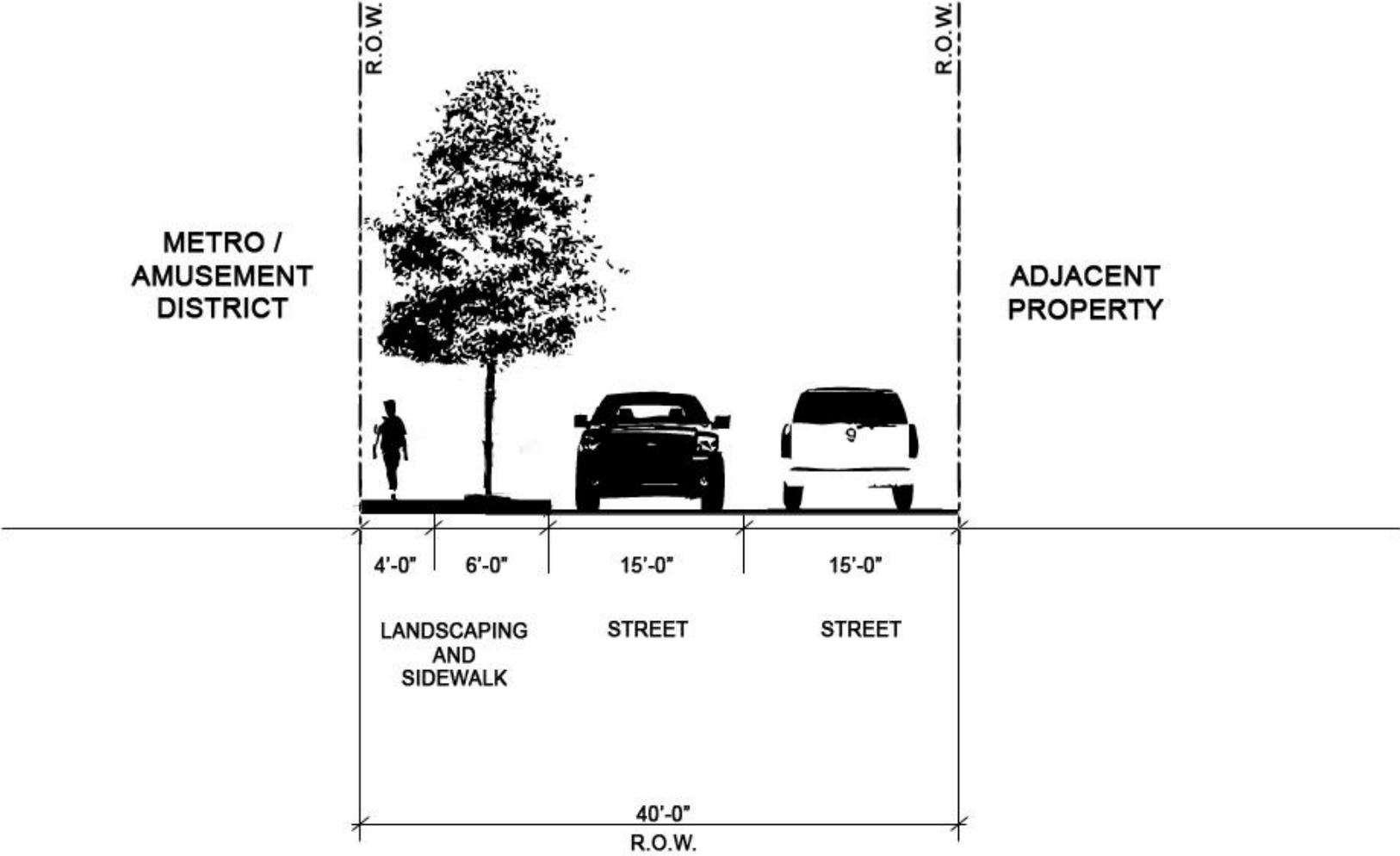
PB-110-80



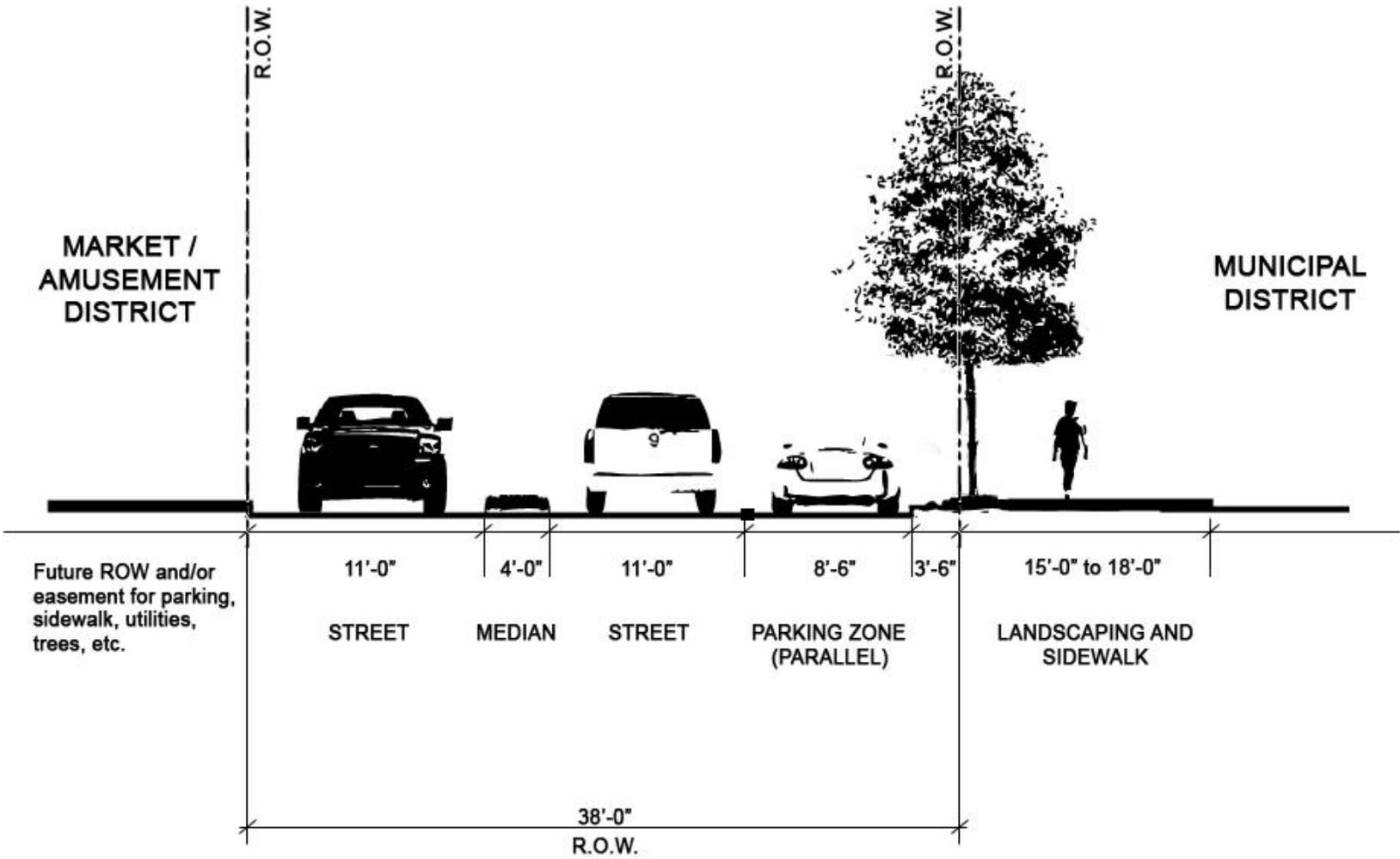
PB-50-30



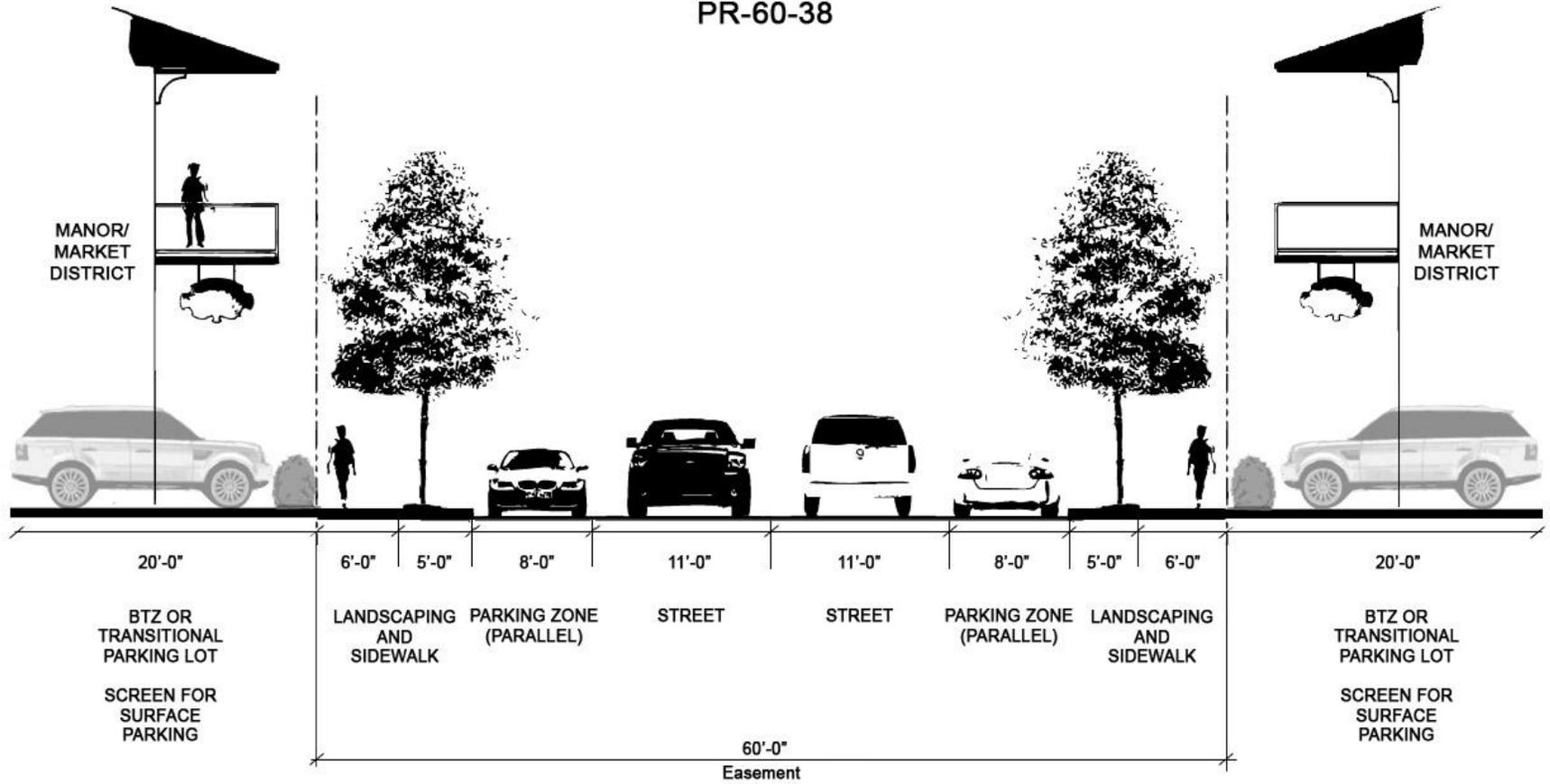
PB-40-30



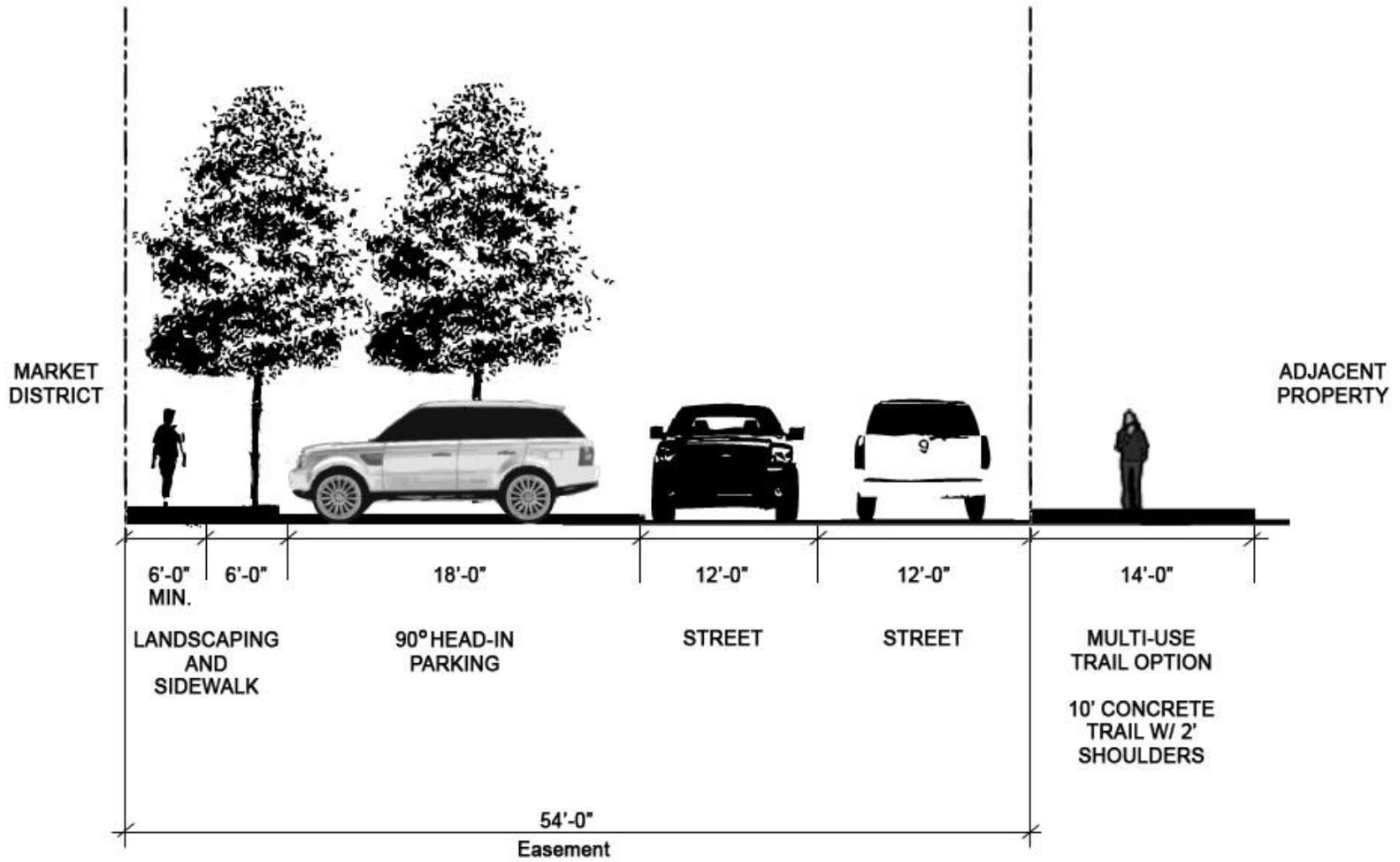
PB-38-30



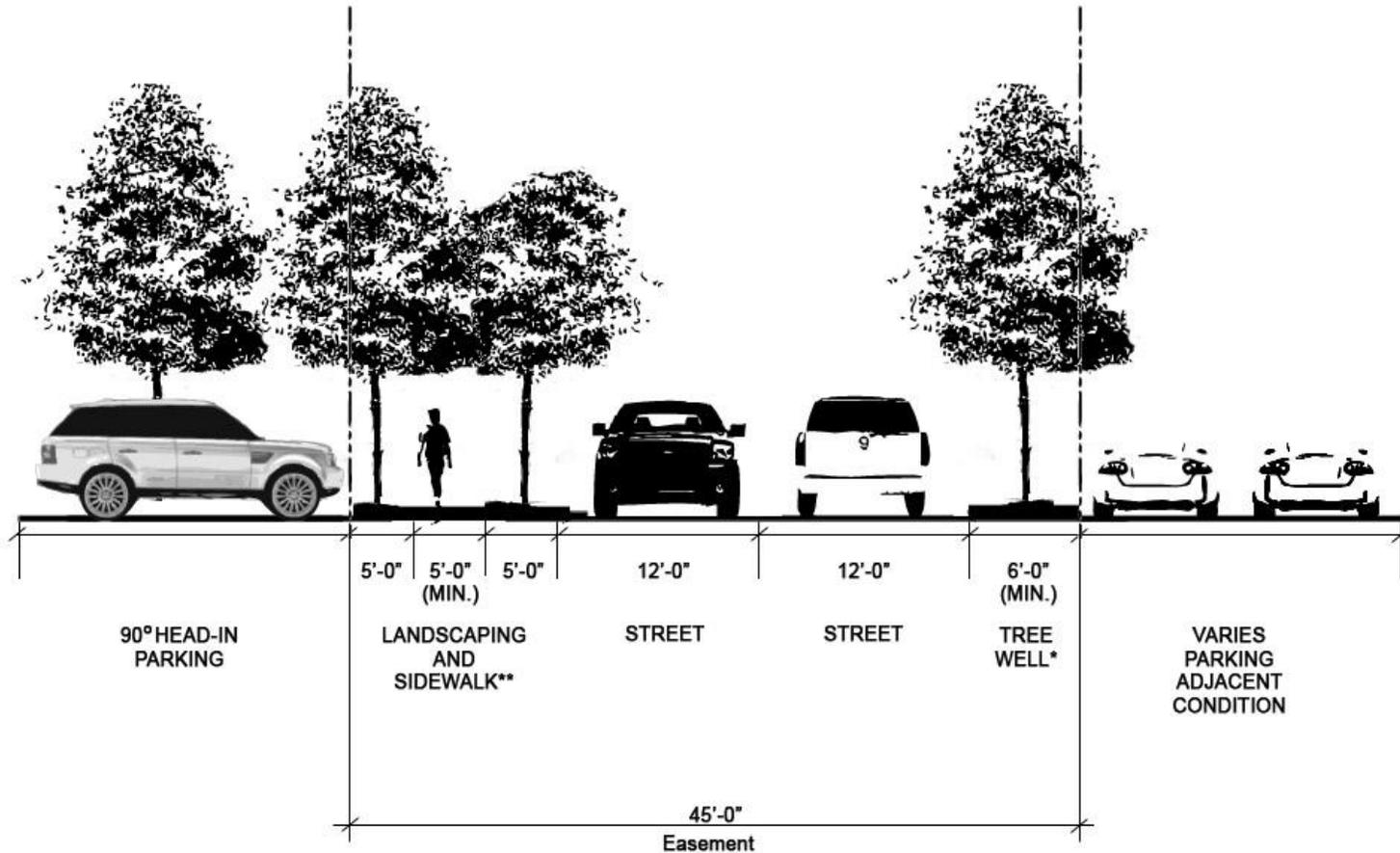
PR-60-38



PR-54-42



PR-45-24



- * Tree wells can be termini landscape islands at the end of parking aisles
- ** 15' Pedestrian passage may also accommodate 10' multi-use trail section with min. 2'-6" strips on either side



Streetscape & Landscape Standards

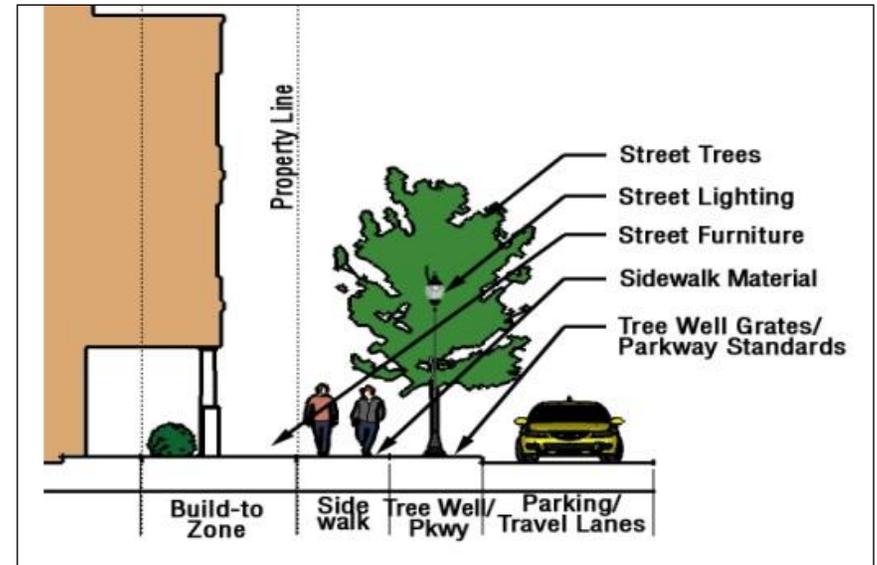
Streetscape & Landscape Standards

Streetscape standards shall apply to all streets within the City Point PD. Streetscape standards shall address all elements between the building face and edge of the curb. Typical streetscape elements addressed are street trees, lighting, street furniture and pedestrian amenities, and materials.

Tree wells can be placed in between head in or angled parking. Provided the number of required trees is not reduced trees can be grouped to allow architectural exposure.

Street Trees

- ❖ Street trees shall be required on all City Point Streets (except on alleys, arterial roadways, and highway access roads).
- ❖ Street trees shall be planted approximately 3 ft. behind the curb line.
- ❖ Spacing shall be an average of 30 ft. on center (measured per block face).
- ❖ The minimum caliper size for each tree shall be 3 in. and shall be a minimum of 12 ft. in height at planting. Each tree shall be planted in a planting area no less than 40 sq. ft.
- ❖ Tree and Plant Species shall be consistent and compatible throughout the City Point PD through oversight of the City's Development Review Committee.



Street Furniture, Lighting, and Materials

- ❖ Pedestrian scale lighting shall be required along all City Point streets (except on alleys, arterial roadways, and highway access roads). They shall be no taller than 14 feet in height.
- ❖ Street lights shall be placed at 50 ft. on center, approximately 3 feet behind the curb line.
- ❖ The light standard selected shall be compatible with the design of the street and buildings. Generic brand is acceptable if all specifications match original selection.
- ❖ Trash receptacles and bike racks shall be required along the City Point Drive. They shall be at least 2 trash receptacles per block within the public space. Street furniture and pedestrian amenities such as benches are required. Trash receptacles, bike racks, street furniture, street lights and pedestrian amenities to be provided and installed by the City of North Richland Hill's starting at the entrance of City Point Drive at Boulevard 26, to the east end of the City owned property.
- ❖ All street furniture shall be located in such a manner as to allow a clear sidewalk passageway of a minimum of 4 ft.
- ❖ Materials selected for paving and street furniture shall be of durable quality and require minimal maintenance.

Landscape Standards

- ❖ Except as otherwise noted below, landscaping on private property shall follow the standards contained in Chapter 114 of the NRH Code of Ordinances. Landscape is not required until such time as the private property is permit is secured and construction deems appropriate.
- ❖ Trees and shrubs shall be planted in landscape islands no smaller than 200 sq. ft. each. In addition, each tree shall be required a minimum of 40 sq. ft. of planting area. Trees and shrubs shall be selected from the City Point PD Planting List of this ordinance.
- ❖ All lot frontages along a public street (except alleys and highways) not defined by a building at the Build-to Zone may plant a 4 ft. high (min.) living fence in as the required Street Screen. Such a living fence shall be composed of shrubs planted at 2 ft. on center and 2 ft. high when planted. Species shall be selected from the City Point PD Planting List. The required Street Screen shall be located within the build-to zone, where applicable, along the corresponding street frontage.
- ❖ Maintenance of all landscape materials shall meet the requirements of Chapter 114 of the City of North Richland Hills Zoning Ordinance.
- ❖ City Point PD Planting List. The following list shall serve as a palette of plant material from which new developments within the City Point PD may select from, subject to other species as approved by the Development Review Committee.

Table 3
City Point Plant List

Common Name	Botanical Name	Common Name	Botanical Name
Large / Canopy Trees		Small / Ornamental Trees	
Bald Cypress	<i>Taxodium distichum</i>	Buckeye, Mexican	<i>Ungnadia speciosa</i>
Caddo Maple	<i>Acer saccharum var.caddo</i>	Crepe Myrtle (tree form)	<i>Lagerstroemia indica</i>
Cedar Elm	<i>Ulmus crassifolia</i>	Desert Willow	<i>Chilopsis linearis</i>
Chinquapin Oak	<i>Quercus muhlenbergii</i>	Eastern Red Cedar	<i>Juniperus virginiana</i>
Southern Live Oak	<i>Quercus virginiana</i>	Eve's Necklace	<i>Sophora affinis</i>
Southern Magnolia	<i>Magnolia grandiflora</i>	Juniper, Blue Point	<i>Juniperus chinensis 'Blue Point'</i>
Texas Red Oak	<i>Quercus buckleyi</i>	Little Gem Magnolia	<i>Magnolia grandiflora "Little Gem"</i>
Allee Elm	<i>Ulmus parvifolia "Emer II"</i>	Mexican Plum	<i>Prunus mexicanus</i>
Ginkgo (Maidenhair)	<i>Ginkgo bilboa</i>	Possumhaw Holly	<i>Ilex decidua</i>
Autumn Blaze Maple	<i>Acer x freemanii</i>	Redbud, Mexican or Texas	<i>Cercis canadensis</i>
Bosque Elm	<i>Ulmus parvifoliq 'Bosque'</i>	Texas Persimmon	<i>Diospyros texana</i>
Shrubs		Lecompte Vitex	<i>Vitex agnus-castus'Lecompte'</i>
Lynns's Legacy Texas Sage	<i>leucophyllum langmania 'Lynn's Legacy'</i>	White Bush Honeysuckle	<i>Lonicera albiflora</i>
Sunny Knockout Rose	<i>Rosa 'radsunny'</i>	Yaupon Holly	<i>Ilex vomitoria</i>
Autumn Sage	<i>Salvia greggii</i>	Ground Cover	
Julia Child Floribunda Rose	<i>Rosa 'Julia Child'</i>	Common Bermuda	
Purple Trailing Lantana	<i>Lantana montevidensis</i>	Buffalograss	
'Regal Mist' Muhly	<i>Muhlenbergia capillaris</i>		
Fountain Grass	<i>Pennisetum alopecuroides</i>		
Nandina 'harbour belle'	<i>Nandina domestica 'jaytee'</i>		
Red Yucca	<i>Hesperaloe parvifolia</i>		
Mexican Feather Grass	<i>Nassella tenuissima</i>		
Indian Hawthorn 'clara'	<i>Rhaphiolepis indica 'clara'</i>		
Adam's needle	<i>Yucca filamentosa 'color guard'</i>		



*District
Design
Standards*

Market & Metro District Design Standards

Except as otherwise provided herein, development proposals within the Market and/or Metro Districts of the City Point PD shall adopt a Base District of the “C-1” Commercial District of the City of North Richland Hills. This includes the “Lot and Area Requirements” of Section 118-394 and the “General Conditions” of Section 118-395, as amended.

The following standards have been developed to accommodate large-scale group retail, office buildings and free-standing out lot buildings. Retail commercial development must be designed in a manner to create the impression of a unified project and overall sense of a unique or identifiable place. These standards are divided into sections 1 - 10 to address the major elements of Retail/Commercial building design. The following definitions are provided for words referenced throughout the Retail/ Commercial Section:

Building: A single structure, or continuous block containing multiple tenants or building units.

Main Facade: Shall be the building side facing the main pedestrian walkway. For the purposes of these guidelines each building shall only have one main facade.

Large Format Retailer: Any of the exterior building shell to be designed and constructed by tenant and not the Master Developer.

Adjacent Buildings: Building located within City Point.

1. GENERAL FAÇADE DESIGN

- ❖ Consistent architectural style will be required on all buildings. Architectural feature, treatment, and their level of intensity, shall be consistent with the architectural style that compliments the new City Hall facilities. The emphasis of design will be on the street and primary entry sides and the continuation of some materials, colors and trim on the balance.
- ❖ Franchise identifying features should be limited to façade details and sign logos.
- ❖ On multi-tenant retail buildings, out lot buildings or large format retail buildings; design should incorporate architectural movement of the parapet walls and articulation of the building façade. Long uninterrupted walls and roof planes over 100 linear feet long, should be avoided, unless consistent with the architectural style chosen. The use of building offsets within the building plan is encouraged.
- ❖ Consideration should be given to the architecture of surrounding buildings and complimentary building elements, trim or architectural style should be incorporated.
- ❖ Building windows should be placed a consistent height unless the windows are used as an architectural element for design purposes, and match the chosen architectural style. Tenant storefront design zone heights in multi-tenant buildings are to be set by the Landlord and are encouraged to be uniform in height above the finished floor within any one building. Larger format retailer's store heights will vary as appropriate.
- ❖ The scale, massing, articulation and proportions of front facades should enhance the vehicular and pedestrian experience, emphasizing the human scale. Facade design elements that contain cornices, trim, and bulkheads are encouraged.
- ❖ Mansard roofs can be part of the architectural design as long as the materials, construction and the design enhance the overall building structure. Sightline studies shall be complete to ensure the rear of the mansard roof cannot be seen from within the site boundaries.
- ❖ Monotony of design should be avoided. Rooflines should incorporate changes and variations to create and enhance interest. Rooflines should be articulated in a level of detail appropriate to the style chosen.
- ❖ The appearance of flat roofs should be avoided. Flat roofs shall be allowed provided the building design includes changes in facade height along the building length. The use of hipped, gable, gambrel or other roof forms are encouraged.
- ❖ Primary entrances shall be located at the main pedestrian front of the building, unless off-street parking dictates otherwise. Building presence, from the main pedestrian street, shall be given priority as an important component of facade design.
- ❖ Principle entry doors should be emphasized using canopies, pediments or other appropriate design features.

- ❖ In multi-tenant buildings, architectural design should include variations of architectural components and details to break up a monotonous structure, which may define individual building bays or tenants.
- ❖ Buildings should be designed with foundations below grade. If any foundation appears more than 8" above grade it should be finished concrete.
- ❖ Within retail/commercial developments, the ground floor of the main pedestrian facade shall be 70% transparent in character, while the balance can remain opaque providing its architectural features and treatments are consistent with the level of intensity required for the chosen architectural style.
- ❖ Large format retailers are only to meet a 30% transparent facade on their main pedestrian facades. The upper story main facade shall have a more solid quality to the facade fenestration.
- ❖ Building facade heights shall vary between retail tenants over 30,000 sf. housed together within one building.

2. EXTERIOR BUILDING FAÇADE

- ❖ Building materials, including those of attached structures, should be used and installed in keeping with the chosen architectural style.
- ❖ The use of masonry brick or stone as a primary material is required unless determined otherwise by the Master Developer.
- ❖ Quality finish materials that can be used in conjunction with brick and or stone includes; integrally tinted textured masonry block; pre-cast concrete, tilt-up concrete panels with brick or stone facing, and or stucco.
- ❖ Materials should be of a scale appropriate to the pedestrian and compliment adjacent structures. If building facade is away from pedestrian walkways, larger scale building materials may be approved by the Master Developer. See “Exterior Material Legend” below for listing of approved/ not approved materials.
- ❖ Buildings should be designed with foundations below grade. Any foundation which appears more than 8" above grade should be finished concrete.
- ❖ Ground floor retail building plate heights in the Market district shall be at least 24 feet in height. Upper floor to floor heights shall be a minimum of 10 feet.
- ❖ Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers.
- ❖ Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.

- ❖ All pre-cast panels should be pre-finished or stained and additional design elements poured as part of the facade. The repetition of design elements with lesser intensity on the balance of the facades is acceptable.
- ❖ As new materials become available and/or are developed in the market place, these materials shall be allowed provided they are appropriate to the architectural style chosen and approved by the Master Developer and the City Point Center for its specific use.
- ❖ Building material, including facade and roofing finishes, should be high quality and commercial grade, appropriate for the climate, have a long life span and may be easy to maintain.
- ❖ The main facade should be comprised of the highest quality materials within the building.
- ❖ Secondary facades (side or rear), should complement the main facade in their design and material usage. Highly visible secondary facades should incorporate the main facade materials and their usage. Each facade must incorporate a minimum of two materials, covering at least 30% of the facade square footage, that were also used on the main facade to maintain an overall building cohesiveness and compatibility.
- ❖ Rooftop mechanical equipment, shall be screened if visible above the parapet, with materials complimentary and consistent with building finishes, and designed not to draw attention to them.
- ❖ Buildings clad with a singular exterior surface material shall provide additional architectural design elements/treatments, consistent with the chosen architectural style.

Table 4 Exterior Material Legend	
Approved Exterior Materials	Not Approved Exterior Materials
Face Brick, Brick Veneer	Smooth concrete block
Natural Stone (Limestone, brownstone, stone, marble, granite)	Vinyl or aluminum siding
Brick, Stone pavers	
Exterior Grade wood (appropriate species for climate)	Plywood panels
Manufactured stone	
Decorative Concrete Masonry Units (CMU)	Painted smooth Concrete Masonry Units (CMU)
Stucco (including decorative panels)	E.I.F.S. except as a decorative accent
Commercial grade siding	T-111
Metal Accents (copper, aluminum, tern metal)	Corrugated metal with exposed fasteners
Concrete tile roof	Corrugated tin roof
Commercial grade asphalt shingles	
Slate roofing	

3. EXTERIOR BUILDING COLORS

- ❖ The building color palette should consider the surrounding buildings and strive to be harmonious with buildings within the development.
- ❖ The color palette should be limited to three colors on any given building, including attached structures and architectural features, and one accent color occurring on no more than 10% of the facade area. Signs and other signature details can introduce additional colors.
- ❖ Bright colors used for accents shall be limited to 15% of the facade area and shall be used sparingly and work with the chosen architectural style.
- ❖ Window frames and mullion colors should blend, compliment or match building colors.
- ❖ Bright roof colors will not be allowed, unless used as an accent and approved by the Master Developer.
- ❖ Color elements used for screening of areas should be muted and blend with or compliment the building color.
- ❖ Secondary facade colors should blend with or compliment the primary facade colors.
- ❖ Facade colors should be compatible and consistent on all sides and levels of the structure.
- ❖ A colored elevation or colored perspective rendering must be submitted to the Master Developer for approval prior to submittal to the City Point for Building Permit.
- ❖ A color palette for each building shall be submitted to the Master Developer for approval and should be consistent with the architectural style chosen. Building colors should reflect a well-established color combination and natural/earth tones are highly suggested.

4. BUILDING FEATURES AND DETAILS

- ❖ Generally accepted building features and details, when combined with exterior materials, colors and textures appropriate to the architectural styles chosen, will be the basis of an architecturally harmonious environment.
- ❖ Design features should be appropriate for the architectural style chosen. Each building shall incorporate several common architectural features. Possible examples include, pilasters, piers, columns, friezes, cornices, and window surrounds. Features should be represented in a way accurate to the chosen architectural style.
- ❖ Building elements such as awnings, signs, doors windows and lighting should complement the building façade and finishes.
- ❖ Top of wall features should be included as an element of design.
- ❖ When designing a masonry building, the use of soldiers, rowlocks, plants, copings, arches or unique head, sill and coping designs are encouraged.
- ❖ The “frieze” or “sign band” is the horizontal segment of the building located above the storefront or display window and below the second floor windows or facade trim or building cornice. Friezes shall be consistent height above the finished floor within a multi-tenant building, except those holding more than one large format retailer. Friezes shall be designed to fit the chosen architectural style.

5. ATTACHED STRUCTURES AND APPENTICES

- ❖ Using of awnings, canopies or other design features are required to enhance main facades, in particular at building entries, as dictated by the architectural style chosen. These elements are also highly encouraged along side or rear facades to add depth and detail to the building facade. The level of design intensity and detailing of the awnings or canopies shall compliment the architectural style and shall provide weather protection, particularly at the building entrance.
- ❖ Awning and canopy designs can vary per tenant within a multi-tenant building. The size, shape and placement of awnings and canopies should complement the architectural character and feature elements of the building.
- ❖ The use of second floor balconies, porches and/or decks that overhang sidewalks will require either the Master Developer's approval or, in the event they overhang public areas, the City of North Richland Hills approval.
- ❖ Appropriate canopy, apprentice or structure materials include those that are compatible and consistent with the buildings architectural style and those materials listed in the Exterior Building Materials section.

6. FENESTRATION, GLAZING AND WINDOWS

- ❖ The level and intensity of windows should be consistent with the architectural style, design and use of the building. Windows, glazing and framing shall be well proportioned and in keeping with chosen architectural style.
- ❖ The use of small-sized windows should be used only when characteristic of the basic architectural design.
- ❖ Non-transparent materials, such as glass block, are not appropriate for fenestration, but may be used as an architectural element if appropriate to the proposed architectural style. It shall not be a dominant feature i.e. no more than 5% of the facade can incorporate such materials.
- ❖ Window and door frames shall be vinyl-cased, wood, steel, aluminum or vinyl frame.
- ❖ The use of clear-story and transom windows are recommended.
- ❖ Clear glass for storefronts, windows and doors, within the retail merchandising areas is required. Slightly tinted glass for energy efficiency purposes may be used at the Master Developer's discretion. Colors shall be limited to grays, blues, bronze, non-reflective and non-mirrored and must be compatible with the chosen architectural style, materials and color palette.
- ❖ Where the building footprint has a zero lot line or is 10 ft. or less from the sidewalk or roadway, the use of banding, parapet height changes, wall bases, appendages, awnings or recesses etc. are required to minimize the visual impact of large blank walls.

7. SIGN COMPATABILITY

- ❖ Refer Sign Section

8. BUILDING LIGHTING

- ❖ The architect should provide adequate site and building lighting in accordance with the City Point, State and federal building and electrical codes. Sidewalk lighting shall match the development standard of GAN Galleon LED established on the spine road.
- ❖ Site lighting, storefront and display window lighting, and general area lighting are encouraged to advertise the business, highlight building features and entries, and to illuminate dark corners of the property or street.
- ❖ Light fixtures should be selected to be in keeping with the architectural style and detailing of the building.

- ❖ Light fixtures should be placed to avoid light glare on vehicular traffic areas or, pedestrian walkways. The use of sconce lighting will be allowed if the fixtures are in keeping with the architectural style of the building and located at proper mounting heights. The use of indirect lighting is encouraged.
- ❖ Exterior building lights shall be compatible with lights of adjacent structures.
- ❖ Walkway lighting (bollard or decorative pole type), is encouraged if the light source is obscured and the fixture is in keeping with the proposed architectural style.

9. BUILDING SYSTEMS

- ❖ Building mechanical systems should be concealed from public street views.
- ❖ Rooftop mechanical equipment that is visible from public streets should be screened with architecturally compatible equipment screening.
- ❖ Standing seam, batten seam, corrugated and unique, architecturally designed screens are recommended. Box screening will not be allowed without approval from the Master Developer for its specific use.
- ❖ Screening colors should be compatible with the building color.
- ❖ Ground equipment screening can be fencing, architectural features and/or appropriate and adequate landscaping. Evergreen landscape is encouraged provided it is selected for the appropriate climate, installation environment (e.g. salt tolerant etc.) and does not create security concerns.
- ❖ Accessory screening should be compatible with the architectural style of the building.

Service and Trash Areas

Accessory buildings or structures, which are not compatible and consistent with the material and design of the main building, are not allowed.

The parking or storage of trucks, trailers, or containers is prohibited. Trucks or trailers should be in an active state of loading or unloading.

Service areas and docking facilities should be located away from public streets and main circulation when possible. Masonry screen walls are generally required to buffer views of loading, service and trash areas from other properties or public streets.

10. ADDITIONAL DESIGN STANDARDS - SPECIFIC USES

Restaurants

- ❖ When designing restaurants, the Architect is encouraged to incorporate outdoor dining whenever possible. The following should be considered when designing outdoor dining:
 - i. Outdoor dining should be located adjacent to scenic views or street vistas and should link with pedestrian activity.
 - ii. Dining areas should be on privately owned or leased property.
 - iii. Outdoor seating for eating and drinking shall be limited to 35% of the establishment's allowed seating.
 - iv. Outdoor dining areas shall not require or be dependent upon any new structures not permitted by the City Point Center of North Richland Hills.
 - v. All outdoor dining areas must be in compliance with the City of North Richland Hill's ordinances.
 - vi. If located within a dedicated right-of-way or walkway system, prior approval of the City Point Center of North Richland Hills and the Master Developer will be required.
 - vii. Outdoor dining seating areas must be properly lit with lighting in keeping with the balance of the building/ tenants lighting and consistent with the chosen architectural style.
 - viii. Outdoor dining seating areas may incorporate music or sound systems providing the decibel level does not exceed 65 dB.
 - ix. Outdoor dining furniture and amenities must be commercial quality and is subject to Master Developer review and approval.

Hotels

- ❖ Proposed full service hotels shall adhere to the following design considerations:
 - i. Minimum of four (4) floors.
 - ii. At least 85 % of the first floor front façade (excluding doors and windows) shall be masonry.
 - iii. Indoor and outdoor amenities are required to be provided which may include: spa; pool; weight exercise room and business center.
 - iv. Buildings shall be located to offer the best possible visibility from main roads or streets, with a setback distance from Rodger Line Road not to exceed 85' from the property line.

Mixed Use Buildings

- ❖ All mixed-use buildings containing retail, within the development are required to follow the Design Standards for Retail/ Commercial Standards as outlined.
- ❖ In multi-story, mixed-use (Retail/Commercial, Residential, Office) structures, the Architect should maintain design distinction between the first floor and the upper floors.

Single Family Residential Attached Dwelling Units (Townhomes)

Except as otherwise provided herein, any Townhome use and development located on the easternmost Metro District within the City Point PD (pursuant to the Permitted Use Chart contained herein) shall adhere to the “R-6-T” Townhome Residential District, to the architectural design standards of the Manor District of the City Point PD where applicable to Townhome development, and to the following specific standards. Where any of these standards conflict, the “R-6-T” Townhome Residential District regulations shall be overruled.

- ❖ Front Build-to-Zone shall be 5-15 feet.
- ❖ Townhomes shall utilize rear-loaded, or side loaded garages.
- ❖ At least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line, for a maximum of 50% of the setback.
- ❖ Finished floor shall be a minimum of 18" above the sidewalk level.
- ❖ Townhome garages shall face an alley way.
- ❖ Townhouses fronting on a street must all have individual ground-related entries accessible from the street. Configurations where enclosed rear yards back up to a street are prohibited. The Planning Director may allow exceptions to these rules depending on the nature of the site and where design treatments have been included to enhance the character of the street. Such departure must meet the intent of the guidelines and goals and objectives of the Comprehensive Plan in terms of desired character of the area and pedestrian access.
- ❖ Emphasize pedestrian entries: New developments must give greater emphasis to individual pedestrian entrances rather than private garages to the extent possible by using both of the following measures:
 - i) Enhance entries with a trellis, small porch, or other architectural features that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
 - ii) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree (refer to city arborist or street tree list if available).
 - iii) Provide a planted area in front of each pedestrian entry of at least 20 square feet in area, with no dimension less than 4 feet. Provide a combination of shrubs or groundcover and a street tree.

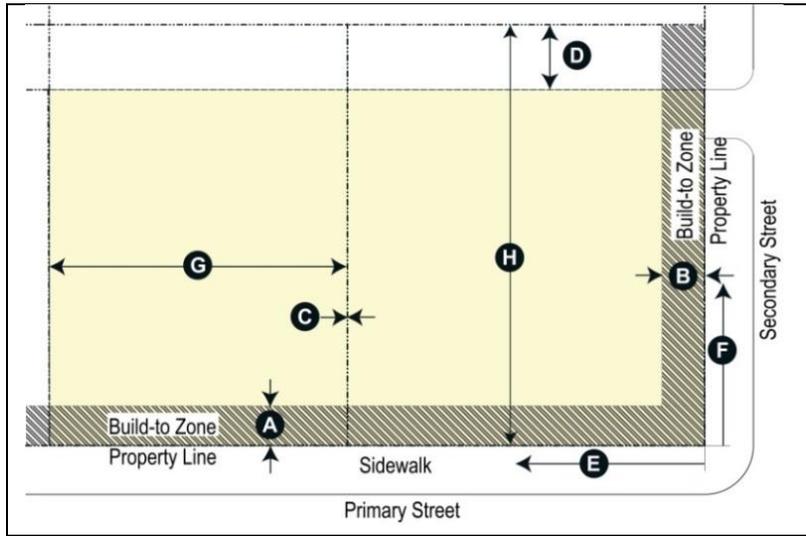
Pedestrian-Friendly Building Massing and Scale

- ❖ A building's massing shall serve to define entry points and help orient pedestrians.
- ❖ Buildings and/or facades shall emphasize and frame or terminate important vistas.
- ❖ Buildings in the Market District, to the extent practicable, shall maintain a 25 ft. – 35 ft. building facade widths or multiples thereof.
- ❖ Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- ❖ Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.

Building Materials

- ❖ At least 75 % of each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties (except alleys) of new buildings shall be finished in one the following materials:
 - Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile) Masonry materials shall be installed in a craftsman like manner that are a minimum of one inch thick and imbedded in a cementitious reinforced substrate.
 - (Architectural CMU with integral colors)
- ❖ No more than 25% each façade (excluding doors and windows) visible from any public right-of-way or adjoining properties (except alleys) of new buildings may use accent materials such as decorative wood (naturally resistant to decay), metal, synthetic materials, or reinforced Exterior Insulating Finishing System (EIFS)
- ❖ Stucco and Cementitious-horizontal siding in a smooth, paintable finish and of traditional dimensions with at least a 30-year warranty may only be used on the upper floors within the Market and Metro Districts as long as at least 75% of each publically visible façade is finished in primary masonry products mentioned above.
- ❖ Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way. Rear facades shall not be designed as blank walls and while they may not have the same level of detailing as the other facades, they shall be designed to incorporate vertical and horizontal changes in color, materials, and articulation that are in keeping with the other street facing facades.
- ❖ Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way.

Market District Building Form Standards



Key

- Property Line
- Setback Line
- Build-to Zone
- Building Area

Building Placement

Build-to Zone (BTZ) (See #4) (Distance from property line to edge of the zone)

Front (Primary Street)	0 ft. – 5 ft.	A
Front (Secondary Street)	0 ft. – 5 ft.	B

Setback

Side	0 ft. (see #1)	C
Rear	10 ft.	D

Building Frontage

% of building built to primary street BTZ	80% (min.) (see #2)	
% of building built to secondary street BTZ	40% (min.) (see #2)	

Lot and Block Standards

Block face dimensions	1,000 ft. (max)	E
Block perimeter	2,400 ft. (max)	F
Lot Width	Refer Note#11	G
Lot Depth	Refer Note#11	H
Lot coverage	90% max.	

Building Height

	Building minimum	24 ft.	K
	Building maximum	2 stories (see #3)	K
	Accessory building max.	2 stories (see #3)	
	Ground floor finish level	Max. 12" above grade	L
	First floor height	14 ft. min.(floor to floor)	M
	Upper floor(s) height	10 ft. min.	N

Parking Location (distance from property line)

	Front setback	10 ft.	O
	Side setback	0 ft.	P
	Secondary street setback	10 ft.	Q
	Rear setback	5 ft.	R
	KEY - - - - - Property Line Parking Area		

NOTES:

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable
- #2 – Corner building street facades must be built to the BTZ for a minimum of 30 ft. from the corner along both streets.
- #3 – Mansard roofs are not permitted
- #4 – Any frontage along a public street (except alleys) not defined by a building at the BTZ shall be defined by a 4 ft. high Street Screen or appropriate plaza that is built within the BTZ.
- #5 – Parking driveway width
- #6 - On corner lots, driveway shall not be located on a primary street.
- #7 – Parking may be provided off-site within 1,200 feet or as shared parking.
- #8 – Canopies, awnings, signs, and balconies may encroach over the BTZ and setback areas as indicated in the shaded areas. Any supports provided within the encroachment area shall be non-structural. A minimum vertical clearance of 8 ft. shall be required as measured from the finished grade of the sidewalk below the encroachment.
- #9 - Ground and roof mounted mechanical equipment shall be screen from direct view of adjoining public rights-of-way. In addition to a parapet wall no higher than 42 in., the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by an appropriate device that is at least as tall as the equipment itself.
- #10 – The area between the building and the edge of the BTZ at the public sidewalk shall be paved flush with the sidewalk.
- #11 – Lot width and depth controlled by the perimeter distance

Entertainment District Design Standards

Except as otherwise provided herein, development proposals within the Entertainment District of the City Point PD shall adhere to a Base District of the “C-1” Commercial District of the City of North Richland Hills. This includes the “Lot and Area Requirements” of Section 118-394 and the “General Conditions” of Section 118-395, as amended. Developments may choose to adopt the regulations contained herein for the Market District if so desired.

The following Design Standards are provided for the specific uses of “Commercial Amusement, Outdoor” and “Driving Range, Batting Cages” as provided on the Permitted Use Chart contained herein.

Table 5 Minimum Off-Street Parking Requirements, Entertainment District	
<i>Use</i>	<i>Minimum Off-Street Parking Requirements (expressed as spaces per square feet)</i>
Commercial Amusement, Indoor	1:300
Commercial Amusement, Outdoor	1:300 of internal floor area, plus 1:1000 of site area excluding parking and drives
Golf, Driving Range	1.5:tee
Golf Course	5:hole
Miniature Golf	1.5: hole

¹Unless otherwise noted, the minimum off-street parking requirement is the number of parking spaces based on gross floor area. For example, 1:100 means one parking space is required for every 100 square feet of gross floor area or fraction thereof. Gross floor area means air conditioned floor area within a building.

1. **Landscaping** - All landscaping shall meet or exceed the requirements of The City of North Richland Hills, as defined in the Code of Ordinances.
2. **Loading and Service Areas** - Loading and service areas, (including truck bay doors, loading docks, dumpsters, etc.) shall not be located in any area adjacent to or fronting on City Point Drive. Loading and service areas will not be allowed on the street side of any building, with the exception that any building that faces internally will be allowed to locate the service area on the street side, provided that the service areas and/or loading areas are screened by a masonry fence a minimum of six (6) feet in height. All dumpster enclosures shall be screened with a minimum six (6) foot masonry fence on three (3) sides of the dumpster and a painted metal gate on the 4th side, that shall remain closed at all times except during servicing.
3. **Exterior lighting** - All parking lots shall be provided with lighting that shall be either wall or pole mounted, with down-light type luminaries, to minimize glare directed toward the streets and/or adjacent properties. Lighting heights shall be limited as follows:

Table 6 Exterior Lighting Regulations	
<i>Location of Light Standards</i>	<i>Maximum Height</i>
Parking lots adjacent to City Point Drive	30 feet
All other parking lots	25 feet
Lighting for screened in golf driving area	125 feet
Lighting for miniature golf	20 feet

4. **Protective Screening** – Entertainment District shall construct net poles and nets to prevent golf balls from inadvertently leaving the playing area. Such net poles and nets shall not exceed a height of 150 feet.
5. **Signage** - All signage shall be in compliance with the City of North Richland Hill's sign ordinance and the regulations of the City Point Development, as amended. A detailed development plan may include signage that deviates from the sign ordinance and/or the City Point District and may be approved by the City Council on a case-by-case basis.
6. **Façade Materials and Treatment** – The building façade shall be constructed of masonry materials, defined as brick, stone, rock, textured and painted concrete, marble, and glass block. The façade may also use decorative materials such as stucco, EIFS, tilt wall construction, metal, wood or any other material deemed to be architecturally sound.
7. **Mechanical Screening** - All mechanical equipment, whether located on the ground or upon the roof, shall be screened so that any individual mechanical unit is not visible from the ground level of adjacent properties and/or the rights-of-way.

8. **Lot Bulk Standards** – The following are minimum requirements for lot area, setbacks and bulk for the Entertainment District.

Table 7 Bulk and Setback Standards	
<i>Bulk Standard</i>	<i>Requirement</i>
Front Setback - Facades facing City Point Drive	25 feet from required landscape buffer
Front Setback - Facades facing Rodger Line Road	5 feet from required landscape buffer
Side Setback - Facades facing Cagle Road	5 feet from required landscape buffer
Side Setback - Facades facing New Road	5 feet from required landscape buffer
Front Setback - Facades facing internally	10 feet from any property line
Minimum Lot Size	1 acre
Minimum Lot Width	100 feet
Maximum Building Height	60 feet
Maximum Floor Area Ration (FAR)	3:1
Maximum Lot Coverage	75%

9. **Live Outdoor Music** – Live outdoor music will be permissible during peak hours (defined as Monday through Friday after 6pm, Saturday and Sunday after 5pm), not to be performed after 12am. Music performances are not to exceed 75 dB at a distance of 100m.

10. **Miscellaneous Provisions** - The following Miscellaneous Provisions are found in the Special Use Permit Regulation:

- a. All electrical service lines, including feeder lines on the portion of property under development must be placed underground, unless the City Manager or his designee determines the underground placement is not feasible.
- b. Protective lightweight screening shall be provided wherever any athletic event, sport or activity requires the recovery of sporting goods, such as balls, from inadvertently leaving the designated playing area.

Manor District Design Standards

Except as otherwise provided herein, development proposals within the Manor District of the City Point PD shall adhere to a Base District of the “R-7-MF” Multi-Family Residential Zoning District of the City of North Richland Hills. This includes the “Lot and Area Requirements” of Section 118-394 and the “General Conditions” of Section 118-395, as amended. Developments may choose to adopt the regulations contained herein for the Market District if so desired.

The following standards have been developed to accommodate multi-family construction. Multi-family development must be designed in a manner to create the impression of a unified project and overall sense of a unique or identifiable place. Standards specific to all multifamily buildings in the Manor District:

1. LOCATION ON THE STREET:

- ❖ For corner buildings, at least one primary entrance shall address the one primary street unless configured as a courtyard or forecourt building.
- ❖ Apartments shall utilize rear-loaded, or side loaded garages.

2. PEDESTRIAN-FRIENDLY BUILDING MASSING AND SCALE:

- ❖ On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line, for a maximum of 50% of the setback.
- ❖ Finished floor shall be a minimum of 18" above the sidewalk level.

3. ARCHITECTURAL ELEMENTS:

- ❖ Gable roofs, if provided, shall have a minimum pitch of 5/12. When hipped roofs are used, the minimum pitch shall be 5/12. Other roof types shall be appropriate to the architectural style of the building.
- ❖ Roofs covering courtyards or porches may have a minimum pitch of 2/12.
- ❖ Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- ❖ All new residential buildings shall have windows or doors covering no less than 25% of all street facing façades.
- ❖ Architectural metal downspouts required; no open scuppers allowed

4. BUILDING MATERIALS:

- ❖ Unrestricted Materials: At least 85 % of the front façade (excluding doors and windows) visible from any public right-of-way or adjoining City Point properties (except alleys) of new buildings shall be finished in Masonry (brick; stone; man-made stone or stucco utilizing a three-step process). Total ratio of masonry to other material for the entire building shall be 60/40. No more than any combination of three different materials shall be used on any single facade:
- ❖ The following shall be only allowed up to 40% of each façade as an accent material:
 - Decorative wood (naturally resistant to decay),
 - Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base,
 - Tile.
- ❖ Alley facing facades and all buildings adjacent to non City Point zoned properties shall be of finished quality and of the same color and materials that blend with the front of the building.
- ❖ Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber and architectural grade asphalt shingles.
- ❖ An enclosed garage or carport shall be designed and constructed of the same material as the primary building.

5. STREET WALL FACADES

- ❖ All buildings on City Point Drive and perpendicular drive (to be named) facing shall be required to have at least 85% of the street facing façade (excluding doors and windows) in brick or stone in a complementary manner to the proposed City Hall facilities.
- ❖ Up to 15% of the street facing façade for these buildings are allowed an accent material limited to decorative wood, metal, synthetic materials, or tile.

6. LANDSCAPING

- ❖ In addition to paved parking and driving areas, at least 15 percent of the lot shall be maintained in landscaped open area. Landscaping shall consist of a combination of trees, shrubs, and appropriate ground cover.
- ❖ At least 20 percent of landscaping shall be dedicated to trees and shrubs.

7. PARKING

- ❖ The ratio of covered parking space per living unit shall be one space required for each living unit within the multifamily development. At least 5 percent of the required covered parking spaces shall be enclosed. Refer Table 5 for required number of parking spaces.
- ❖ All covered parking shall be located within 250 feet from the dwelling unit utilizing the space.
- ❖ Garages or carports shall not be permitted within any required yard, easement, or right-of-way.
- ❖ The minimum distance between a side or rear property line and a garage entry shall be 20.5 feet.

8. RECREATION SPACE

- ❖ At least ten percent of the total lot shall be utilized for common recreation space.
- ❖ The common recreation space may be indoor or outdoor space including, but not limited to, clubhouses, picnic areas, swimming pools, tennis/basketball courts, volleyball courts, and jogging trails.
- ❖ Area which is used for recreation space and consists of live plant material may also be utilized in satisfying the landscape requirement.
- ❖ All common recreation space shall be designed such, or screened with live plant materials, that they are not visible to any public dedicated street right-of-way, or from adjacent properties.

10. MINIMUM MULTI FAMILY BUILDING AND LOT REQUIREMENTS

Description	MF
Minimum lot area	4 acres
Minimum lot width	200 ft.
Minimum lot depth	110 ft.
Minimum dwelling unit size	650 sq. ft.
Minimum front building line	0-10 ft.
Minimum side building line	15 ft.
Minimum rear building line	25 ft.
Rear yard open space area	Established by building line setbacks.
Maximum density	30 dwelling units per acre
Maximum height	50 ft.
Maximum number of stories	3
Maximum lot coverage	90 percent

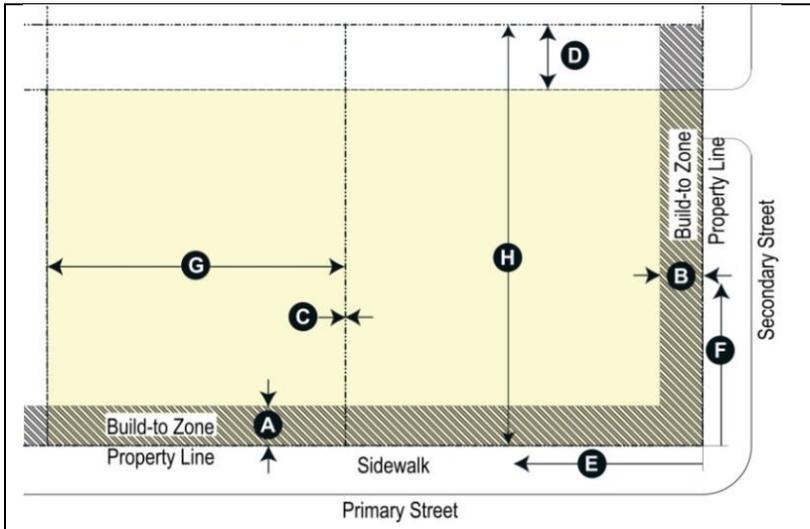
The Planning Director may approve minor changes to and deviations from approved site plans with the applicant's written justification of the nature of changes. Minor changes are those that do not materially change the circulation and building location on the site, increase the building area, or change the relationship between the buildings and the street. Any significant changes to and deviations from approved site plans shall be regarded as an amendment to that particular plan and shall be reviewed and subject to DRC approval. The Planning Director shall make the determination as to whether a proposed change is minor or significant.

Quality Building Amenities

The following regulations shall be required on all multifamily buildings within the City Point PD.

- ❖ Elevators on all 3 story and above buildings.
- ❖ Enclosed air conditioned stairways and corridors.
- ❖ Alarm systems.
- ❖ Sprinklers.
- ❖ All HVAC units required on roof tops. All allowed ground HVAC units shall be screened and placed at the side or rear of the lot and not visible from the street.
- ❖ Buildings shall conform to the latest version of the International Energy Conservation Code.
- ❖ All mixed use buildings with 3 or more stories must have non-combustible construction on the first floor and a 2-hour fire separation between the first and second floors.

Manor District Building Form Standards



Key



Building Placement

Build-to Zone (BTZ) (See #4) (Distance from property line to edge of the zone)

Front (Primary Street)	0 ft. – 10 ft.	A
Front (Secondary Street)	0 ft. – 10 ft.	B

Setback

Side	0 ft. (see #1)	C
Rear	10 ft.	D

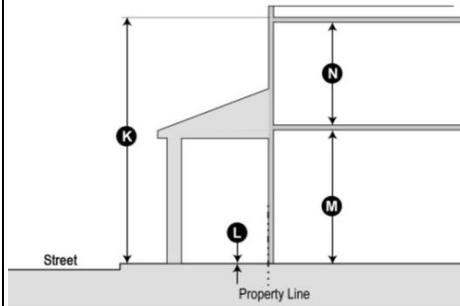
Building Frontage

% of building built to primary street BTZ	60% (min.) (see #2)	
% of building built to secondary street BTZ	40% (min.) (see #2)	

Lot and Block Standards

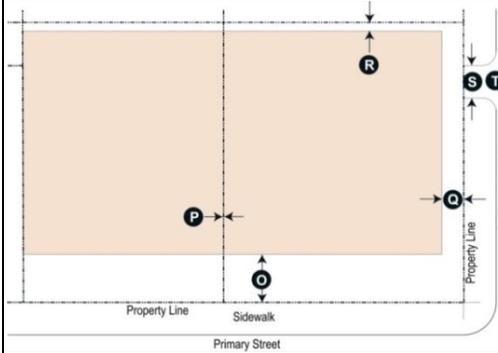
Block face dimensions	800 ft. (max)	E
Block perimeter	2,400 ft. (max)	F
Lot Width	Refer Note#11	G
Lot Depth	Refer Note#11	H
Lot coverage	90% max.	

Building Height



Building minimum	15 ft.	●
Building maximum	3 stories (see #3)	●
Accessory building max.	2 stories (see #3)	
Ground floor finish level	Min. 18" above sidewalk	L
First floor height	10 ft. min.(floor to floor)	●
Upper floor(s) height	10 ft. min.	N

Parking Location (distance from property line)



Front setback	10 ft.	O
Side setback	0 ft.	P
Secondary street setback	10 ft.	Q
Rear setback	5 ft.	●

KEY

- Property Line
- Parking Area

NOTES:

- #1 – Side setbacks shall be based on minimum fire separation required between buildings, if applicable
- #2 – Corner building street facades must be built to the BTZ for a minimum of 30 ft. from the corner along both streets.
- #3 – Attics and mezzanines less than 7 ft. (ave) height shall not be counted as a story.
- #4 – Any frontage along a public street (except alleys) not defined by a building at the BTZ shall be defined by a 4 ft. high Street Screen or appropriate plaza that is built within the BTZ.
- #5 – Parking driveway width = 26 ft. max
- #6 - On corner lots, driveway shall not be located on a primary street.
- #7 – Parking may be provided off-site within 1,200 feet or as shared parking.
- #8 – Canopies, awnings, signs, and balconies may encroach over the BTZ and setback areas as indicated in the shaded areas. Any supports provided within the encroachment area shall be non-structural. A minimum vertical clearance of 8 ft. shall be required as measured from the finished grade of the sidewalk below the encroachment.
- #9 - Ground and roof mounted mechanical equipment shall be screen from direct view of adjoining public rights-of-way. In addition to a parapet wall no higher than 42 in., the perimeter of any visible roof mounted mechanical equipment shall be circumscribed by an appropriate device that is at least as tall as the equipment itself.
- #10 – Building mass shall be stepped down along the residential edge where applicable
- #11 – Lot width and depth controlled by the perimeter distance

Municipal District Standards

Except as otherwise provided herein, development proposals within the Municipal District of the City Point PD shall adhere to a Base District of the “U” School, Church and Institutional Zoning District of the City of North Richland Hills. This includes the “Lot and Area Requirements” of Section 118-443 and the “General Conditions” of Section 118-444, as amended.

- ❖ In the event residential dwellings are constructed in the Metro District pursuant to the Permitted Use Chart contained herein, a minimum 10 foot landscape setback shall be permitted to substitute the required 15 foot landscape setback adjacent to residential uses along the Municipal District’s eastern boundary. Said setback may be applied to only 50% of the eastern boundary line.
- ❖ No building setback shall be required from such residential uses for a maximum of 300 contiguous feet along the eastern property line.
- ❖ The minimum percentage of masonry on “public” façades facing City Point Drive shall be 60% per façade. The minimum percentage of masonry on “non-public” facades not facing City Point Drive shall be 40% per façade. For all façades, a minimum of 90% shall be masonry, architectural metal panel, and glazing.

Special Sign District Standards

MASTER PYLON SIGN

No habitable structure may be permitted on the area identified as the Special Sign District on the City Point Zoning Map. Prior to final approval of the Master Pylon Sign for the City Point development by City Council, a view corridor analysis shall be undertaken by the developer indicating a reasonable and appropriate height and square footage for a major development sign in view from Loop 820. The Master Pylon Sign shall have a City Point identifying sign area at the top of the sign and separate major anchor development signs below.

The Master Pylon Sign shall include a minimum of two masonry clad columns as supporting features for the sign.



General Standards

Plaza and Open Space

The Owner deeded the land for a central Plaza area in City Point as well as the median and right-of-way along the main site entrance identified as City Point Drive. These areas are noted and are delineated as follows: Grand Entrance and The Plaza

The City of North Richland Hills shall include the Plaza within their site and shall maintain the property. The Plaza will be maintained by the city of North Richland Hills, per the agreement between the Owner(s) and the City with respect to the dedication and maintenance of the main spine road.

Open space provides community gathering places, pedestrian access, and enhances the value of the development for all. Open space areas remaining free of building which, together with a well-designed system of thoroughfares, provides the public realm at all scales of urbanism, from the region to the block. Open space should be specialized in function and appropriate in location.

The types of open space shall be defined by location within the development, size, landscaping, enfronting condition (buildings at the edge), and equipment.

All new development within City Point shall provide a minimum of 5% of the gross area of the site as described on a concept plan as open spaces or pedestrian amenities.

COMMON OPEN SPACE should be designed to be prominently featured and add value to the development. Required Common Open Spaces can be publicly or privately maintained but must provide general access and pedestrian connectivity to be counted as a required open space.

PRIVATE PERSONAL OPEN SPACE means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use solely by the individual residents of a condominium, townhomes or multifamily dwelling unit.



Design Criteria: Land set aside for private common open space or pedestrian amenities pursuant to this section shall meet the following design criteria, as relevant:

- a. Common Open Space areas shall be located so as to be readily accessible and useable during normal business hours by residents or visitors in various locations of the development, unless the lands are sensitive natural resources and access should be restricted.
- b. Patio or plaza with space for outdoor seating areas, provided the patio or plaza has a minimum depth and width of 20 feet and a minimum total area of 650 square feet. The area shall include pedestrian amenities including fully or partially shaded spaces with seating flexibility to support these places as gathering areas.

Table 8 MINIMUM REQUIRED OPEN SPACE	
District	Minimum Open Space Area (%)
Metro	5% Common
Market	5% Common
Manor	5% Private
Municipal	5% Common
Entertainment	5% Common

The following areas are considered open spaces:

- 1. A natural and undeveloped private common open space, for use of the residents, employees, and visitors to the development.
- 2. A landscape area other than one required by code (Landscaping), provided such landscaped area has a minimum depth and width of 20 feet and a minimum total area of 650 square feet. The area shall include pedestrian amenities.
- 3. A privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, designed and accessible for outdoor living, recreation, pedestrian access, or landscaping and intended for use by the residents, employees, and/or visitors to a development.
- 4. Plaza, a primarily hardscaped civic/open space with formal landscaping, available for civic purposes and commercial activities.
- 5. Paseo, a paved outdoor path area set aside as a pedestrian walk, generally covered and located between two building or functions.
- 6. Spaces that provide educational, historic, or cultural features, or sensory experiences, such as culinary, therapeutic or sculptural gardens: soundscapes. and interactive water features.
- 7. Swimming pools, wading pools, or splash pads.
- 8. Promenade, a linear form of open space with a broad 6' to 8' sidewalk and trees on both sides. Benches shall be provided at least once for each 100 linear feet of promenade.
- 9. A multi-use trail proposed in the City of North Richland Hills Trails Master Plan.

All parking shall be calculated on gross square footage of building area, or as specified per code and the schedule of minimum number of parking spaces.

The newly developed areas shall have a Shared Parking Agreement with the following criteria:

- (1) **Residential:** On the same block as the use or on that portion of the street immediately adjacent to that block.
- (2) **Institutional:** On the same block as the use or on that portion of the street immediately adjacent to that block, or within 500 feet from a institutional use.
- (3) **Recreational:** On the same block as the use or on that portion of the street immediately adjacent to that block, or within 500 feet of the use.
- (4) **Office, retail, and service uses:** On the same block as the use or on that portion of the street immediately adjacent to that block.

Table 9 Minimum Off-Street Parking Requirements		
Use	Minimum Off-Street Parking Requirements (expressed as spaces per square feet)	
1.	RESIDENTIAL	
	a. Townhouse:	2 per dwelling unit
	b. Mansion apartment (fourplex):	2 per dwelling unit
	c. Apartment:	1.5 per 1 bedroom, 2 per 2 & 3 bedrooms
2.	PERSONAL SERVICE	
	a. Retail	1 per 250 sq. ft.
	b. Restaurant	1 per 250 sq. ft.
3.	BUSINESS SERVICE	
	a. Business/Professional, Medical/Dental Office:	1 per 250 sq. ft.
4.	ENTERTAINMENT	
	a. Commercial, Indoor	1 per 300 sq. ft.
	b. Commercial, Outdoor	1:250 of internal floor area, plus 1:1000 of site area excluding parking and drives
	c. Golf, Driving Range	1.5:tee
	d. Golf Course	5:hole
	e. Miniature Golf	1.5: hole

Except as specifically listed below, all signage and sign standards must comply with Chapter 106 of the City of North Richland Hills Code of Ordinances, as amended. For conforming uses and new signs for non-conforming uses, the standards in Sign Table shall apply and sign permits may be approved administratively unless specifically noted in this section. Such sign standards shall be reviewed by the Sign Review Committee and is subject to approval of the Sign Review Board. Non conforming signs shall meet Chapter 106 of the City of North Richland Hills Code of Ordinances.

**Table 10
City Point PD Signs**

Sign Type	MARKET	METRO	MANOR	ENTERTAIN- MENT	MUNICIPAL	Standard
Wall (Building) Signs	P	P	P	P	P	<ul style="list-style-type: none"> • One sign per tenant space; area to be calculated at 0.75 sq. ft. per linear foot of roadway frontage with a maximum of 200 sq. ft. • For all other commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1 sq. ft. per linear foot of public street frontage with a maximum of 50 sq. ft. • Second floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 0.75 sq. ft. per linear foot of second floor frontage along that public street. • May encroach a maximum of 12” on to a sidewalk while maintaining a vertical clearance of 8 ft. from the finished sidewalk. • Wall signs may be internally or externally lit.
Monument Signs	P/C	P	P	P	P	<ul style="list-style-type: none"> • One monument sign per lot per street frontage (no more than 2 per lot separated by at least 100 ft.) limited to a maximum of 50 sq. ft. per sign face and 7 ft. in height. • Monument signs in Market District shall not be located on City Point Drive, but allowed on secondary access roads.
Window Signs	P	P		P	P	<ul style="list-style-type: none"> • Limited to 25% of the window area. The following shall be exempt from this limitation: <ul style="list-style-type: none"> • Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs. • Mannequins and storefront displays of merchandise sold.
Blade Signs	P	P	P/C			<ul style="list-style-type: none"> • Shall be permitted for all commercial uses only (retail, restaurant, and office) • 12 sq. ft. maximum per sign face. • May encroach a maximum of 4 ft. over a public sidewalk/R-O-W. • Blade signs may be attached to the building or hung under the soffit of an arcade or under a canopy/awning while maintaining a vertical clearance of 8 ft. from the finished sidewalk. • In the Manor District, blade signs are only permitted for advertising accessory uses.
For sale/for lease signs	P	P	P	P	P	<ul style="list-style-type: none"> • Size is limited to 32 sq. ft. per sign face • All other standards are the same as Sign Ordinance

**Table 10
City Point PD Signs**

Sign Type	MARKET	METRO	MANOR	ENTERTAIN- MENT	MUNICIPAL	Standard
Address signs	P	P	P	P	P	Same as Sign Ordinance
Temporary construction signs	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq. ft.
Banners	P	P	P	P	P	Same as Sign Ordinance
Sandwich board signs	P	P				<ul style="list-style-type: none"> Permitted only for retail, service, or restaurant uses Limited to 8 sq. ft. per sign face per storefront; Sign may not exceed 2 ft. in width or 4 ft. in height. A minimum of 6 ft. of sidewalk shall remain clear. Chalkboards may be used for daily changing of messages. Reader boards (electronic and non-electronic) shall be prohibited. Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	<ul style="list-style-type: none"> 10 sq. ft. per sign face. Limited to one per light pole All light pole banners shall be approved by the City of North Richland Hills Sign Review Committee. Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	P	P	P	<ul style="list-style-type: none"> Shall be allowed for all multi-tenant buildings only One directory sign per multi-tenant building limited to 10 sq. ft. in area Design of the sign shall be integral to the façade on which the sign is to be affixed.
Any sign with LED lights or electronic reader boards						<ul style="list-style-type: none"> No electronic reader boards allowed unless review and approved by City Council as part of a special sign review board permit with mitigating circumstances.
Traffic Directional Signs	P	P	P	P	P	<ul style="list-style-type: none"> Only allowed on public streets; can include multiple locations; only showing name and direction of commercial or civic facilities at least 15,000 square feet of space or identify general districts or locations; consistent color and theme and approved by the Sign Review Committee All traffic directional signs within right-of-way shall not exceed six square feet in area with a maximum height of 40 inches
Pole Signs						<ul style="list-style-type: none"> Only allowed within S area with approval of City Council.

Administration/Approval Process

This section sets forth the provisions for reviewing and approving development applications for City Point development. The intent is to ensure that all development is consistent with the provisions of the City Point PD ordinance. All sections of this ordinance shall be applied during the review process.

- a. Overview of the Development Review Process: Development and redevelopment within the City Point PD is streamlined and shall follow the following guidelines:
 - i. All development of one or more properties that is 10 acres or larger is required to submit a concept plan prior to a site plan.
 - ii. All development must have a site plan approved by the city prior to building permit application.
 - iii. All development must have a final plat approved by the city prior to building permit application.
- b. Concept Plan: The Concept Plan is intended to illustrate that the general development pattern proposed is consistent with the purpose and intent of the City Point PD. The applicant shall submit a Concept Plan for the entire property under consideration for development. A Concept Plan is not intended to be a detailed proposal; rather, it shall illustrate general location of land uses, street layout, treatment of transition areas to adjacent uses and any other appropriate information required by this ordinance. The Concept Plan in this Zone shall illustrate the general design direction of the site(s) with adequate information on the design intent, intensity, and phasing of the project.

Requirements of Concept Plan Submittal- The applicant shall prepare a Concept Plan demonstrating compliance with the District's purpose and standards and the City's Comprehensive Land Use Plan for review by the Development Review Committee (DRC). A Concept Plan shall include the following:

- i. Map(s) and/or reports that include the following information (maps drawn to an appropriate scale):
 - 1) Location of the subject property including delineation of District, required and recommended streets, and any special frontage requirements.
 - 2) The layout of proposed blocks, streets, alleys, and trails consistent with this ordinance and other city ordinances and plans;
 - 3) Delineation of the proposed street type of each new and existing street
 - 4) The location, acreage, and type of open space areas with an indication for each whether it will be privately owned, a common area for residents only or dedicated to public use;
 - 5) The location, acreage, and percentages of retail, office, residential, civic, and open space uses by District and compliance with the criteria for each District;
 - 6) Conceptual images of proposed buildings, open spaces, and streets including architectural renderings, typical elevations, photographs, and other graphics.

- 7) A schedule for the proposed development (or for each phase, if it is to be developed by phases), which schedule shall not be binding but shall be provided in order to show generally how the applicant will complete the project containing the following information:
 - The order of construction by section delineated on the Concept Plan;
 - The proposed schedule for construction of improvements to open space areas;
 - The proposed schedule for the installation of required public or utilities improvements and the dedication of public rights-of-way, easements and properties.
- c. Site Plan: All development within the City Point PD must have a site plan approved by the city prior to the issuance of a Building Permit. All Site Plan applications shall meet the submittal requirements for a PD Site Plan in Section 118-241 of the City of North Richland Hills Zoning Ordinance.
- d. The City's Development Review Committee shall be responsible for the following:
 - i. Reviewing applications for concept plans, site plans, plats, and any other development related applications.
 - ii. Make determinations on the applications and interpretations of guidelines, standards, and requirements of this ordinance.
 - iii. Approval of Concept and Site plans within the City Point PD that comply with all applicable city ordinances.
- e. The City Council shall be responsible for the following with recommendations from the Planning & Zoning Commission:
 - i. Approval of final site plans and architectural elevations for all buildings within the Market district that have building frontage on City Point Drive.
 - ii. Approval of final site plan design of the Master Pylon Sign
 - iii. All applications that appeal the decision of the DRC, request a modification to any of the standards within this district, request any development bonuses, or development incentives shall be reviewed and processed as planned development revisions.

City Point PD revisions: PD revisions are intended to allow applicants development flexibility to address specific market opportunities and/or contexts. An application for a PD revision may only be approved by the City Council after a recommendation has been made by Planning and Zoning Commission. The DRC shall review and make recommendations on all PD revisions prior to forwarding it to the Planning and Zoning Commission. In evaluating a PD revision, City Council shall consider the extent to which the application meets the following:

- The goals and intent of the original City Point PD plan
- Provides an alternative “Master Plan” approach by consolidating multiple properties to create a predictable, market responsive development for the area
- Fits the adjoining context by providing appropriate transitions
- Does not hinder future opportunities for higher intensity development

f. Special Events and Special Use Permits: Special Events shall be regulated by Ordinance 118-715 and Special Use Permits shall be regulated by Ordinance 118-201 of the City of North Richland Hills Zoning Ordinance.

g. Final Plat Approval: An application for Final Plat approval shall be submitted only after a Preliminary Plat has been approved for development. A Final Plat may be submitted for all of a planned development or for a portion of development. The Final Plat shall conform to the approved Preliminary Plat and Concept or Site Plan. The applicant shall follow Chapter 110, Article V of the city’s Subdivision Regulations, for the Final Plat Submittal Requirements.

h. Amendments to Approved Site Plans

The Planning Director may approve minor changes to and deviations from approved site plans with the applicant’s written justification of the nature of changes. Minor changes are those that do not materially change the circulation and building location on the site, increase the building area, or change the relationship between the buildings and the street. Any significant changes to and deviations from approved site plans shall be regarded as an amendment to that particular plan and shall be reviewed and subject to DRC approval. The Planning Director shall make the determination as to whether a proposed change is minor or significant.

i. Amendments to the Zoning Plan and/or Zoning Text:

Amendments and changes to the Zoning Plan, text changes, property boundaries or requests for revised PD Plans shall be processed as an amendment to the zoning ordinance under Article II, Division 5 of the North Richland Hills Zoning Ordinance.

STATE OF TEXAS

COUNTY OF TARRANT

WHEREAS, the **CITY OF NORTH RICHLAND HILLS, MARINA ACLA, LLC AND LA VERNE BUTTERFIELD, LP**, are the sole owners of 74.139 acres of land located in the WILLIAM W. WALLACE SURVEY, Abstract No. 1606, according to their respective deeds recorded in County Clerk's File Nos. D213254390, D213079024, D213022638, D213018755, D205028588, D205028590, and D213022633, of the Deed Records of Tarrant County, Texas, and being comprised of Lot 1R, Block A; Lot 1R, Block B; Lot 1R, Block C; and Lot 1R, Block D, CALLOWAY FARM ADDITION, to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in Volume 388-186, Page 78, of the Plat Records of Tarrant County, Texas, and Lot 1R1, Block J, CALLOWAY FARM ADDITION, to the City of North Richland Hills, Tarrant County, Texas according to the plat recorded in County Clerk's File No. D213073431, of the Plat Records of Tarrant County, Texas, and including a portion of Rodger Line Drive (a 70' wide public right-of-way) as dedicated by the deed recorded in D194254014 of the Deed Records of Tarrant County, Texas. Said 74.139 acres being more particularly described by metes and bounds as follows:

LEGAL DESCRIPTION

BEGINNING at a ½" iron rod marked "Brittain & Crawford", set at the North corner of Lot 1R1, Block J, CALLOWAY FARM ADDITION to the City of North Richland Hills, according to the plat recorded in D213073431 of the Deed Records of Tarrant County, Texas, said point lying in the Southeast right-of-way line of State Highway No. 26 (Boulevard 26), and said POINT OF BEGINNING being the West corner of Lot 1R2, Block A, of said CALLOWAY FARM ADDITION;

THENCE S 42° 27' 24" E 199.10 feet, along the Northeast boundary line of said Lot 1R1, Block J, and the Southwest boundary line of said Lot 1R2, Block J, to a "PK" nail found at the East corner of said Lot 1R1, Block J, and the South corner of said Lot 1R2, Block J;

THENCE along the Southeast boundary line of said Lot 1R1 and Lot 1R2, Block J of said CALLOWAY FARM ADDITION and the South boundary line of Lot 2, Block J, CALLOWAY FARM ADDITION to the City of North Richland Hills according to the plat recorded in Cabinet A, Slide 2189 of the Plat Records of Tarrant County, Texas and the Northwest boundary line of Lot 1R, Block A, CALLOWAY FARM ADDITION to the City of North Richland Hills according to the plat recorded Volume 388-186, Page 78 of the Plat Records of Tarrant County, Texas as follows:

1. N 47° 36' 16" E 48.70 feet, to an "X" cut in concrete found at the beginning of a curve to the left;
2. NORTHEASTERLY 177.35 feet, along said curve to the left having a radius of 469.00 feet, a central angle of 21° 40' 00", and a chord bearing of N 36° 46' 13" E 176.30 feet, to a ½" iron rod found at the end of said curve;
3. N 25° 56' 14" E 315.01 feet, to a ½" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the right;
4. NORTHEASTERLY 76.55 feet, along said curve to right having a radius of 251.00 feet, a central angle of 17° 28' 24", and a chord bearing N 34° 39' 27" E 76.25 feet, to a ½" iron rod found at the East corner of said Lot 2, Block J;

THENCE N 41° 26' 20" W 32.27 feet, along the Northeast boundary line of said Lot 2, Block J, to an iron rod found with an aluminum cap stamped "RPLS 4873" at the North corner of said Lot 2, Block J, and said point lying in the Southeast right-of-way line of aforesaid State Highway No. 26;

THENCE N 47° 46' 21" E 83.10 feet, along the Southeast right-of-way line of said State Highway No. 26, to a 5/8" iron rod found at the Southwest corner of a tract of land conveyed to the State of Texas for additional right-of-way for said State Highway No. 26 according to the deed recorded in Volume 10507, Page 190 of the Deed Records of Tarrant County, Texas;

THENCE N 52° 17' 17" E 160.98 feet, along the Southeast boundary line of said State of Texas Tract and being the Southeast right-of-way line of said State Highway No. 26 to an iron rod found with an aluminum cap stamped "RPLS 4873", said point lying at the intersection of the Southeast right-of-way line of said State Highway No. 26 with the Southwest right-of-way line of Rodger Line Drive (a 70 foot wide public right-of-way) according to the deed recorded in Instrument No. D194254014 of the Deed Records of Tarrant County, Texas;

THENCE along the Southwest right-of-way line of said Rodger Line Drive as follows:

1. SOUTHEASTERLY 77.83 feet, along a curve to the left having a radius of 467.10 feet, a central angle of 09° 32' 50", and a chord bearing S 50° 14' 18" E 77.74 feet, to an iron rod found with an aluminum cap stamped "RPLS 4873" at the end of said curve;
2. S 55° 06' 18" E 302.58 feet, to a point;

THENCE N 35° 00' 28" E 69.35 feet, passing the South corner of Lot 1, Block H, CALLOWAY FARM ADDITION to the City of North Richland Hills, according to the plat recorded in Instrument No. D194246388, of the Plat Records of Tarrant County, Texas, and in all 169.35 feet, to a point lying in the Southeast boundary line of said Lot 1, Block H;

THENCE N 53° 58' 29" E 143.09 feet, to a point lying at the East corner of said Lot 1, Block H, and said point being the North corner of a tract of land identified as Tract II, in the deed to La Verne Butterfield, L.P., recorded in Instrument No. D205028590, of the Deed Records of Tarrant County, Texas;

THENCE SOUTHEASTERLY 125.40 feet, along a curve to the right having a radius of 429.00 feet, a central angle of 16° 44' 51", and a chord bearing of S 05° 36' 53" E 124.95 feet, to a point at the end of said curve;

THENCE S 02° 39' 00" W 225.91 feet, along the East boundary line of said La Verne Butterfield Tract, to a point lying at the beginning of a curve to the left;

THENCE SOUTHEASTERLY 401.89 feet, along said curve to the left having a radius of 571.00 feet, a central angle of 40° 19' 38", and a chord bearing S 18° 04' 20" E 393.65 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the end of said curve;

THENCE S 38° 09' 41" E 32.43 feet, to a 1/2" iron rod marked "Brittain & Crawford", set at the most Easterly corner of said La Verne Butterfield Tract, and said point being the North corner of Lot 1, Block M, CALLOWAY FARM ADDITION to the City of North Richland Hills, according to the plat recorded in Cabinet A, Slide 11807 of the Plat Records of Tarrant County, Texas;

THENCE S 51° 29' 56" W 54.85 feet, along the Northwest boundary line of said Lot 1, Block M and the Southeast boundary line of said La Verne Butterfield Tract to an iron rod found with an aluminum cap stamped "RPLS 4873", said point lying in the East boundary line of aforesaid Lot 1R, Block A, CALLOWAY FARM ADDITION;

THENCE SOUTHWESTERLY along the Northwest boundary line of said Lot 1, Block M, and the East right-of-way line of Cagle Drive (a proposed 30 foot wide public right-of-way) as follows:

1. SOUTHWESTERLY 266.89 feet, along a curve to the right having a radius of 456.56 feet, a central angle of 33° 29' 34", and a chord bearing S 02° 27' 33" W 263.10 feet, to a ½" iron rod marked "Brittain & Crawford", set at the end of said curve;
2. S 19° 04' 31" W 219.90 feet, to a ½" iron rod marked "Brittain & Crawford" set at the beginning of a curve to the left;
3. SOUTHEASTERLY 31.42 feet, along said curve to the left having a radius of 20.00 feet, a central angle of 90° 00' 00", and a chord bearing S 25° 51' 33" E 28.28 feet, to an "X" cut in concrete found at the end of said curve, said point lying in the Southwest boundary line of said Lot 1, Block M, and being the Northeast right-of-way line of City Point Drive (a proposed variable width public right-of-way);

THENCE SOUTHEASTERLY along the Southwest boundary line of said Lot 1, Block M, and the Northeast right-of-way line of said proposed City Point Drive as follows:

1. SOUTHEASTERLY 279.77 feet, along a curve to the right having a radius 526.50 feet, a central angle of 30° 26' 46", and a chord bearing S 55° 38' 10" E 276.49 feet, to an "X" cut in concrete found at the end of said curve, and at the beginning of another curve to the right;
2. SOUTHEASTERLY 658.18 feet, along said curve to the right having a radius of 942.77 feet, a central angle of 40° 00' 00", and a chord bearing S 20° 24' 47" E 644.89 feet, to an "X" cut in concrete at the end of said curve;

THENCE S 00° 24' 47" E 80.00 feet, to an "X" cut in concrete set;

THENCE S 89° 35' 08" W 30.00 feet, to a ½" iron rod marked "Brittain & Crawford", set in the West right-of-way line of said proposed City Point Drive,

THENCE S 89° 35' 08" W 10.00 feet, to a ½" iron rod marked "Brittain & Crawford", set in the East boundary line of Lot 5, Block A, CALLOWAY FARM ADDITION to the City of North Richland Hills according to the plat recorded in Volume 388-138, Page 17 of the Plat Records of Tarrant County, Texas;

THENCE N 00° 24' 47" W 0.11 feet, along the West right-of-way line of said proposed City Point Drive and the East boundary line of said Lot 5, Block A, to a ½" iron rod marked "Brittain & Crawford", set at the Northeast corner of said Lot 5, Block A, and said point lying in the South boundary line of a tract of land identified at Tract III in the deed to La Verne Butterfield, L.P. by the deed recorded in Instrument No. D205028589 of the Deed Records of Tarrant County, Texas;

THENCE S 89° 35' 08" W 695.86 feet, along the South boundary line of said La Verne Butterfield Tract and the North boundary line of Lot 5, Block A, and Lot 6, Block A, and a tract of land conveyed Michael Brinkley by the deed recorded in Volume 12970, Page 245 of the Deed Records of Tarrant County, Texas,

to a ½" iron rod marked "Brittain & Crawford", set in the East right-of-way line of Frawley Drive (a 50 foot wide public right-of-way) as dedicated to the City of North Richland Hills according to the deed recorded in Volume 4423, Page 602 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 27' 59" W 276.62 feet, along the East right-of-way line of said Frawley Drive and the West boundary line of said La Verne Butterfield Tract to a ½" iron rod marked "Brittain & Crawford", set at the most Easterly Southeast corner of aforesaid Lot 1R, Block B, CALLOWAY FARM ADDITION;

THENCE S 89° 35' 09" W 467.20 feet, along the South boundary line of said Lot 1R, Block B, and the North boundary line of Lot 1, Block D, CALLOWAY FARMS, according to the plat recorded in Volume 388-141, Page 56, of the Plat Records of Tarrant County, Texas, to a ½" iron rod marked "Brittain & Crawford" set at the Northwest corner of said Lot 1, Block D, being the Northeast corner of a tract of land identified as Tract IV in the deed to La Verne Butterfield, L.P. by the deed recorded in Instrument No. D205028589 of the Deed Records of Tarrant County, Texas;

THENCE S 00° 26' 04" E 417.80 feet, along the West boundary line of said Lot 1, Block D, and the East boundary line of said Tract IV to a ½" iron rod marked "Brittain & Crawford" set at the Southwest corner of said Lot 1, Block D, and the Southeast corner of said Tract IV, and said point lying in the North boundary line of Lot 1, Block G, CALLOWAY FARMS ADDITION, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3, of the Plat Records of Tarrant County, Texas;

THENCE S 89° 37' 12" W 671.37 feet, along the South boundary line of said Tract IV, and the North boundary line of said Lot 1, Block G, to a ½" iron found at the Northwest corner of said Lot 1, Block G, and lying in the East boundary line of a tract of land identified as Tract Two in the deed to the City of North Richland Hills according to Instrument No. D213022638 of the Deed Records of Tarrant County, Texas;

THENCE S 00° 22' 57" E 393.83 feet, along the East boundary line of said City of North Richland Hills Tract and the West boundary line of said Lot 1, Block G, to an "X" cut in concrete found in the Southwest corner of said Lot 1, Block G, said point lying in the North right-of-way line of Glenview Drive;

THENCE S 89° 37' 34" W 49.95 feet, to an "X" cut in concrete set at the Southwest corner of said City of North Richland Hills Tract and the Southeast corner of a tract of land conveyed Richland Hills Methodist Church by the deed recorded in Volume 2650, Page 247 of the Deed Records of Tarrant County, Texas;

THENCE N 00° 22' 57" W 393.97 feet, along the West boundary line of said City of North Richland Hills Tract and the East boundary line of said Richland Hills Methodist Church Tract to a ½" iron rod found at the Northeast corner of said Richland Hills Methodist Church Tract, being the Southeast corner of a proposed gas well pad site;

THENCE N 00° 27' 51" W 525.00 feet, to a point at the Northeast corner of said proposed gas well pad site;

THENCE S 89° 35' 09" W 480.61 feet, along the North boundary line of said proposed gas well pad site to a point lying at the Northwest corner of said proposed gas well pad site, said point lying in the East boundary line of a tract of land conveyed to Oncor Electric Delivery Company, LLC, by the deed recorded in Volume 1947, Page 169, of the Deed Records of Tarrant County, Texas;

THENCE N 00° 22' 36" W 488.19 feet, along the East boundary line of said Oncor Electric Company Tract to a concrete TESCO monument found at the Northeast corner of Lot 16, Block 1, EDGLEY ADDITION, to the City of North Richland Hills, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 11, of the Plat Records of Tarrant County, Texas, and said point lying in the Southeast right-of-way line of aforesaid State Highway No. 26;

THENCE along the Southeast right-of-way line of said State Highway No. 26 and the Northwest boundary line of said La Verne Butterfield Tract as follows:

1. N 47° 39' 42" E 413.12 feet, to an "X" cut in concrete set at the beginning of a curve to the right;
2. NORTHEASTERLY 33.48 feet, along said curve to the right having a radius 250.00 feet, a central angle of 07° 40' 29", and a chord bearing N 51° 29' 56" E 33.46 feet, to an "X" cut in concrete set at the end of said curve;

THENCE S 42° 51' 35" E 41.46 feet, to a "PK" nail set in the Southwest boundary line of Lot 1, Block E, CALLOWAY FARM ADDITION to the City of North Richland Hills, according to the plat recorded in Cabinet A, Slide 21590 of the Plat Records of Tarrant County, Texas;

THENCE along the Southwest boundary line of said Lot 1, Block E, as follows:

1. NORTHEASTERLY 11.22 feet, along a curve to the right having a radius of 200.50 feet, a central angle of 03° 12' 25" , and a chord bearing N 74° 41' 28" E 11.22 feet, to a "PK" nail, set at the end of said curve;
2. N 76° 15' 24" E 261.04 feet, to a ½" iron rod marked "Brittain & Crawford", set at the beginning of a curve to the left;
3. NORTHEASTERLY 99.70 feet, along said curve to the left having a radius of 199.50 feet, a central angle 28° 37' 59", and a chord bearing N 61° 57' 18" E 98.66 feet, to a "PK" nail set at the end of said curve;
4. N 48° 20' 24" E 23.96 feet, to a ½" iron rod marked "Brittain & Crawford", set at the East corner of said Lot 1, Block E, and said point being the South corner of a tract of land conveyed to the City of North Richland Hills by the deed recorded in Instrument No. _____ of the Deed Records of Tarrant County, Texas;

THENCE N 42° 23' 46" W 186.72 feet, along the Northeast boundary line of said Lot 1, Block E and the Southwest boundary line of said City of North Richland Hills Tract to an "X" cut in concrete set at the most Westerly corner of said City of North Richland Hills Tract, and said point lying in the Southeast right-of-way line of aforesaid State Highway No. 26;

THENCE N 47° 36' 14" E 171.76 feet, along the Southeast right-of-way line of said State Highway No. 26 to a ½" iron rod marked "Brittain & Crawford", set in the Northwest boundary line of the aforesaid Lot 1R1, Block J,

THENCE N 42° 23' 46" W 12.00 feet, to a ½" iron rod marked "Brittain & Crawford" set;

THENCE N 47° 36' 13" E 81.48 feet, to the POINT OF BEGINNING containing 74.139 acres of land.