

**Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 1**

Special Use Permit Case ZC22-0030

Tract 5E01, Landon C. Walker Survey, Abstract 1652; Lot 3E, Block 1, Northeast Crossing Addition  
9020 Grand Avenue, North Richland Hills, Texas

This Special Use Permit (SUP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of TC (Town Center). The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

A. *Permitted uses.* The uses authorized by this Special Use Permit shall be limited the following:

1. Hotel

B. *Site development standards.* Development of the property shall comply with the development standards of the TC Town Center zoning district and the standards described below.

1. Building location, appearance of the building, and general lot landscaping must be as shown on the concept plan and conceptual elevations attached as Exhibit "C."
2. The maximum number of guest rooms allowed is one hundred thirty (130) rooms.
3. The use of street façade- or window-mounted HVAC units is not permitted.
4. The hotel must include the following amenities: pool, indoor gym, common area dining room, and business meeting room(s).

C. *Operational standards.* The operation of the hotel must comply with the standards described below.

1. This special use permit is for the TownePlace Suites by Marriott name or brand only. Any name or brand change will require approval of a revised special use permit.
2. The hotel owner/operator must join and be a member of the Town Center Property Owners Association.

D. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, Town Center Design Guidelines, and this Ordinance may be administratively approved by the Town Center Architect, Town Center Design Review Board, and City Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the Special Use Permit standards provided the amendment or revisions does not significantly:

1. Alter the basic relationship of the proposed uses to adjacent uses;
2. Change the uses approved;
3. Increase approved densities, height, site coverage, or floor areas;
4. Significantly decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.