

## **Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 2**

Zoning Case ZC23-0081  
Smithfield Masonic Lodge (Special Development Plan)  
Lots 13-15, Block 3, W.E. Odell Addition  
6820-6828 Mickey Court, North Richland Hills, Texas

This Special Development Plan (SDP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of TOD Transit Oriented Development. The following regulations are specific to this Special Development Plan. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

### **A. BUILDING FORM AND DEVELOPMENT STANDARDS**

Development of the property must comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

1. Building placement.
  - a. Building and site improvement must be constructed as shown on the concept plan attached as Exhibit “C,” whereby approving certain nonconformities to TOD building frontage and build-to-zone requirements specific to this property.
  - b. The building line on the north side of property must be at least twenty-two (22) feet.
2. Screening and fencing.
  - a. A six-foot tall wood stockade fence must be constructed along the north and west property lines. The fence is required where the property is adjacent to property developed as single-family residences.

### **B. STREET AND STREETScape STANDARDS**

Development of the property must comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

1. Landscape standards.
  - a. Landscape improvements must be provided as generally shown on the concept plan attached as Exhibit “C.”
  - b. On-site internal parking lot landscaping may follow the general standards of Chapter 114 of the City Code.

### **C. ARCHITECTURAL STANDARDS**

Development of the property must comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

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### **1. Architectural standards and guidelines.**

- a. Minimum glazing. The street-level floor of the building may have transparent storefront windows covering less than 65% of the façade area.
- b. Building entrance orientation. The building entrance may be on a façade that does not be oriented toward Davis Boulevard.
- c. Architectural elements. The building is not required to provide an expression line or equivalent architectural element.
- d. Building plate heights. The building plate heights (floor to floor) may be less than fifteen (15) feet in height.

## **D. SIGNAGE**

Development of the property must comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

### **1. Monument signs.**

- a. The monument sign on the property may be constructed internal to the property rather than in the arterial frontage landscape buffer.

## **E. ADMINISTRATIVE APPROVAL OF SITE PLANS**

Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee.

Substantial deviations or amendments from the development standards or site plan must be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the Special Development Plan.

The city manager or designee may approve minor amendments or revisions to these special development plan regulations 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. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.