

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3637 - Page 1 of 2**

Special Development Plan Case SDP 2019-03  
Smithfield Elementary School  
6724 Smithfield Road, 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 shall be 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. Screening fence

- 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.

2. Parking lot landscaping

- a. Parking lot landscaping must meet the design criteria of Sec. 114-71(i) of the City of North Richland Hills Vegetation Code, as amended. The landscaping must be installed prior to the issuance of a certificate of occupancy.

B. *Street and streetscape design standards.* Development of the property must comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

1. Smithfield Road

- a. The streetscape standards required by Section 118-567(c-e) of the zoning ordinance are not required for this development on the Smithfield Road frontage.
- b. The fence constructed around the play yard must be set back at least fourteen (14) feet from the street curb of Smithfield Road.

2. Northeast Parkway

- a. The installation of street trees is not required at the angle-in parking spaces on Northeast Parkway.

C. *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:

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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.