

**Special Development Plan – Iron Horse Commons Phase One
Land Use and Development Regulations**

Special Development Plan Case SDP 2017-03
Industrial Park Addition, Block 2, Lot 2
6609 Iron Horse Boulevard, 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. *Permitted Land Uses.* Uses in this SDP shall be limited to those permitted in the General Mixed Use – Iron Horse character zone of the TOD Transit Oriented Development district.
- B. *Building form and development standards.* Development of the property shall comply with the building form and development standards of the TOD Transit Oriented Development district and the standards described below.
 - 1. Minimum Lot Width. The minimum lot width for townhouse lots shall be twenty-two (22) feet.
- C. *Architectural standards and guidelines.* Development of the property shall comply with the architectural standards and guidelines of the TOD Transit Oriented Development district.
- D. *Civic/open space standards.* Development of the property shall comply with the civic/open space standards of the TOD Transit Oriented Development district and the standards described below.
 - 1. Open Space. The development shall provide a minimum of fifteen (15) percent of the gross area of the site as outdoor/unenclosed open space available to the general public.
 - 2. Connection to Cottonbelt Trail. The developer shall provide a direct sidewalk connection from the open space lot to the Cottonbelt Trail. The sidewalk construction is subject to coordination with and authorization by Dallas Area Rapid Transit.
- 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, as determined by the City Manager or his/her designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.