

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

Zoning Case ZC23-0050

Tracts 2A2, 2A2F, 2C1, 2C1D, and 2C1D1; John H Barlough Survey, Abstract 130  
6412 Davis 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 - Smithfield character zone of the TOD Transit Oriented Development district with the addition of the following.

1. Transitional surface parking lot

B. *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. Not more than seventy-five (75) parking spaces may be constructed on the property; however the parking lot must support a minimum total of 149 parking spaces between the subject property and Lot 7A, John's Addition to the north.
2. No temporary grass parking on the property except by parking lot construction activities.
3. All parking areas must be landscaped and irrigated in accordance with Section 114-71 (Landscaping regulations) of the Code of Ordinances.
4. The improvements must be completed within nine (9) months of the effective date of City Council's approval of the Special Development Plan.
5. A vehicular and pedestrian connection must be made to the property to the north. All plans to span the drainage channel must be approved by the City Engineer
6. The drive aisle and parking lot must integrate features of a TOD General Street, including six-foot wide sidewalks, parking lot setbacks and street trees, and the drive aisle improvements must connect to Davis Boulevard. A minimum five-foot wide sidewalk must be provided along Davis Boulevard between the drive aisle and the north property line.
7. The lot frontage adjacent to Davis Boulevard must be landscaped in accordance with Section 114-71 (Landscaping regulations) of the Code of Ordinances.
8. The access drive on the property must be designed to comply with the standards for TOD General Streets contained in Section 118-567 of the zoning ordinance.
9. Street trees must be installed along the access drive
10. A five-foot wide sidewalk must be constructed on the Davis Boulevard frontage between the drive approach and the north property line.

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D. *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.