

SPECIAL DEVELOPMENT PLAN REGULATIONS

Special Development Plan Case SDP 2019-01
Tract 7A, John's Addition
6428 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. Custom metal fabrication, not to exceed 18,000 square feet in floor area.
2. Warehouse storage, not to exceed 8,350 square feet in floor area.
3. Office and commercial building, not to exceed 10,650 square feet in floor area.
4. Brewpub, located within the office and commercial building and not to exceed 5,000 square feet in floor area.

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. Parking ratios.
 - a. The minimum parking requirements must comply with the shared parking criteria contained in Section 118-470 (Parking standards) of the zoning ordinance.
2. Screening wall.
 - a. An eight-foot tall masonry screening wall shall be constructed along the east property line at the location identified on the site plan attached as Exhibit "C."

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.

1. Building materials.
 - a. The design and appearance of the building shall comply with the building elevations attached as Exhibit "C," Exhibit "D," and Exhibit "E."

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

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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.