

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3552 – Page 1 of 1**

Special Use Permit Case SUP 2018-16  
Tracts 1A and 1H, Landon C. Walker Survey, Abstract 1652  
9005 Grand Avenue, North Richland Hills, Texas

This Special Use Permit (SUP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of TC Town Center. The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted use.* A special use permit is authorized for townhouse and multifamily residential uses on the property. A maximum of one hundred twenty (120) residential units are permitted on the property. Of these units, a maximum of sixty (60) units may be stacked-flat multifamily units. Uses shall also be subject to the standards in this Exhibit B.
- B. *Site development standards.* Development of the property shall comply with the development standards of the TC Town Center zoning district and the standards described below.
1. For platting and accessibility purposes, individual lots must front, side, or back on at least one of the following: a public street, private drive, or motorcourt.
  2. Private drives are subject to the following:
    - a. Private drives must be dedicated as a public access easement for emergency services and solid waste pickup.
    - b. Private drives must be twenty-four (24) feet wide as measured from the outside edges of pavement.
    - c. Private drives and motorcourts may include easements for franchise utilities.
    - d. Private drives and motorcourts may be gated
  3. Water meters and sewer cleanouts may be located in private drives, motorcourts, and driveways.
  4. Solid waste pick-up for townhouses must be from collection areas at the ends of each motor court. Not more than two such areas are permitted for each motorcourt. The areas may be surfaced with concrete, pavers, or other semi-pervious material. The areas must be identified on the site plan.
  5. Street trees must be planted according to the Town Center zoning standards along the perimeter of the site along public street frontages. The street trees will serve as mitigation for any trees removed from the site during construction. These trees will be planted at the completion of the immediately adjacent buildings.
  6. Open space for Tracts 2, 6A, and 6B will be calculated cumulatively.
  7. Public streetlights are permitted within dedicated utility and access easements.

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C. *Townhouse units.* The townhouse units must comply with the standards described below.

1. Lot dimensions and setbacks are as follows.

<b>STANDARD</b>	<b>MINIMUM REQUIREMENT</b>
Lot area	625 square feet
Lot width	25 feet
Lot depth	25 feet
Building coverage, max	100 percent
Front building line	Zero (0) feet
Side building line	Zero (0) feet
Rear building line	Zero (0) feet

2. Porches, dooryards, chimneys, eaves, bay and bow windows, colonnades, balconies, and similar architectural features may encroach over the lot-line into common areas or right-of-way up to seven (7) feet six (6) inches.
3. Ordinary building projections, including watercourses, pilasters, sills, and similar architectural elements may project up to twelve (12) inches into any setback.
4. The minimum dwelling unit size for a townhouse is 1,000 square feet.
5. There is not a minimum height required by zoning for the residential entry floor. Finished floor elevations must meet the current building code.
6. Townhouses are required to be their own fire suppression sprinkler systems.
7. Townhouses with one bedroom must provide a minimum of one enclosed parking space. Townhomes with two or more bedrooms must provide a minimum of two enclosed parking spaces.
8. Garage doors facing each other across a private drive or motorcourt must be at least thirty (30) feet apart.

D. *Multifamily units.* The multifamily units must comply with the standards described below.

1. Lot dimensions and setbacks are as follows.

<b>STANDARD</b>	<b>MINIMUM REQUIREMENT</b>
Lot area	625 square feet
Lot width	None for multifamily units on Grand Avenue
Lot depth	25 feet
Building coverage, max	100 percent
Front building line	Zero (0) feet
Side building line	Zero (0) feet
Rear building line	Zero (0) feet

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2. Porches, dooryards, chimneys, eaves, bay and bow windows, colonnades, balconies, and similar architectural features may encroach over the lot-line into common areas or right-of-way up to seven (7) feet six (6) inches.
  3. Ordinary building projections, including watercourses, pilasters, sills, and similar architectural elements may project up to twelve (12) inches into any setback.
  4. There is not a minimum height required for the residential entry floor.
  5. Garage doors facing each other across a private drive or motorcourt must be at least thirty (30) feet apart.
- E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, Town Center Design Guidelines, and this Ordinance may be administratively approved by the Town Center Architect, Town Center Design Review Board, and City Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the special use permit standards 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. Significantly decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.

Any decision of the Development Review Committee regarding a site plan for this property may be appealed to City Council by the same process as the original special use permit.