

Exhibit B – Land Use and Development Regulations – Ordinance No. 3658 - Page 1 of 2

Special Development Plan Case SDP 2020-01
Telitha Akers Survey, Abstract 19, Tracts 2A1C, 3A2, 2L, 2L1, and
2K1 Edmund King Survey, Abstract 29, Tract 1B3J1A
6300-6400 blocks 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.* Except as otherwise indicated in this section, uses in this SDP shall be limited to those permitted in the associated character zone – High Intensity Mixed Use and TOD Core – of the TOD Transit Oriented Development district and the uses described below.

1. “Residential Apartments and/or condominiums” is a permitted use in High Intensity Mixed Use character zone.
2. First floor mixed-use.
 - a. In the High Intensity Mixed Use character zone, one hundred percent (100%) of the first floor may be used for residential uses.
 - b. In the TOD Core character zone, 11,000 square feet of floor area shall be dedicated for commercial uses, and 28,000 square feet of floor area may be used as flex- commercial space, i.e., space that is built to commercial standards but allowed for residential use.

B. *Building form and development standards.* Development of the property shall comply with the development standards of the TOD Transit Oriented Development district and the standards described below.

1. First floor height. In Buildings A and B, the height of the first floor may be constructed with a minimum ceiling height of ten (10) feet (floor to floor). A raised finished floor elevation averaging eighteen (18) inches above the adjacent sidewalk is required for these spaces.
2. Build-to zone. In both the TOD Core character zone and the High Intensity Mixed Use character zone, the build-to zone is zero (0) feet to twenty-five (25) feet.
3. Structured parking. A minimum of 19% of all required residential parking spaces must be provided in a structured or tuck-under garage space.
4. Commercial parking. The dedicated commercial parking spaces must be designated, signed, and reserved within two-hundred (200) feet of Building E.

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

1. Landscape standards on private property.
 - a. One (1) large tree must be provided per twenty (20) parking spaces.
 - b. All surface parking spaces must be located within 100 feet of a parking lot tree.

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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 shall be processed in the same manner as the original approval. The application for an amendment or revision shall 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.