

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3778 – Page 1 of 2**

Special Development Plan 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, the conceptual parking lot site plan attached hereto as Exhibit C, and the standards described below.

1. The parking lot must provide at least fifty-seven (57) parking spaces on the property.
2. The parking lot paving improvements must be completed within nine (9) months of the effective date of this Ordinance.
3. All parking areas must be landscaped and irrigated in accordance with Section 114-71 (Landscaping regulations) of the Code of Ordinances. Landscaping and irrigation improvements must be completed within six (6) months of final inspection of the paving improvements.
4. Parking lot lighting must be installed in accordance with Section 118-728 (Outdoor lighting) of the Code of Ordinances. Parking lot lighting must be installed within six (6) months of final inspection of the paving improvements.
5. A vehicular and pedestrian connection must be made to the property to the north.
6. All plans for the parking lot, including the crossing of the drainage channel, must be approved by the city engineer prior to the issuance of paving permits.
7. An access easement to cross the drainage channel must be executed and recorded in Tarrant County property records prior to the issuance of paving permits.
8. A sidewalk of at least five feet in width must be provided between the drive aisle and the north property line.
9. A five-foot wide sidewalk must be constructed on the Davis Boulevard frontage between the drive approach and the north property line.

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.