

**Exhibit B - Land Use and Development Regulations – Ordinance No. 3493**

Special Use Permit Case SUP 2017-12

Portion of Tract 16, John H. Barlough Survey, Abstract 130

6400 block Smithfield Road, 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 TOD Transit Oriented Development. 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 Land Uses*. The uses authorized by this Special Use Permit shall be limited the following:

1. Communication tower

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

1. The location of the tower and ancillary equipment shall be as shown on the site plan attached as Exhibit "C".

2. The height of the tower must not exceed sixty (60) feet in height.

C. *Administrative Approval of Site Plans*. Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the City Development Review Committee. Substantial deviations or amendments from the development standards or site plan, as determined by the City Manager or his/her designee, shall require a revision to the approved special use permit in the same manner as the original.