

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

Special Development Plan Case ZC26-0159
Lot 1, Block 2, Barlough Addition
7801 Smithfield Road, North Richland Hills, Texas

This Special Development Plan (SDP) must 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 TOD Core - Smithfield character zone of the TOD (Transit Oriented Development) district with the addition of the following.

1. Motorcycle showroom and sales

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. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
2. The motorcycle showroom and sales lease area must not exceed five thousand (5,000) square feet within the building.

C. *Expiration.* The special development plan will expire three (3) years from the effective date of this ordinance. If the motorcycle showroom and sales use is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.

D. *Amendments to Approved Special Development Plans.* An amendment or revision to the special development plan will be processed in the same manner as the original approval. The application for an amendment or 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 the standards provided the amendment or revisions do 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.