

Exhibit B – Land Use and Development Regulations – Ordinance No. 3554 – Page 1 of 1

Special Use Permit Case SUP 2018-13
Tracts 1 and 1A08, Landon C. Walker Survey, Abstract 1652
Lot 1R2, Block E, HomeTown Dolce Addition Phase 1
6201 and 6101 Parker Boulevard, and 8951 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 up to fifty-five (55) single family cottage lots on the property, subject to the following conditions:

1. A minimum of twenty (20) “garden home” lots of 45 feet or greater in width must be provided.
2. At least one masonry option must be made available per cottage product for homebuyers to consider.
3. A maximum of 85 townhome units.

B. *Cottage lots.* The cottage lots must comply with the standards described below.

1. The lots must be at least thirty (30) feet in width and less than forty (40) feet in width, as measured at the front building line.
2. Dwelling units constructed on the cottage lots must comply with the architectural standards in Section 118-471(12)C of the Town Center Development Standards.