

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

Zoning Case ZC23-0063

Willow Springs

Portion of Tract 1, Eliza Ann Cross Survey, Abstract 281

Portion of Lots 27 and 28, and Lots 29-32, Block 1, W.E. Odell Addition

6900 Davis Boulevard and 8205-8217 Odell Street, 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. *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. Development of the site must comply with all Transit Oriented Development (TOD) standards. Any deviations or waivers from TOD standards would require approval of a revised special development plan.
2. The maximum of residential units permitted on the property is forty-five (45 dwelling units).
3. A site plan and associated plans for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property.

B. *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 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.