

**LAND USE AND DEVELOPMENT REGULATIONS**

Special Development Plan Case SDP 2017-04  
Smithfield Addition, Block H, Lots 2R1 and 11R1  
6408 and 6416 Smithfield Road, 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 TOD Core – Smithfield character zone of the TOD Transit Oriented Development district with the addition of the following.

1. Transitional surface parking lot
2. Detention pond

B. *Street furniture, lighting, and materials.* Development of the property shall comply with the street furniture, lighting, and materials standards of the TOD Transit Oriented Development district and the standards described below.

1. The design and appearance of street furniture, lighting, and materials shall comply with the proposed street furniture exhibit attached as Exhibit “C.”

C. *Landscape standards.* Development of the property shall comply with the landscape standards of the TOD Transit Oriented Development district and the standards described below.

1. Landscaping shall be installed as shown on the landscape plan attached as Exhibit “C”. The landscaping must be installed prior to the issuance of a certificate of occupancy.
2. One canopy tree shall be required per twenty parking spaces.

D. *Signage.* Development of the property shall comply with the signage standards of the TOD Transit Oriented Development district and the standards described below.

1. Monument sign. One monument sign shall be permitted on the Smithfield Road frontage. The sign must not exceed sixteen (16) feet in height.

E. *Detention pond.* Construction of the detention pond is subject to final approval of the engineering plans by the Development Review Committee and City Engineer. The owner must execute a detention/retention storage facility maintenance agreement prior to the recording of the subdivision plat for the property.

F. *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, as determined by the City Manager or his/her designee, shall require a revision to the approved Special Development Plan in the same manner as the original.