

Exhibit B - Land Use and Development Regulations – Ordinance No. 3484

Special Use Permit Case SUP 2017-07

Tract 1H and portion of Tract 1A, Landon C. Walker Survey, Abstract 1652
9005 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 Land Uses.* The uses authorized by this Special Use Permit shall be limited the following:

1. Hotel

B. *Site development standards.* Development of the property shall comply with the development standards of the TC Town Center zoning district and the standards described below.

1. Building location and appearance of the building shall be as shown on the site plan attached as Exhibit “C” and the following:

- a. Any windows provided on the east and west elevations of the building must be translucent and for the purpose of daylighting only.
- b. The door on the west elevation of the building shall be an emergency exit only door. Ingress shall not be permitted.

2. Landscaping shall be installed as shown on the landscape plan attached as Exhibit “C” and the following:

- a. A continuous landscape strip shall be provided at back of curb along the unnamed street, planted with minimum 4-inch caliper Red Oaks spaced 30-foot on-center.

C. *Operational standards.* The operation of the hotel shall comply with the following standards.

1. This special use permit is for the TownePlace Suites by Marriott name or brand only. Any name or brand change shall require approval of a revised special use permit.
2. The hotel owner/operator must join and be a member of the Town Center Property Owners Association.

D. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Town Center Architect, Town Center Design Review Board, and 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.