

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

Zoning Case ZC25-0135
Lot 1R, Block A, Richland Oaks Addition
8251 Bedford Euless Road, North Richland Hills, Texas

This Nonresidential Planned Development (NR-PD) district must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 (Commercial). The following regulations are specific to this PD district. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

- A. *Permitted Land Uses.* Uses in this NR-PD are limited to those permitted in the C-1 (Commercial) zoning district, as amended, with the addition of and subject to the following.
1. Day care center
 2. Any land use requiring a special use permit in the C-1 (Commercial) zoning district, as amended, is only allowed if a special use permit is issued for the use.
 3. Any land use prohibited in the C-1 (Commercial) zoning district, as amended, is also prohibited.
- C. *Amendments to Approved Planned Developments.* An amendment or revision to the PD district 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 PD district.

The city manager or designee may approve minor amendments or revisions to the standards 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.