

Exhibit B – Land Use and Development Regulations – Ordinance No. 3963 – Page 1 of 2

Zoning Case ZC26-0163
Portion of Lot 3R3R, Block 2, Walker Branch Addition
8613 Boulevard 26, 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-2 (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-2 (Commercial) zoning district, as amended, with the addition of and subject to the following.
1. In addition to the land uses permitted in the C-2 (Commercial) zoning district, the following land uses are permitted in this NR-PD district:
 - a. Contractor's office with shop and/or garage
 - b. Moving or storage company
 - i. This does not permit a mini-warehouse / self-storage operation on the site
 - c. Warehouse
 - d. Cabinet shop
 - e. Brewery
 2. Any land use that requires a special use permit in the C-2 (Commercial) zoning district, as amended, is only allowed if a special use permit is approved for the use.
 3. Any land use prohibited in the C-2 (Commercial) zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (Commercial) zoning district and the standards described below.
1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
 2. Landscaping must be installed as shown on the site plan attached as Exhibit "C." All trees planted on site must be container-grown trees.
 3. A landscape screening area must be installed on the west property line of the lot abutting Lot 2R1, Block 2, Walker Branch Addition. A six-foot tall masonry screening wall may be constructed on the west property line in lieu of the landscape screening. Either the landscape screening area or masonry screening wall must be installed prior to the issuance of a certificate of occupancy for the first building.
 4. The minimum parking requirement for the property is one space per five hundred (500) square feet of building area.

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- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.
1. The total square footage of the buildings must not exceed eighty five thousand (85,000) square feet in floor area.
 2. The rear building facades facing Boulevard 26 must incorporate masonry materials on at least thirty percent (30%) of the total wall area.
- D. *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.
- E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package by the Development Review Committee. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

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