

Exhibit B – Land Use and Development Regulations – Ordinance No. 3498 – Page 1 of 1

Zoning Case ZC 2017-16
Lot AR2, Block 2, Crestwood Estates Addition
8300 Starnes Road, North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of O-1 Office. The following regulations shall be specific to this RD-PD District. 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 RD-PD shall be limited to those permitted in the O-1 Office zoning district.

B. *Site development standards.* Development of the property shall comply with the development standards of the O-1 Office zoning district and the standards described below.

1. Site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
2. Landscaping shall be installed as shown on the site plan attached as Exhibit "C."
3. The existing wood stockade fence located along the west property line shall be maintained as the required screening fence between residential and non-residential property. Maintenance or repair of the fence as a screening fence is the responsibility of the non-residential property owner. If the non-residential property owner removes or replaces the fence, the new fence must comply with the standards contained in Section 118-871 of the zoning ordinance.
4. Exterior lighting fixtures shall be replaced with fixtures that comply with the standards contained in Section 118-728 of the zoning ordinance.

C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.

1. Stucco and wood materials may be used on the exterior walls of the building in proportions and locations indicated on the building elevations attached as Exhibit "C."
2. The brick surfaces on the side and rear elevations of the building may be painted black in color. The use of black paint on the front elevation of the building shall be limited to building trim, door and window frames, canopies, and other accent areas.

D. *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 Redevelopment Planned Development in the same manner as the original.