

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3883 – Page 1 of 3**

Zoning Case ZC24-0115

Lot 1, Block A, Amerco Addition

Tracts 14B1, 14B1A, and 14C1, William Mann Survey, Abstract 1606

8213 and 8225 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 the base zoning district of C-2 (Commercial). The following regulations are specific to this NR-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. Self-storage facility
  2. Truck and trailer rental
  3. Any land use requiring a special use permit in the C-2 (Commercial) zoning district, as amended, is only allowed if a special use permit is issued for the use.
  4. Any land use prohibited in the C-2 (Commercial) zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property must comply with the development standards of the C-2 (Commercial) zoning district and the standards described below. All improvements must be completed prior to the issuance of a certificate of occupancy for the new building.
1. A site plan, landscape plan, exterior building elevations, and photometric plan for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property. The site plan exhibits attached as Exhibit "C" are considered conceptual for the purpose of this NR-PD district.
  2. The following improvements are required on Lot 1, Block A, Amerco Addition (8213 Boulevard 26):
    - a. Any refuse container(s) present on the property must be screened pursuant to the standards contained in Section 118-874 (screening of outdoor refuse containers) of the zoning ordinance.
    - b. Any nonconforming wall pack and floodlight fixtures on the building or parking lot lighting on the site must be replaced with conforming fixtures. The fixtures must comply with the standards contained in Section 118-728 of the zoning ordinance.
    - c. The site must be landscaped in general accordance with the landscape plan attached as Exhibit "C," including general placement and quantities that comply with the standards of Chapter 114 but may vary in specific species. Landscaping along the Hardwood Road landscape setback must be consistent with the landscaping installed at 8225 Boulevard 26.
  5. The following improvements are required on Tracts 14B1, 14B1A, and 14C1, William Mann Survey, Abstract 1606 (8225 Boulevard 26):

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Lot 1, Block A, Amerco Addition

Tracts 14B1, 14B1A, and 14C1, William Mann Survey, Abstract 1606

8213 and 8225 Boulevard 26, North Richland Hills, Texas

- a. A right-in / right-out driveway as shown on Exhibit “C” must be installed along Boulevard 26 that meets TxDOT permit requirements OR the driveway must be allowed to be installed by a future development to the east.
  - b. The parking lot must be designed to account for a future common access easement connection to Lot 1, Block 26, Clearview Addition (8233 Boulevard 26) to the Harwood Road driveway, the traffic signal at 8213 Boulevard 26, and the right-in / right-out driveway described above. The general area where the easement should be located within is shown on the attached Exhibit “C.” The specific location of the easement must be approved by the Development Review Committee and must be shown on the plat of the property.
  - c. The plat for the property must subdivide the portion of unimproved area as a separate lot, as shown on Exhibit “C”.
  - d. A five- (5-) foot wide sidewalk/trail and ADA access ramps must be constructed adjacent to Boulevard 26.
  - e. A five- (5-) foot wide sidewalk/trail and ADA access ramps must be constructed adjacent to Harwood Road.
  - f. Crosswalks across all driveways must be at least six (6) feet wide and enhanced with a decorative stamp and stain or dyed as approved by the Development Review Committee.
  - g. The site must be landscaped in general accordance with the landscape plan attached as Exhibit “C,” including general placement and quantities that comply with the standards of Chapter 114 but may vary in specific species. The use of berms along Boulevard 26 and Harwood Road frontage is required.
- 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 building elevations drawings for the new structure are considered conceptual for the purpose of this NR-PD district. The architectural design of the building must follow the general design and appearance and be approved by the Development Review Committee prior to the issuance of a building permit for the property.
  2. Loading docks, delivery entrances, and functional or decorative rollup doors are prohibited on the north, east, and west façades of the building.
  3. Vertical articulation of the building must be achieved by a minimum 5-foot offset between the top of the primary roofline parapet and the top of architectural corner column parapets at all four corners and one middle column feature on the north elevation.
  4. Window glazing must be provided on all four elevations in general compliance with the conceptual elevations provided in Exhibit “C.”

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Lot 1, Block A, Amerco Addition

Tracts 14B1, 14B1A, and 14C1, William Mann Survey, Abstract 1606

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5. A minimum of four (4) distinct primary building materials must be used to near equal proportions per building façade as approved by the Development Review Committee. The use of exposed smooth- or un-finished concrete on the north, east and west elevations is not permitted.
  6. Building and site lighting must be architecturally enhanced and approved by the Development Review Committee and must not exceed 3,000K in color temperature.
- D. *Signage.* Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinance and the standards described below.
1. Building signage is permitted on three (3) sides of the building at 8233 Boulevard 26.
  2. Monument signs are prohibited along Harwood Road.
  3. New monument signs are prohibited along Boulevard 26 unless or until the existing pylon sign at 8213 Boulevard 26 is removed. At which point, monument signs for the properties must comply with the standards of Chapter 106 (Sign Ordinance), as amended.
  4. Temporary banner or other portable signs are prohibited unless said signs meet the criteria for a valid temporary sign permit.
- E. *Amendments to Approved Planned Developments.* An amendment or revision to the NR-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.
- F. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. 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 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.