

EXHIBIT "A"

Redevelopment Planned Development (RD-PD) District Land Use and Development Regulations

Lot 4R, Block 1, Walker Branch Addition
8409 Harwood 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 C-1 Commercial. 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 C-1 Commercial Zoning District with the addition of the following:

1. Self-service car wash
2. Vehicle storage facility for recreational vehicles

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. Building location and setbacks shall be as shown on the site plan attached as Exhibit "C".
2. Landscaping shall be installed as shown on the landscape plan attached as Exhibit "C". The landscaping must be installed prior to the issuance of a certificate of occupancy.

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

1. Overhead doors shall have a factory finish saddle tan color. The doors may be operated by electric motor or chain assisted lifting.
2. Outdoor lighting on the building shall be installed as shown on the building elevations.
3. The existing drop-lens light fixtures in the car wash and vacuum shed bays shall be replaced with recessed or lower-profile canopy fixtures.
4. The meter and utility bank on the building shall be painted to blend in with the color of the building.

D. *Signage standards.* The design and appearance of building signage shall comply with the building elevations attached as Exhibit "C" and the standards described below.

1. Signage shall be limited to the front façade on the building in the area shown on the elevation drawings.

2. Signage shall be channel-cut. Reverse channel lettering may be permitted with white or off-white back light color.
3. The area of the sign shall not exceed one hundred fifty (150) square feet, with a maximum letter height of thirty-six (36) inches.
4. Parking bay identification signage shall be limited to one three- (3-)inch tall letter or number located on the door jamb.

E. Operational standards. The operation of the vehicle storage facility for recreational vehicles shall comply with the following standards.

1. Recreational vehicles stored in the facility must not be used for overnight sleeping or living accommodation.
2. Repair or maintenance work on recreational vehicles is not permitted on the property. This standard does not apply to preparation for storage or removal of such items from the site.
3. All recreational vehicles must be in working and driving condition.
4. Vehicles must not be displayed as “for sale” on the site.

F. 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.