

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3739 – Page 1 of 2**

Zoning Case ZC22-0022

Lot 4, Block 1, D.J. Anderson Addition

8521 Davis Boulevard, North Richland Hills, Texas

This Planned Development (PD) District must 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 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 PD are limited to those permitted in the O-1 (Office) zoning district, as amended, with the addition of and subject to the following.

1. Child care center
2. Private school with less than 100 students
3. Any land use requiring a special use permit in the O-1 (Office) zoning district, as amended, is only allowed if a special use permit is issued for the use.
4. Any land use prohibited in the O-1 (Office) zoning district, as amended, is also prohibited.

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. 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."
3. The following must be completed within six (6) months of the issuance of the certificate of occupancy for the child care center.
  - a. The in-ground swimming pool must be demolished, filled, compacted, and covered with natural turf. A grading permit must be issued before demolition work is started.
  - b. All swimming pool accessories such as coping, ladders, diving boards, and similar features must be removed from the property.
  - c. The ornamental metal fence on the northwest side of the in-ground swimming pool area must be removed.

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;

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5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.