

Exhibit B – Land Use and Development Regulations – Ordinance No. 3582 – Page 1 of 2

Zoning Case ZC 2019-05
Lot AR2, Block 2, Crestwood Estates Addition
8300 Starnes Road, North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) district must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of O-1 Office. The following regulations are specific to this RD-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 the RD-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. Event center
 - 2. 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.
 - 3. 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 existing wood stockade fence located on the west property line must 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 must be replaced with fixtures that comply with the standards contained in Section 118-718 of the zoning ordinance.
 - 5. A paved driveway and/or pedestrian connection must be made to the driveway adjacent to the east at the southeast corner of the property.
- C. *Building design standards.* Building design and appearance must 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 is limited to building trim, door and window frames, canopies, and other accent areas.

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D. *Operational standards.* The operation of the event center must comply with the standards described below.

1. Events held at the facility must end by midnight (12AM).
2. Events are limited to 50 guests.
3. The formal use of outdoor spaces for events is prohibited.
4. The use, loitering, congregating, or assembling in the outdoor area between the building and the street by any person or persons at any time during an event is prohibited.
5. A formal shared parking agreement with adjacent property owner(s) south of Starnes Road must be recorded with the Tarrant County Clerk and maintained in good standing between property owners. The agreement(s) must stipulate that a minimum of forty (40) parking spaces would be available for guest parking for events at the facility.

E. *Amendments to Approved Planned Developments.* An amendment or revision to the RD-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 RD-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;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.