

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3758 – Page 1 of 2**

Zoning Case ZC22-0029  
Lot 6, Block 33, Nor'East Addition  
5405 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. 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.
  - 2. 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" and as follows:
    - a. The minimum front building line adjacent to Davis Boulevard is fifteen (15) feet.
    - b. A six-foot tall masonry screening wall must be constructed on the west property line adjacent to the single-family residential property. The wall must be constructed as a traditional masonry wall or a pre-cast product. Thin panel walls are prohibited.
  - 2. Landscaping must be installed as shown on the site plan attached as Exhibit "C" and as follows:
    - a. The buffer yard adjacent to single-family residential property must be at least seven (7) feet wide. The site and buffer yard must be landscaped in accordance with the standards contained in Section 114-72 (Buffer yard regulations) of the Vegetation chapter of the Code of Ordinance.
    - b. The existing live oak tree located in the front of the property must be preserved. If the tree is removed from the site, it is subject to the mitigation requirements contained in Section 114-35 (Tree replacement) of the Vegetation chapter of the Code of Ordinance.
    - c. Trees planted on the site must be container grown trees.
- 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.

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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.