

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

Zoning Case ZC23-0079
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, only in association with a primary use permitted by right in the O-1 (Office) district. The weekly hours of operation for an event center may not exceed the hours of operation for the primary use.
 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 must 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. The sidewalk on the south side of Starnes Road east of the property must be repaired to address chronic erosion issues.
 6. An additional street light must be installed at the northwest corner of the property along Starnes Road.
 7. One ADA-accessible parking space is required on the site. If the event center will host events with 50 guests or more, a total of two ADA-accessible parking spaces is required on site. All ADA parking signs on site must be permanent signs and must comply with the Americans with Disabilities Act and the Texas Manual on Uniform Traffic Control Devices.

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- 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.
- 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. In all outdoor areas, live or recorded music must end by 10 PM.
 3. Events may take place inside the facility, outside the facility in the rear of the property, or both. It will be unlawful for any person or persons to use, loiter, congregate, or assemble in the outdoor area between the building and the street at times during an event.
 4. On both sides of the driveway, a directional sign must be placed that instructs pedestrians to cross at the signalized crosswalk at Starnes Road and Davis Boulevard. The signs must be two (2) square feet in area, not taller than thirty (30) inches in height, and permanently installed on a concrete footing or other approved foundation system. The signs must be reflective or retroreflective.
 5. A shared parking agreement with commercial property owner(s) within 500 feet of the facility must be maintained in good standing between property owners. The agreement(s) must stipulate that a combined minimum of forty (40) parking spaces would be available for events at the facility. A memorandum of each agreement must be filed in the real property records of Tarrant County, Texas.
 6. A police officer is required to provide security for events of 50 or more guests and/or events that start at 5:00 p.m. or later. The North Richland Hills Chief of Police will have the authority to determine the number of police officers required for the event. Approval must be obtained prior to the event.
- 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;

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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.