

Exhibit B – Land Use and Development Regulations – Ordinance No. 3565 – Page 1 of 2

Zoning Case ZC 2018-20
Lot 1R, Block CR, Lynncrest Addition
4500 Booth Calloway Road, North Richland Hills, Texas

This Non-Residential Planned Development (NR-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-2 Commercial. The following regulations shall be specific to this NR-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 NR-PD shall be limited to those permitted in the C-2 Commercial zoning district, as amended, with the addition of and subject to the following.
1. Vehicle storage lot.
 2. Any land use requiring a special use permit in the C-2 Commercial zoning district, as amended, is only allowed if a special use permit or NR-PD amendment is issued for the use.
 3. Any land use prohibited in the C-2 Commercial zoning district, as amended, is also prohibited.
 4. The parking of vehicles on non-paved areas or within TxDOT-managed right-of-way is prohibited.
- B. *Compliance with development standards.* Construction of the auto shade structures must comply with Section 118-713 of the Zoning Ordinance, except as amended below.
1. A waiver of the exterior materials standard is authorized for the columns of the auto shade structures as shown on the site plan attached as Exhibit "C."
 2. Canopy fabric and sewing thread must carry a minimum ten-year limited manufacturer's warranty against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Any evidence of such failures requires replacement by this ordinance within 90 days of notice by the City.
 3. Notwithstanding the conditions of this section, all canopy fabric must be replaced after a maximum 10 years of use.
 4. Shade structures damaged by misuse, willful, or intentional damage, vandalism, contact with chemicals, cuts, or Acts of God (i.e. tornado, hail, hurricane, micro/macros burst, earthquake, wildfires, etc.); ice, snow, or wind loads in excess of the designed load parameters engineered for the supplied structures must be repaired or replaced within a period of 90 days after receiving notification by the City or will be considered in violation of this Ordinance.
 5. All canopy fabric and sewing thread within the property must be of the same color and must be taut to manufacturer's design specifications.
 6. Canopy fabric, sewing thread, and canopy structures must be of a subtle, neutral, or earth-tone color. Bright, pure tone primary or secondary colors, high intensity or fluorescent colors are prohibited.

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C. *Site development standards.* Development of the property shall comply with the development standards of the C-2 Commercial zoning district and the standards described below.

1. The site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
2. Landscaping shall be installed as shown on the site plan attached as Exhibit "C." The landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
3. A waiver to the parking lot landscape island requirement is approved. The number of large trees required per parking space must still be provided on-site. The location of those trees may be determined by the Development Review Committee.
4. The existing asphalt pavement section of Blackman Road and Lynn Terrace, abandoned in 2002, must be removed as part of the demolition of the site pavement, subject to approval by the Texas Department of Transportation.

D. *Amendments to Approved Planned Developments.* An amendment or revision to the Non-Residential Planned Development (NR-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the NR-PD district.

The city manager or designee may approve minor amendments or revisions to the NR-PD 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.