

Exhibit B – Land Use and Development Regulations – Ordinance No. xxxx – Page 1 of 5

Zoning Case ZC 2021-04

Rumfield Estates

Portions of Tract 1B, Oziah Rumfield Survey, Abstract 1365; and Tract 1, David Moses Survey, Abstract 1150
7201 and 7501 Precinct Line Road, North Richland Hills, Texas

This Nonresidential Planned Development (NR-PD) District must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 (Commercial). The following regulations are specific to this NR-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 NR-PD are limited to those permitted in the C-1 (Commercial) zoning district, as amended, and subject to the following.
1. Any land use requiring a special use permit in the C-1 (Commercial) zoning district, as amended, is only allowed if a special use permit is issued for the use.
 2. Any land use prohibited in the C-1 (Commercial) zoning district, as amended, is also prohibited.
- B. *Site development standards.* Development of the property must comply with the development standards of the C-1 (Commercial) zoning district and the standards described below.
1. A site plan and associated plans for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property.
 2. The minimum front building line on all street frontages is twenty (20) feet.
 3. The minimum rear building is fifteen (15) feet.
 4. The buffer yard adjacent to single-family residential property must be at least fifteen (15) feet wide. The site and buffer yard must be landscaped in accordance with the standards contained in Section 114-72 of the landscaping and buffering regulations.
 5. 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.
 6. Driveway access to the site must be provided from the residential street. Driveway access from Precinct Line Road or Rumfield Road is prohibited.
 7. Sidewalks and crosswalks must be designed as shown on the site plan attached as Exhibit "C" and are subject to the following.
 - a. A four-foot wide sidewalk must be constructed on the residential street. The developer of the commercial lot is responsible for the sidewalk construction.
 - b. A five-foot wide sidewalk must be constructed adjacent to Precinct Line Road. The developer of the commercial lot is responsible for the sidewalk construction.
 - c. A six-foot wide sidewalk must be constructed adjacent to Rumfield Road. The sidewalk may be reduced to five feet in width in constrained right-of-way conditions, as

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determined by the city engineer. The developer of the commercial lot is responsible for the sidewalk construction.

8. Signs must designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.

- E. *Amendments to Approved Planned Developments.* An amendment or revision to the Nonresidential Planned Development (NR-PD) must 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 zoned the land to the NR-PD district.

The city manager or designee may approve minor amendments or revisions to these 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.