

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

Zoning Case ZC26-0155
Lots 1-3, Block 13, Woodcrest Addition
8703 Bedford Euless Road, 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 C-1 (Commercial). 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 C-1 (Commercial) zoning district, as amended, with the addition of and subject to the following.

1. Trade school (barber college)
2. Any land use requiring a special use permit in the C-1 (Commercial) zoning district, as amended, is only allowed through an amendment to this Planned Development District.
3. Any land use prohibited in the C-1 (Commercial) zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (Commercial) 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 existing wood stockade fence located on the east 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.

C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the trade school (barber college) is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.

D. *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.

E. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

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.