

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

Zoning Case ZC25-0137
Lot 8, Block 33, Nor'East Addition
5301 Davis Boulevard, 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 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, with the addition of and subject to the following.
1. Any land use that requires a special use permit in the C-1 (Commercial) zoning district, as amended, is only allowed if a special use permit is approved for the use.
 2. Any land use prohibited in the C-1 (Commercial) zoning district, as amended, is also prohibited. In addition, the following land uses are prohibited in this NR-PD district:
 - a. Massage establishments
 - b. Special personal service shops, including tattoo parlors and body piercing parlors
 - c. Non-traditional smoking businesses, including vape, hookah, pipe, and smoke shops
 - d. Secondhand goods dealers, including resale shops and used goods sales
 - e. Standalone event venues or event centers, including venues primarily used for private gatherings, receptions, or events that do not operate as a restaurant or other daily business
 - f. Day care centers and private schools
 - g. Nonprofit uses
- 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."
 2. Landscaping must be installed as shown on the site plan attached as Exhibit "C." All trees planted on site must be container-grown trees.
- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit "C" and the standards described below.
1. The total square footage of the restaurants must be at least eight thousand (8,000) square feet in floor area.
 2. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances and the standards described below.

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- a. One monument sign may be constructed on the Davis Boulevard frontage. The sign must not exceed one hundred twenty (120) square feet in area and ten (10) feet in overall height.
 - b. Wall signs are not permitted on the west facades of the building.
- 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.

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.