

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

Zoning Case ZC21-0004

Lots 5B1, 5C1, 8A, and 8B, Block 1, Jack M. Estes Subdivision

3918-3920 Rufe Snow Drive and 3917-3921 Flory Street, 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. Permitted uses

Cabinet shop	Pest control service
Contractor's office with shop and garage	Print shop
Lawn maintenance and service shop	Upholstery shop
Motorcycle repair shop	Warehousing
Moving or storage company	

2. 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.

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 must 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 the standards described below.

a. On Lot 3, the building setback on the north property line may be zero feet.

2. Landscaping must be installed as shown on the landscape plan attached as Exhibit "C."

a. On Lot 1, at least nine percent (9%) of the lot must be maintained in a landscape area. Landscaping is not required in the parking lot at the rear of the building.

b. On Lot 2, at least six percent (6%) of the lot must be maintained in a landscape area. Landscaping is not required in the parking lot at the rear of the building.

c. On Lot 3, the buffer yard adjacent to single-family residential property on the south side of the lot must be at least six (6) feet wide. The buffer yard must be landscaped with at least one (1) large tree and three (3) ornamental trees.

d. A six-foot tall masonry screening wall must be constructed on the south 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.

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3. A four-foot wide sidewalk must be constructed adjacent to Rufe Snow Drive and Flory Street. The developer is responsible for the sidewalk construction.
 4. Enclosures for refuse containers are not required, provided the containers are located in an area screened from view by a perimeter masonry screening wall or building, as shown on the site plan attached as Exhibit "C."
- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit "C."
1. Signs must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinances.
- D. *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.