

Non-Residential Planned Development (NR-PD) District No. 41

Land Use and Development Regulations

Lot 5R1, Block 6, Tapp Addition; 6201 Northeast Loop 820
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 and the Freeway Corridor Overlay District, with the addition of the following:
1. Indoor Shooting Range, including the following ancillary uses:
 - a. Firing range lanes
 - b. Gunsmith
 - c. Archery lanes
 - d. Classroom / Event Space
 - e. Retail sales of firearms and firearm accessories
 2. Merchandise storage for the purpose of regional store distribution shall not exceed 4,000 square feet nor more than one distribution truck per day. No distribution trucks or trailers shall be stored on-site.
 3. The sale and consumption of alcohol shall not be permitted when occupied by an Indoor Shooting Range use.
- B. *Development Standards.* Development of the property shall comply with the development standards of the C-2 Commercial zoning district, except as otherwise demonstrated on the attached Site Plan.
1. Landscaping shall be as approved on the attached Landscape Plan.
 2. Building articulation shall be as approved on the attached Building Elevations.
 3. The following improvements shall be made prior to final Certificate of Occupancy for any indoor shooting range use:
 - a. Install a 6-foot sidewalk along NE Loop 820 frontage
 - b. Replace the existing 4-foot sidewalk along Iron Horse Boulevard with a 6-foot sidewalk to meet the TOD standards
 - c. Replace six existing light fixtures along Iron Horse Boulevard with dual “bell style” fixtures to meet the streetscape design standards of Iron Horse Boulevard
 - d. Bring the existing refuse container enclosure up to current code by providing opaque metal gates
 - e. “Wrap” the six light pole bases along Iron Horse Boulevard mentioned above in leuders limestone to meet the intent of the Freeway Corridor Overlay District design standards.
 - f. Increase the screening wall height of the rear loading dock area to eight feet (8’) and provide the same architectural trim that is proposed on the building.

- C. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or Concept Plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.
- D. *Iron Horse District Gateway Feature.* The City of North Richland Hills shall have the option, by easement or other appropriate conveyance, at its own expense, to utilize the southwest corner of the property, approximately 1,400 square feet and depicted on Figure 1 below, for the purpose of a gateway feature or sign identifying the Iron Horse Transit Oriented Development District. The design of said entry feature shall be subject to approval by the underlying property owner.

Figure 1: Area of Possible Future Iron Horse District Gateway Feature

