

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3514 – Page 1 of 2**

Zoning Case ZC 2018-06  
Portion of Lot 1, Block 3, Woodbert Addition  
7601 Davis Boulevard, North Richland Hills, Texas

This Nonresidential 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-1 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-1 Commercial zoning district, as amended, with the addition of 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 shall 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 twenty (20) feet.
  4. The buffer yard adjacent to single-family residential property must be at least ten (10) feet wide. The 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 such as Verti-crete. Thin panel walls are prohibited. The wall must be constructed prior to the issuance of a building permit on the adjacent residential lot.
  6. The existing drive approach on Davis Boulevard near the south property line must be removed as part of the site development.
- C. *Amendments to Approved Planned Developments.* An amendment or revision to the Redevelopment Planned Development (RD-PD) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that zoned the land to the RD-PD district.

The city manager or designee may approve minor amendments or revisions to the RD-PD 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;

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3514 – Page 2 of 2**

Zoning Case ZC 2018-06

Portion of Lot 1, Block 3, Woodbert Addition  
7601 Davis Boulevard, North Richland Hills, Texas

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.