

Exhibit B – Land Use and Development Regulations – Ordinance No. 3521 – Page 1 of 2

Zoning Case ZC 2018-09
Lot 15R, Block 1, Thompson Park Estates
6425 Precinct Line Road, 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-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. Quick service restaurant.
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 shall comply with the development standards of the C-1 Commercial zoning district and the standards described below.

1. The site improvements shall be constructed as shown on the site plan attached as Exhibit "C."
2. All landscaping and irrigation shall be installed as shown on the site plan attached as Exhibit "C." The landscaping must be installed prior to the issuance of a certificate of occupancy.
3. A multi-tenant monument sign may be constructed on the site.
 - a. The original sign must not exceed the one hundred four (104) square feet in area and thirteen (13) feet in height.
 - b. The sign may contain sign panels for tenants located on Lot 17R, Block 1, Thompson Park Estates. The sign panels may not be used to advertise a tenant located on Lot 15R, Block 1, Thompson Park Estates. The total sign area of the panels must not exceed twenty-two (22) square feet.
 - c. Upon change of business on Lot 15R, Block 1, Thompson Park Estates, the circular sign topper must be removed. Any subsequent monument sign must not exceed the maximum area and maximum height standards contained in Section 106-13 of the sign regulations for multi-tenant signs.
4. Wall signs are permitted on three facades of the building.

C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.

1. The building design and appearance shall be as shown on the site plan attached as Exhibit "C".

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2. Cementitious fiberboard materials may be used on the facades of the building in proportions and locations indicated on the site plan attached as Exhibit “C”.

D. *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 NR-PD standards provided the amendment or revisions do 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.