

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

Zoning Case ZC 2020-09
Lot 7, Block A, Calloway Farm Addition
7625 Glenview Drive, North Richland Hills, Texas

This Redevelopment Planned Development (NR-PD) district must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning 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 the 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. Nursing home
 - 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. For the purposes of compliance with Chapter 106 (Signs) and Chapter 114 (Vegetation), the Property is considered a unified parcel as described by the boundary of Lot 7, Block A, Calloway Farm Addition, regardless of any future subdivision of the site.
 - 2. The owner(s) of the Property are jointly and separately responsible for the maintenance of all common amenities, landscaping, signage, driveways, irrigation, and other site improvements.
 - 3. A common access easement must be dedicated to provide access for all lots to the drive approach on Booth Calloway Road within one year of the effective date of this ordinance.
- C. *Amendments to Approved Planned Developments.* An amendment or revision to the NR-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 NR-PD district.
- D. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

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;

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4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.