

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

Zoning Case ZC 2021-01
Portion of Tract 5, Thomas Peck Survey, Abstract 1209.
8337 Davis Boulevard, North Richland Hills, Texas

This Residential Planned Development (R-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of R-7-MF Multifamily. The following regulations shall be specific to this R-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 R-PD shall be limited to those permitted in the R-7-MF Multifamily zoning district, as amended, with the addition of and subject to the following.

1. Independent senior-living cooperative.
2. Any land use requiring a special use permit in the R-7-MF Multifamily zoning district, as amended, is only allowed if a special use permit is issued for the use.
3. Any land use prohibited in the R-7-MF Multifamily zoning district, as amended, is also prohibited.

B. *Site development standards.* Development of the property shall comply with the development standards of the R-7-MF Multifamily 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. Lot dimensions and setbacks are as follows.

STANDARD	MINIMUM REQUIREMENT
Lot width	300 feet
Lot depth	300 feet
Front building line	25 feet
Side building line	25 feet
Rear building line	35 feet

3. Landscaping must be installed as shown on the site plan attached as Exhibit “C” and must comply with the following standards.
 - a. All trees planted on the site must be container grown trees. Ball and burlap trees are prohibited.
 - b. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass.
 - c. The landscaping must be installed prior to the issuance of a certificate of occupancy.
4. Fencing must be designed as shown on the site plan attached as Exhibit “C” and must comply with the following standards.

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- a. A minimum eight-foot tall masonry screening wall must be constructed on the west property line where the site abuts single-family residential property. The wall must be constructed as a traditional masonry wall or a pre-cast product.
5. Driveway on the property must comply with the following standards.
 - a. The western driveway must be gated and used for emergency access only. The gate must include Opticom and KnoxBox access systems. The design of the driveway and gate is subject to final approval by the Fire Marshal and City Engineer.
6. Parking on the property must comply with the following standards.
 - a. The minimum parking requirement is 1.5 spaces per dwelling unit.
 - b. At least 83 parking spaces must be provided on the property. Of these spaces, at least 57 parking spaces must be provided in the underground parking area.
 - c. Carports are prohibited on the property.
7. Sidewalks and crosswalks must be designed as shown on the site plan attached as Exhibit “C” and must comply with following standards.
 - a. All crosswalks across driveways must be constructed of stamped and stained concrete.
- 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 of the independent senior-living apartments must be as shown on the site plan attached as Exhibit “C.”
 - a. Window sills are required. Sill must be constructed of masonry, metal, or wood, and sloped to drain.
 - b. Window trim or panning is required.
 - c. Balcony floors must constructed as a solid surface. Metal grates are prohibited.
 - d. The top of balcony railings must be convex shaped to prevent the placement of objects on the railing.
 - e. A cornice must be provided at the top of all facades that do not utilize a pitched roof.
 - f. Gutters and downspouts must be constructed of architectural metals if visible on the façade. Open scuppers are prohibited.
 2. Site and wall signage must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinance.
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the Residential Planned Development (R-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 R-PD district.

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The city manager or designee may approve minor amendments or revisions to the R-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;
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.