

Exhibit B – Land Use and Development Regulations – Ordinance No. 3818 – Page 1 of 2

Zoning Case ZC21-0008

Lot 1, Block 10, Snow Heights North Addition
5300 Rufe Snow Drive, North Richland Hills, Texas

This Nonresidential 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. 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 must be constructed as shown on the site plan attached as Exhibit "C."
 2. Landscaping must be installed as shown on the site plan attached as Exhibit "C" and in compliance with the standards described below.
 - a. The landscape setbacks adjacent to Rufe Snow Drive must be at least ten (10) feet in width.
 - b. Trees planted on the site must be from container-grown stock.
 3. The drive-through components on the site must comply with Section 118-633(26) of the zoning ordinance.
 4. The power lines that service the building must be placed underground and the power poles removed.
 5. The existing pole sign on the property must be removed prior to the issuance of a certificate of occupancy for the building.
- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit "C" and the standards described below.
1. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances and the standards described below.

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- D. *Amendments to Approved Planned Developments.* An amendment or revision to the RD-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 RD-PD district.
- E. *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;
4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.