

Special Use Permit (SUP)
Land Use and Development Regulations

Special Use Permit Case SUP 2017-04
Tapp Addition, Block 4, Lots 3 and 9
5121 Rufe Snow Drive and 6665 NE Loop 820, North Richland Hills, Texas

This Special Use Permit (SUP) shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the base zoning district of C-2 Commercial. The following regulations shall be specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

A. *Permitted Land Uses.* The uses authorized by this Special Use Permit shall be limited the following:

1. Quick service restaurant

B. *Site development standards.* Development of the property shall comply with the development standards of the C-2 Commercial zoning district and the standards described below.

1. Building location and appearance of the building shall be as shown on the site plan attached as Exhibit "C".

2. Landscaping shall be installed as shown on the landscape plan attached as Exhibit "C". The landscaping must be installed prior to the issuance of a certificate of occupancy.

3. The width of the drive-through lane shall not exceed thirty (30) feet.

4. Lot 9, Block 4, Tapp Addition, shall be used for signage and landscaping purposes only.

C. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or site plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.