

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

Zoning Case ZC26-0165
Lot 5R, Block 1, Northland Shopping Center Addition
6238 Rufe Snow Drive, North Richland Hills, Texas

This Planned Development (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-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.* A special use permit is authorized for a secondhand goods dealer on the property.
- 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. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the secondhand goods dealer is still in operation at the time of expiration, the business shall be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.
- D. *Amendments to Approved Planned Developments.* An amendment or revision to the 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 special use permit.

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