

## Exhibit B – Land Use and Development Regulations – Ordinance No. 3845 – Page 1 of 2

Special Use Permit Case ZC24-0091  
Lot 1, Block 35, Holiday West Addition  
5600 Rufe Snow Drive, North Richland Hills, Texas

This Special Use Permit (SUP) 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 Special Use Permit. Where these regulations conflict with or overlap with another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

- A. *Permitted land use.* A special use permit is authorized for a wine bar on the property.
- 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 roof-mounted floodlight fixtures must be removed from the building.
  2. Landscaping on the property must comply with the following standards.
    - a. *Parking lot landscaping.* One large shade tree must be planted in each landscape island in the parking lot. Additionally, the concrete island near the center of the property must be converted to a landscape island.
    - b. *Trees.* The shade trees must be at least three (3) caliper inches in size as measured one foot from the ground and at least seven (7) feet in height at the time of planting.
    - c. *Irrigation.* 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.
  3. Refuse container enclosures must be constructed or renovated for all refuse containers on the lot. The enclosures must comply with the standards contained in Section 118-874 (Screening of outdoor refuse containers) of the zoning ordinance.
  4. The site improvements required by this subsection must be installed and completed prior to the issuance of a certificate of occupancy.
- C. *Operational standards.* The operation of the wine bar must comply with the standards described below.
  1. The retail sales of alcoholic beverages for on-premises consumption must not exceed seventy-five percent (75%) of the establishment's gross revenue.
  2. The special use permit does not authorize or permit certification by the City of a mixed-beverage license or permit at the location.
- D. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the wine bar is still in operation at the time of expiration, the business will be considered a legal non-conforming use and may continue operation subject to the standards described in Section 118-153 of the zoning ordinance.
- E. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an

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amendment or revision must include all land described in the original ordinance that approved the special use permit.

- F. *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.