

Exhibit B – Land Use and Development Regulations – Ordinance No. 3733 – Page 1 of 2

Special Use Permit Case ZC21-0011
Lot 1R, Block 4, Industrial Park Addition
5555 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-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 quick service restaurant 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.”
 - 2. Landscaping must be installed as shown on the site plan attached as Exhibit “C” and the standards described below.
 - a. A landscape plan for the project must be prepared by a Registered Landscape Architect and be approved by the Development Review Committee prior to the issuance of a building permit.
 - b. If existing trees located adjacent to the drive approaches cannot be preserved, then replacement trees of an equivalent species and caliper must be planted on the property.
 - c. 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.
 - d. The landscaping must be installed prior to the issuance of a certificate of occupancy.
 - 3. The drive-through components on the site must comply with Section 118-633(26) of the zoning ordinance and the standard described below.
 - a. The drive-through lane improvements must be constructed as shown on the site plan attached as Exhibit “C,” including lane widths, pavement markings, and menu board locations.
 - b. The menu board must not be located within the visibility sight triangle of the westernmost driveway.
 - c. The drive-through stacking lane and pickup window may be located on the south side of the building between the building and Browning Drive.
 - 4. A four-foot wide sidewalk and curb ramps must be constructed adjacent to Browning Drive as shown on the site plan attached as Exhibit “C.”

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5. A four-foot wide pedestrian access connection to the sidewalk and curb ramp must be constructed as shown on the site plan attached as Exhibit “C.” The pedestrian access must include a striped crosswalk from the curb ramp across the drive-through area that connects to a curb ramp in the sidewalk in front of 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. The existing lighting fixtures on the west facade building must be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance.
 2. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances.
- D. *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 amendment or revision must include all land described in the original ordinance that approved the special use permit.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the quick service restaurant 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.
- 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.