

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

Zoning Case ZC25-0142
Lot 1A1, Block 1, Wal-Mart Addition
9101 North Tarrant Parkway, North Richland Hills, Texas

The development of the property must adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and the development standards of Planned Development 36, as approved and amended by City Council on February 26, 2024 (Ordinance 3841) and February 6, 2025 (Ordinance 3896). Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted use.* The permitted uses and development regulations originally adopted by Ordinance 2548 for Planned Development 36 remain effective and in place. Additionally, one (1) heliport/landing field for drone delivery services is authorized on the property, subject to the standards described below.
- B. *Site development standards.* The site development must comply with the development standards of Planned Development 36 and the standards described below.
 - 1. The site improvements must be constructed as shown on the site plan attached as Exhibit “C.”
 - 2. The fence around the landing field may be screened by a chain link fence, provided the fence is vinyl-clad or powder-coated in black or dark green.
 - 3. A temporary storage container may be placed inside the fenced area for the storage of drone aircraft and associated equipment.
 - 4. The size of the landing field must not exceed five thousand (5,000) square feet.
 - 5. Permanent electric power to the landing field must be established by February 25, 2026. Service lines for electric power must be placed underground. After this date, the use of temporary generators is prohibited.
 - 6. Autoloader equipment may be constructed on the property in the area shown on the site plan attached as Exhibit “C.”
- C. *Operational standards.* The operation of the drone delivery service development must comply with the standards described below.
 - 1. The drone delivery operations are considered a conditional permit and approval will expire on February 25, 2028. After such time, the property owner may seek approval from the City Council to continue the drone delivery service operations.
- D. *Amendments to Planned Developments.* An amendment or revision to the Planned Development must 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 zoned the land to the PD district.

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

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5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.