

Exhibit B – Land Use and Development Regulations – Ordinance No. 3621 – Page 1 of 2

Zoning Case ZC 2019-07
Lot 1R2R2, Block 25, Snow Heights Addition
6800 NE Loop 820, North Richland Hills, Texas

This Redevelopment Planned Development (RD-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-1 Commercial. The following regulations are specific to Lot 1R2R2, Block 25, Snow Heights Addition. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction will prevail.

A. *Permitted land uses.* Uses in the RD-PD are limited to those permitted in the C-1 Commercial zoning district, as amended, with the addition of and subject to the following.

1. Quick service restaurant
2. Any land use requiring a special use permit in the C-1 Commercial zoning district, as amended, is only allowed if a special use permit is issued for the use.
3. Any land use prohibited in the C-1 Commercial zoning district, as amended, is also prohibited.

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 site improvements must be constructed as shown on the site plan attached as Exhibit “C” and the standards described below.
 - a. The refuse container enclosure must be located at least five (5) feet from the south property line.
 - b. A drive aisle connection to the property to the east is prohibited on the south side of the lot.
2. Landscaping must be installed as shown on the site plan attached as Exhibit “C” and the standards described below.
 - a. Landscape areas must cover at least 14.75% of the lot area.
 - b. The landscape buffer adjacent to the south property line must be at least five (5) feet in width.
3. The drive-through components on the site must comply with Section 118-633(26) of the zoning ordinance and the standards described below.
 - a. The menu board and speaker must be located at least thirty-five (35) feet from the south property line.

C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.

1. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances and the standards described below.
 - a. Wall signs are permitted on two facades of the building, as shown in Exhibit “C.”

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- D. *Amendments to Approved Planned Developments.* An amendment or revision to the RD-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 RD-PD district.
- E. *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.