

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

Zoning Case ZC 2019-08  
Lot 1R, Block 18, Clear View Addition  
5100 Davis Boulevard, 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 this RD-PD district. 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 minimum rear building is twenty-two (22) feet.
    - b. The refuse container enclosure must be located at least five (5) feet from the east property line.
    - c. The existing masonry fence located on the east property line must be maintained as the required screening fence between residential and non-residential property. Maintenance or repair of the fence as a screening fence is the responsibility of the non-residential property owner. If the non-residential property owner removes or replaces the fence, the new fence must comply with the standards contained in Section 118-871 of the zoning ordinance.
  2. Landscaping must be installed as shown on the site plan attached as Exhibit “C.”
  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 drive-through stacking lane may be located on the south side of the building between the building and Standley Street.
    - b. The menu board and speaker must be located at least thirty (30) feet from the east 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.

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1. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances and the standards described below.
  - a. The monument sign on the property must be relocated to the area shown in Exhibit “C.” The sign may encroach up to two (2) feet into the narrowest portion where the two overlapping sight visibility triangles intersect between the driveway and Standley Street.
  - b. The wall signs on the north and west elevations of the building may be located on the portions of the elevation above the parapet of the structure, as shown in Exhibit “C.”
- 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.