

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

Zoning Case ZC24-0116
Portion of Lot 3, Block 1, Richland Terrace Addition
7601 Boulevard 26, North Richland Hills, Texas

This Planned Development (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-2 (Commercial). The following regulations are supplemental to the standards for provided for Planned Development 114 as approved by Ordinance 3721 and are specific to the use described below. Where these regulations conflict with or overlap another ordinance, easement, covenant, or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted land uses.* One (1) quick service restaurant is permitted 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.” All trees planted on site must be container-grown trees.
 - 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 special use permit exhibit attached as Exhibit “C,” including pickup window, lane widths, pavement markings, and menu board locations.
- 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 quick service restaurant must be at least two thousand (2,000) square feet in floor area.
 - 2. 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 three facades of the building.
- D. *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.
- E. *Amendments to Approved Planned Developments.* An amendment or revision to the 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 PD district.

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- 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.