

Redevelopment Planned Development (RD-PD) District

Land Use and Development Regulations

Lots 1R1R1, 1R1R2, and a Portion of Lot 1-R-2; Block 25, Snow Heights Addition
North Richland Hills, Texas

This Redevelopment Planned Development (RD-PD) District shall adhere to all the conditions of the North Richland Hills Code of Ordinances, as amended, and adopt a base district of C-1 Commercial. The following regulations shall be specific to this RD-PD District. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction shall prevail.

I. ZONING

A. *Permitted Land Uses.* Uses in this RD-PD shall be limited to the following:

1. Full service restaurant.

B. *Development Regulations.* Development of this property shall be in compliance with the following standards and the Concept Plan.

1. *Development Standards.* Development of the property shall comply with the development standards of the C-1 Commercial zoning district. Except the following:
 1. 15' Building setback along Frontage Rd.
 2. Visibility sight triangles shall be measured from edge of pavement and not property line.
2. *Restaurant Limitations.* The number of full service restaurants shall be limited to two (2) establishments.
3. *Pickup service.* Pickup windows are permitted.
4. *Signs.* Allowable signs listed below (refer to Concept Plan for approximate locations of all signs)
 1. Building Sign: (refer to sign rendering)
 2. Monument Sign: 2-sided directional sign with maximum 150 sf per face and a maximum height of 15'-0" (refer to sign rendering)
 3. Decorative Sign: (refer to sign rendering)
 4. Pole Sign: (refer to rendering)
 5. Directional sign: 2-sided directional sign with maximum 50 sf per face and a maximum height of 8'-0".
 6. Directional pole sign: 2-sided pole sign with maximum 50 sf per face and a maximum height of 25'-0"
 7. Building directional signs (multiple): single and double sided signs (building mounted, blade style or pole sign) with maximum 50 sf per face and a maximum height of 25'-0". (to identify entrances into buildings/patio areas)
 8. Building accent neon (neon, LED, fiber optic or other similar continuous linear accent light source): not limited to specific color. (refer to concept renderings)

5. Architectural.

1. Exterior Materials and Colors

- A. Required masonry percentage. NO minimum masonry requirements. (for reference, below is the actual masonry coverage % for each building)

BABE'S		
ELEVATION	SF	ACTUAL %
SOUTH ELEVATION - PRIMARY		
MASONRY	1418	70%
METAL/WOOD	422	21%
DOORS/WINDOWS	173	9%
TOTAL ELEV. SF	2013	100%
NORTH ELEVATION - SECONDARY		
MASONRY	1187	54%
METAL/WOOD	885	40%
DOORS/WINDOWS	137	6%
TOTAL ELEV. SF	2209	100%
WEST ELEVATION - SECONDARY		
MASONRY	1456	62%
METAL/WOOD	862	37%
DOORS/WINDOWS	31	1%
TOTAL ELEV. SF	2349	100%
EAST ELEVATION - SECONDARY		
MASONRY	1553	75%
METAL/WOOD	242	12%
DOORS/WINDOWS	278	13%
TOTAL ELEV. SF	2073	100%

SWEETIE PIE'S		
ELEVATION	SF	ACTUAL %
SOUTH ELEVATION - PRIMARY		
MASONRY	1123	45%
METAL	1113	45%
DOORS/WINDOWS	233	9%
TOTAL ELEV. SF	2470	100%
NORTH ELEVATION - SECONDARY		
MASONRY	1026	33%
METAL	1813	58%
DOORS/WINDOWS	284	9%
TOTAL ELEV. SF	3123	100%
WEST ELEVATION - SECONDARY		
MASONRY	96	5%
METAL	1637	83%
DOORS/WINDOWS	236	12%
TOTAL ELEV. SF	1969	100%
EAST ELEVATION - SECONDARY		
MASONRY	959	47%
METAL	1026	50%
DOORS/WINDOWS	66	3%
TOTAL ELEV. SF	2051	100%

- B. NO minimum glass requirements.
- C. Material exceptions. All masonry types, including concrete cinder block, shall be grouped under a single masonry category.
- D. Color.
1. NO fluorescent colors to be used on main or secondary facades.
 2. Not limited to NEW materials (majority of materials used will be reclaimed, or new, modified to appear aged).
 3. Not limited to specific color palette.
 4. Neon, LED, Fiber Optic or other similar accent lighting allowed per example is Sign submittal. Not limited to specific color.
- E. Roofs.
1. New or reclaimed metal/corrugated or other profile (new will be modified to appear aged).
 2. New or reclaimed clay tile roof.
 3. Asphalt shingle roof (used in minimum quantity).

2. Mechanical Equipment-

- A. Screening of mechanical equipment shall be done as it relates to the architecture of the structures. Screen may consist of a physical screen or a modified finish on the equipment to give it an aged appearance appropriate to the building design. Full screening from public view not required.

- 6. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or Concept Plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Redevelopment Planned Development in the same manner as the original.

II. PD EXHIBITS

- 1. Zoning Exhibit
- 2. Concept Plan
- 3. Building Elevations
- 4. Sign Package