

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

Special Use Permit Case ZC23-0078
Lot 9A2, Block 9, Richland Hills West Addition
6647 Boulevard 26, North Richland Hills, Texas

This Special Use Permit (SUP) 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 shall be specific to this special use permit. Where these regulations conflict with or overlap another ordinance, easement, covenant, or deed restriction, the more stringent restriction shall prevail.

- A. *Permitted land uses.* A special use permit is authorized for a trade or business school (cosmetology school) on the property.
- 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 as follows:
 - a. The parking spaces on the lot must be striped and comply with the standards contained in Section 118-832 (Minimum parking requirements) of the zoning ordinance.
 - b. At least one van-accessible parking space must be provided, as required by ADA Standards for Accessible Design. An accessible route must be provided from the space to the building.
 - c. The parking lot surface at the drive entrance on Boulevard 26 must be repaired and comply with the standards contained in Section 118-832 (Minimum parking requirements) of the zoning ordinance.
 - d. At least one large tree or two ornamental trees must be planted in the area between the building and Jerrell Street. The landscape area must be irrigated with an automatic underground irrigation system.
 - e. The existing wall sign for the business must be replaced with a channel letter sign.
 - f. The site improvements required by this subsection must be completed by May 31, 2024.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the trade or business school 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.
- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit 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 special use permit.

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- 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.