

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

Special Use Permit Case ZC25-0140  
Lot J, Block 14, Richland Terrace Addition  
5105 Commercial Drive, 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-2 (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 contractor's office with shop and garage 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. New or replacement exterior wall pack and light fixtures on the building and site must comply with the standards contained in Section 118-728 (Outdoor lighting) of the zoning ordinance.
  - 3. An eight-foot tall fence must be constructed on the west property line where the site abuts residential property. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps.
  - 4. The existing chain link fence and driveway gate on Commercial Drive must be replaced with a cedar fence and gate. The fence must be a pre-stained board-on-board cedar fence with top cap and side trim; metal posts, brackets, and caps. The gate may be required to include automatic and manual access systems for emergency services access as required by the Fire Marshal.
  - 5. The existing chain link fence on the north side of the building must be removed.
  - 6. Outdoor storage is prohibited on the west side of property between the building and adjacent residential property.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the contractor's office with shop and garage 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.

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.