

Exhibit B – Land Use and Development Regulations – Ordinance No. 3560 – Page 1 of 1

Special Use Permit Case SUP 2018-11
Lot 1R1, Block 1, Walker Branch Addition
8401 Boulevard 26, North Richland Hills, Texas

This Special Use Permit (SUP) shall 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 use.* A special use permit is authorized for a microbrewery and brewpub as defined by the Texas Alcoholic Beverage Code 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 area is limited to 3,300 square feet located as shown on the site plan attached as Exhibit "C."
 2. The awnings of the lease space must be replaced with solid black or red color to match the existing awnings associated with other spaces in the shopping center.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the microbrewery 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. *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, Town Center Design Guidelines, and this Ordinance may be administratively approved by the Town Center Architect, Town Center Design Review Board, and City Development Review Committee.
- The city manager or designee may approve minor amendments or revisions to the Special Use Permit 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. Significantly decrease on-site parking requirements;
 5. Reduce minimum yards or setbacks; or
 6. Change traffic patterns.
- E. *Other Regulations.* The microbrewery and brewpub shall comply with all regulations and requirements as set forth in Chapter 6, Article I, of the North Richland Hills Code of Ordinances, as it applies.