

Exhibit B – Land Use and Development Regulations – Ordinance No. 3538 – Page 1 of 1

Special Use Permit Case SUP 2018-07
Lot 2R, Block 1, UICI Addition
8825 Bud Jensen Drive, 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 O-1 Office. 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 one (1) communications tower on the property.
- B. *Communications tower standards.* The communications tower must comply with the standards described below.
 - 1. The tower must be located as shown on the site plan attached as Exhibit “C.”
 - 2. The overall height of the communications tower, including lightning rod, must not exceed one hundred three (103) feet.
 - 3. The tower must be designed as a stealth or concealment tower. The antennas must be concealed from view and located inside the tower.
 - 4. The tower must be designed to accommodate at least two (2) wireless carriers.
- C. *Site development standards.* The site development must comply with the standards described below.
 - 1. The lease area must be enclosed by a six-foot tall masonry screening wall. The wall may include access gates as shown on the site plan attached as Exhibit “C.”
 - 2. The tower setback from the north property line must be at least ten (10) feet.
 - 3. The tower setback from the east property line must be at least twenty-five (25) feet.
 - 4. Two (2) canopy trees must be planted on the west side of the masonry wall enclosure.