

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

Special Use Permit Case ZC22-0043
Lot 1, Block 1, Fort Worth Christian School Addition
6200 Holiday Lane, 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 U (school, Church, and Institutional). 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 elevated lights associated with the softball field and tennis courts.
- B. *Site development standards.* Development of the property must comply with the development standards of the U (school, Church, and Institutional) 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. The elevated lighting on the site must comply with Section 118-728 (Outdoor lighting) of the zoning ordinance.
 - 3. The mounting height of luminaires at the softball field must not exceed seventy (70) feet above grade.
 - 4. The mounting height of luminaires at the tennis courts must not exceed sixty (60) feet above grade.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the elevated lighting is still in operation at the time of expiration, the use 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.
- 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;

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5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.