

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

Special Use Permit Case SUP 2018-08
Lot 1, Block 2, Richland Terrace Addition
7605 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-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 use.* A special use permit is authorized for fuel sales in conjunction with a convenience store on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the underlying C-2 Commercial zoning district and the standards described below.
 1. The site improvements must be as shown on the site plan attached as Exhibit “C.”
 2. Light fixtures located in the parking lot and on the fuel pump canopy must be positioned so the fixture is parallel with the ground.
 3. The installation or use of luminous tube lighting on the windows and doors of the building or fuel pump canopy is prohibited.
 4. Landscaping on the property must be designed as shown on the landscape plan attached as Exhibit “C” and is subject to the following.
 - a. The two Shumard red oak trees on the southwest side of the property must be replaced with trees that are at least three (3) caliper inches in diameter.
 - b. All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors.
 - c. The landscaping must be installed prior to the issuance of a certificate of occupancy.
 5. If the size of the building or fuel canopy is increased, the following improvements must be made to the property.
 - a. The driveways on the property must be consolidated into a single driveway. The width of the driveway must not exceed thirty-five (35) feet in width.
 - b. A sidewalk must be constructed adjacent to Boulevard 26. The sidewalk must be five (5) feet wide and located in the right-of-way.
 - c. A vehicle connection must be constructed from this property to the property on the south side of the lot. The connection must be at least twenty-four (24) feet in width. A common access easement must be provided for the connection.

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- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If fuel sales are 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. *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 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.