

Exhibit B – Land Use and Development Regulations – Ordinance No. 3654 – Page 1 of 2

Special Use Permit Case SUP 2020-03
Lots 2R and 6, Block 23, Clearview Addition
7924 Maplewood Avenue, 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 a microbrewery 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. Exterior lighting must comply with the requirements of Section 118-728 of the zoning ordinance.
 3. The installation or use of luminous tube lighting on the windows and doors of the building is prohibited.
 4. The following improvements must be completed prior to the issuance of the certificate of occupancy of the building.
 - a. The six-foot tall masonry screening wall must be constructed along the common property line with the adjacent single-family residential lots identified as Lots 5 and 7, Block 23, Clear View Addition. The wall must be constructed as a traditional masonry wall or a pre-cast concrete panel product.
 - b. All exterior building improvements must be constructed as shown on the site plan attached as Exhibit “C.” These improvements include the parapet wall on the front façade and the storefront windows on the overhead doors.
 - c. The pavement must be removed between the eastern drive approach and the building as shown on the site plan attached as Exhibit “C.” The parking spaces must be striped.
 - d. The landscaping in the area between the building and Maplewood Avenue must be installed, as shown on the site plan attached as Exhibit “C.” At least three (3) canopy trees and all shrubs previously approved must be planted. An automatic underground irrigation system with rain and freeze sensors must be installed. Trees may be spaced so as to not block the view of the future mural.
 5. The following improvements must be completed within one year of the issuance of the certificate of occupancy of the building.
 - a. The landscaping in the buffer yard area adjacent to the single-family residential lots must be installed, as shown on the site plan attached as Exhibit “C.” At least five (5) ornamental trees must be planted at 15-feet on center. An automatic underground irrigation system with rain and freeze sensors must be installed.

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- b. The enclosure for the refuse container must be constructed. The enclosure must comply with the standards contained in Section 118-874 of the zoning ordinance.
- C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit “C” and the standards described below.
1. The building design and appearance must be as shown on the site plan attached as Exhibit “C.”
 2. A painted mural is permitted on the north façade of the building, subject to the following standards.
 - a. The size of the mural must not exceed sixty percent (60%) of the wall area of the north façade. The mural must not display or connote a commercial message.
 - b. The final design must be submitted for review and approval by the Development Review Committee.
 - c. Written permission from the original artist must accompany the design submittal.
- D. *Operational standards.* The operation of the microbrewery and brewpub must comply with the standards described below.
1. Outdoor speakers are prohibited on the outdoor seating area located on the west side of the building.
 2. The outdoor seating area located on the west side of the building must not be open later than 9:30 PM.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the brewpub 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.
- F. *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 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.