

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

Special Use Permit Case ZC25-0141
Lot 1R, Block 6, Tapp Addition
6401 NE Loop 820, 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 one (1) heliport/landing field for drone delivery services on the property.
- B. *Site development standards.* The site development must comply with the standards described below.
 - 1. The site improvements must be constructed as shown on the site plan attached as Exhibit “C.”
 - 2. The size of the landing field must not exceed five thousand (5,000) square feet.
 - 3. The fence around the landing field may be screened by a chain link fence, provided the fence is vinyl-clad or powder-coated in black or dark green.
 - 4. A temporary storage container may be placed inside the fenced area for the storage of drone aircraft and associated equipment.
 - 5. Permanent electric power to the landing field must be established by February 25, 2026. Service lines for electric power must be placed underground. After this date, the use of temporary generators is prohibited.
 - 6. Autoloader equipment may be constructed on the property in the area shown on the site plan attached as Exhibit “C.”
- C. *Operational standards.* The operation of the drone delivery service development must comply with the standards described below.
 - 1. The drone delivery operations are considered a conditional permit and approval will expire on February 25, 2028. After such time, the property owner may seek approval by City Council to continue the drone delivery service operations.
- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit (SUP) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that approved the SUP.

The city manager or designee may approve minor amendments or revisions to the SUP 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;
- 5. Reduce minimum yards or setbacks; or
- 6. Change traffic patterns.