

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

Special Use Permit Case SUP 2021-02
Lot FR, Block 14, Richland Terrace Addition
5121 Davis Boulevard, 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 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 land uses.* A special use permit is authorized for a cigarette and cigar store 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. All site improvements must be installed prior to the issuance of a certificate of occupancy.
 - 2. Landscaping must be installed in the area between the sidewalk and parking lot on the Davis Boulevard frontage. A landscape plan for the area must be approved by the Development Review Committee prior to installation of landscape materials.
 - 3. The nonconforming pole sign on the property must be removed.
 - 4. The parking spaces and fire lane striping on the property must be repainted.
 - 5. The existing lighting fixtures on the building must be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance.
- C. *Operational standards.* The operation of the cigarette and cigar shop must comply with the standards described below.
 - 1. The cigarette and cigar shop must not exceed one thousand five hundred fifty (1,550) square feet in floor area.
 - 2. Water pipes, hookahs, electronic cigarettes, and electronic vaping devices may be sold, provided the activity does not occupy an area greater than fifteen (15) percent of the primary use or generate greater than fifteen (15) percent of gross receipts.
- 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. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the cigarette and cigar shop 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.

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