

Exhibit B – Land Use and Development Regulations – Ordinance No. 3845 – Page 1 of 2

Special Use Permit Case ZC23-0088
Lot 4R, Block 1, Northland Shopping Center Addition
6246 Rufe Snow Drive, 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-1 (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 secondhand goods dealer on the property for a maximum floor area of 28,000 square feet.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (Commercial) zoning district and the standards described below.
 1. Lighting on the site must comply with Section 118-728 (Outdoor lighting) of the zoning ordinance and the standards described below.
 - a. All pole-mounted light fixtures must be adjusted to a 90-degree angle so that light is directed downward.
 - b. The wall packs on the rear of the building must be replaced with conforming fixtures.
 2. The parking lot on the property must comply with the following standards.
 - a. The parking spaces adjacent to Rufe Snow Drive must be converted to parallel parking spaces. The spaces must have a stall depth of eight (8) feet and stall width of 22 feet.
 - b. If the parking spaces are not converted to parallel spaces, the spaces must be removed, and a fifteen-foot (15-foot) landscape setback installed as required by Section 114-71 (Landscaping regulations) of the Code of Ordinances.
 3. Refuse container enclosures must be constructed or renovated for all refuse containers on the lot. The enclosures must comply with the standards contained in Section 118-874 (Screening of outdoor refuse containers) of the zoning ordinance.
 4. The site improvements required by this subsection must be completed prior to issuance of a final Certificate of Occupancy for the secondhand goods dealer use.
- C. *Operational standards.* The operation of the secondhand goods dealer must comply with the standards described below.
 1. The use of outdoor storage areas, containers, donation bins, or pods is prohibited.
- D. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the secondhand goods dealer 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.
- E. *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

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amendment or revision must include all land described in the original ordinance that approved the special use permit.

- 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 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.