

LAND USE AND DEVELOPMENT REGULATIONS

Special Use Permit Case SUP 2017-05

Amerco Addition, Block A, Lot 1

8213 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 structure.* A waiver of the masonry requirement is authorized for one (1) shade cover. The shade structure shall not exceed one thousand (1,000) square feet in area.
- B. *Development standards.* Development of the property shall comply with the C-2 Commercial zoning district and the standards described below.
 - 1. The location and setbacks of the shade structure shall be as shown on the attached site plan.
 - 2. The support columns shall be steel columns with a powder coat finish.
 - 3. Landscape planting areas shall be installed on both sides of the driveway entrance on Boulevard 26. Each planting area shall be at least fifty (50) square feet in area and contain at least fifteen (15) evergreen shrubs or ornamental grasses.
 - 4. All wall pack lights on the exterior of the building shall be replaced with conforming fixtures as provided in Section 118-728 of the zoning ordinance. The use of luminous tube lighting on the building or shade structure is prohibited.
- C. *Operational standards.* The following activities are permitted to be performed under the shade structure. General vehicle repair or installation of vehicle accessories is prohibited outside the building.
 - 1. Receive and dispatch trucks and trailers, including visual inspection of conditions of vehicle, tires, body, and fluids.
 - 2. Cleaning of windshields and mirrors.
 - 3. Demonstration of vehicle operation to customers.
- D. *Administrative Approval of Site Plans.* Site plans that comply with all development-related ordinances and this Ordinance shall be administratively approved by the Development Review Committee. Substantial deviations or amendments from the development standards or site plan, as determined by the City Manager or his/her designee, shall require a revision to the approved Special Use Permit in the same manner as the original.