

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3566 – Page 1 of 2**

Special Use Permit Case SUP 2018-10  
Lots A3, AR1A, B1A, and B1B, Calloway Addition  
Lot 1C, Block E, Calloway Farm Addition  
7724 and 7740 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. *Site plan.* The auto shade structures must be installed in accordance with the site plan attached as Exhibit “C.”
- B. *Compliance with development standards.* Construction of the auto shade covers must comply with Section 118-713 of the Zoning Ordinance, except as amended below:
  - 1. A waiver of the exterior materials standard is authorized for the columns of the auto shade structures as shown on the site plan attached as Exhibit “C.”
  - 2. Canopy fabric and sewing thread must carry a minimum ten-year limited manufacturer’s warranty against failure from significant fading, deterioration, breakdown, outdoor heat, cold, or discoloration. Any evidence of such failures requires replacement by this ordinance within 90 days of notice by the City.
  - 3. Notwithstanding the conditions of this section, all canopy fabric must be replaced after a maximum 10 years of use.
  - 4. Shade structures damaged by misuse, willful, or intentional damage, vandalism, contact with chemicals, cuts, or Acts of God (i.e. tornado, hail, hurricane, micro/macros burst, earthquake, wildfires, etc.); ice, snow, or wind loads in excess of the designed load parameters engineered for the supplied structures must be repaired or replaced within a period of 90 days after receiving notification by the City or will be considered in violation of this Ordinance.
  - 5. All canopy fabric and sewing thread within the property must be of the same color and must be taut to manufacturer’s design specifications.
  - 6. Canopy fabric, sewing thread, and canopy structures must be of a subtle, neutral, or earth-tone color. Bright, pure tone primary or secondary colors, high intensity or fluorescent colors are prohibited.
- C. *Lighting.* Lighting on the site shall comply with Section 118-728 of the Zoning Ordinance and the standards described below.
  - 1. Light fixtures located adjacent to NE Loop 820 and Booth Calloway Road must be positioned or shielded to minimize light trespass so that the maximum illumination at the property line does not exceed one-half foot candle.
  - 2. The light poles on both properties must be painted the same color to provide a consistent appearance across both sites.