

Exhibit B – Land Use and Development Regulations – Ordinance No. 3581 – Page 1 of 1

Special Use Permit Case SUP 2019-07
Lot 1R1, Block AB, The Venue at HomeTown
6020 Parker Boulevard, 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 TC Town Center. 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 a tap room on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the TC Town Center zoning district.
- C. *Operational standards.* The operation of the tap room must comply with the standards described below.
 - 1. The tap room must not be open later than 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday.
 - 2. The floor area for the tap room must not exceed two-thousand (2,000) square feet.
 - 3. Food may be delivered from other establishments or prepared off-site. Food may be heated on site only by oven or microwave oven. Fats, oils, or grease must not be disposed down any drain unless a grease trap is installed in accordance with City Code of Ordinances.
 - 4. For the purposes of Chapter 42 (Health) Article IV (Smoking and Other Tobacco Use Regulations), a tap room is not considered a bar.
 - 5. A second storefront door must be constructed to provide direct access the patio area from the interior lease space.
 - 6. Bicycle racks must be installed that are appropriate for the space and approved by the Development Review Committee and Town Center Architect.
- D. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the tap room 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. *Administrative Approval of Site Plans.* The city manager or designee may approve minor amendments or revisions to the Special Use Permit 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. Significantly decrease on-site parking requirements;
 - 5. Reduce minimum yards or setbacks; or
 - 6. Change traffic patterns.