

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

Special Use Permit Case SUP 2019-12
Lot 2R, Block 1, Hudiburg Addition
4921 Davis 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 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 use.* A special use permit is authorized for one (1) communications tower on the property.
- B. *Communications tower standards.* The communications tower must comply with the standards described below.
 - 1. The location of the tower and ancillary equipment shall be as shown on the site plan attached as Exhibit “C.”
 - 2. The overall height of the communications tower must not exceed seventy-five (75) feet.
 - 3. The tower must be designed to accommodate at least four (4) wireless carriers.
- C. *Site development standards.* The site development must comply with the standards described below.
 - 1. The tower setback from the south property line must be at least four (4) feet.
 - 2. The tower setback from the west property line must be at least twenty (20) feet.
 - 3. The lease area may be enclosed by a six-foot tall chain link fence internal to the property. If the property owner removes or replaces the fence on the south property line, the new fence adjacent to the lease area must comply with the masonry screening wall standards contained in Section 118-768(f) of the zoning ordinance.
 - 4. Landscaping must be installed as shown on the site plan attached as Exhibit “C.” The landscape plan is subject to final approval by the Development Review Committee.
- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit (SUP) shall be processed in the same manner as the original approval. The application for an amendment or revision shall include all land described in the original ordinance that approved the SUP.

The city manager or designee may approve minor amendments or revisions to the SUP 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;

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4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.