

WOODCREST

Candleridge Limited Partnership ("Applicant" and owner of North Hills Village Shopping Center) is requesting the Special Use Permit (SUP) in an effort to allow the normal retail operations for Northern Tool and Equipment ("NTE") within the North Hills Village Shopping Center.

NTE has been family owned and operated since its inception in 1981 and operates over 110 stores across the country. As a part of NTE's normal retail business at all of its locations they display trailers for sale on the exterior of the building. The purpose of the requested SUP is to accommodate NTE's needs for the outdoor display of their trailers for sale and the Permitted Use outlined below which will be incorporated into their lease with the Applicant.

The images shown on Exhibit A are examples of existing outdoor trailer displays at NTE locations in surrounding areas. NTE intends to install small ballards with trailer connections that allow for the merchandise to be securely displayed and stored. This newer style of display is minimal impact visually, minimal impact on the property, and less intrusive than the traditional fenced areas used by other retailers. Exhibit B shows where NTE intends to install the ballards and display the trailers within the center.

The Permitted Use as defined in the lease is as follows:

"Permitted Use: The Premises may be occupied and used for the purpose of operating a retail, wholesale store selling tools, hardware, hydraulics, gas engines, log splitter components, electrical supplies, trailers, trailer parts, tanks and industrial supplies and equipment and related accessories, together with (i) warehousing; (ii) a shop for service and assembly of products in the warehouse area; and (iii) the year-round display, storage and sale of welding gas, trailers, tractors, agriculture equipment and other large items displayed in the "Outside Display Area" (generally depicted on Exhibit A-2 attached hereto) and the sidewalk surrounding the Premises; and (iv) the sale of items related to the oil fields and wells industry, welding, and outdoor work, including, but not limited to, tools, footwear, supplies, equipment, clothing, workwear, highly reflective or high visibility attire and extreme condition wear, welding aprons, and other accessories. Landlord represents and warrants, that to the best of Landlord's knowledge (i) as of the date of the Lease and the Delivery Date, the Premises are zoned properly for the Permitted Use, including, without limitation, and with the Special Use Permit (as defined in Section 5.7), the year-round outdoor display, storage and sale of products (including, without limitation the outdoor display and sale of trailers and welding gas and welding gas tanks); (ii) during the Term, Tenant shall have the right to use the Premises for the Permitted Use (including, without limitation the outdoor display,

storage and sale of trailers and welding gas and welding gas tanks); and (iii) the Permitted Use (including, without limitation and with the Special Use Permit, the outdoor display, storage and sale of trailers and welding gas and welding gas tanks), sidewalk sales, the Outside Display Area, the fenced-in product preparation area, dock area, including without limitation, an at-grade loading dock, and promotional sales within the Common Area are currently allowed under applicable zoning regulations and applicable law within the parking area and will not violate, conflict with or require any approval under any Permitted Encumbrance, including, without limitation, the REA, or any unrecorded leases. Notwithstanding anything to the contrary contained herein, Tenant shall have the right to modify its store concept at any time, from time to time, in the future to be an outlet or surplus store, so long as Tenant sells the same type of merchandise listed in this Lease."

From talking with Staff, the Applicant believes the permitted used is allowable but is including as part of the SUP application for clarification purposes only.

The Applicant asks that Staff recommending the approval the SUP for NTE without any additional conditions or requirements. Applicant and NTE are presenting the City of North Richland Hills an opportunity to relocate an excellent credit +/-24,000 square foot retail tenant from a neighboring city and bring those sales tax dollars to into the City of North Richland Hills.

Regards,



Date:

11-8-19

Taylor J Marks, Agent for Owner

Exhibit A



Exhibit A (Continued)



Exhibit A (Continued)

