

Exhibit B – Land Use and Development Regulations – Ordinance No. 3681 – Page 1 of 2

Special Use Permit Case SUP 2020-07
Lot 12, Block 3, J.L. Autrey Addition
4005 Rufe Snow Drive, North Richland Hills, Texas

This Special Use Permit (SUP) must 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 land uses.* A special use permit is authorized for a vehicle storage facility on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-2 (Commercial) zoning district and the standards described below.
 - 1. The site improvements shown on the site plan attached as Exhibit “C” are considered conceptual for the purpose of identifying the location of activities on the site. A formal site plan application that addresses these standards must be submitted for approval by the Development Review Committee (DRC) prior to the issuance of building permits or construction.
 - 2. The paving materials or the drive aisles, parking, and maneuvering areas must be concrete.
 - 3. The driving aisle and maneuvering area must be constructed as a fire lane. The fire lane must be at least 24 feet in width and designed and maintained to support loads of 80,000 pounds for fire apparatus.
 - 4. The vehicle storage area must be screened in accordance with Section 118-876 of the zoning ordinance. The storage area must be screened around its entire perimeter with a 20-foot wide landscaped buffer. The buffer must include an earthen berm up to 30 inches tall and vegetation that covers the entire length of the berm.
 - 5. The vehicle storage area must be landscaped in accordance with the parking lot standards outlined in Section 114-71(i) of the code of ordinances. One large tree must be planted for each 20 parking spaces, and each tree must be planted in a landscaped island.
 - 6. The width of the drive approach on Rufe Snow Drive must be reduced to a width between twenty-four (24) feet and thirty-five (35) feet.
 - 7. The parking area in front of the building must be reconfigured to comply with the concept plan attached as Exhibit “C.”
 - 8. At least 15 percent of the total lot area must be landscaped. This includes overall site landscaping, a landscape setback adjacent to Rufe Snow Drive, and replacement of the hedgerow along the fence adjacent to the building.

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- C. *Building design standards.* Building design and appearance must comply with the building elevations attached as Exhibit “C” and the standards described below.
 - 1. The existing lighting fixtures on the building must be replaced with conforming fixtures that comply with Section 118-728 of the zoning ordinance.
 - 2. Signs on the site must comply with Chapter 106 (Signs) of the Code of Ordinances.
- D. *Amendments to Approved Special Use Permits.* An amendment or revision to the special use permit will be processed in the same manner as the original approval. The application for an amendment or revision must include all land described in the original ordinance that approved the special use permit.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the vehicle storage facility 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.
- F. *Administrative Approval of Site Plans.* The development is subject to final approval of a site plan package. Site plans that comply with all development-related ordinances, and this Ordinance may be administratively approved by the Development Review Committee.

The city manager or designee may approve minor amendments or revisions to the 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. Decrease on-site parking requirements;
- 5. Reduce minimum yards or setbacks; or
- 6. Change traffic patterns.