

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

Special Use Permit Case ZC23-0090
Lot 1, Block 1, Garvon Addition
8100 Bedford Eules Road, 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 use.* A special use permit is authorized for a pet lodging business on the property.
- B. *Operational standards.* The operation of the pet lodging business must comply with the standards described below.
 - 1. The maximum number of animals boarded or kept in the facility must not exceed one hundred (100) animals.
 - 2. Ancillary services such as grooming and bathing are permitted, provided the floor area dedicated to these services does not exceed fifteen percent (15%) of the floor area of the building.
 - 3. The use of outdoor runs or outdoor kennels is prohibited.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the pet lodging business 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.
- 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.

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