

Exhibit B – Land Use and Development Regulations – Ordinance No. 3805 – Page 1 of 1

Special Use Permit Case ZC23-0076

Lot 1, Block 1, Pace Acres Addition; Tracts 1 and 2, Thomas Peck Subdivision;
and Tract 3, Thomas Peck Survey, Abstract 1209
8340 Shady Grove 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 R-2 (Single-Family Residential). 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 detention/retention storage facility on the property.
- B. *Site development standards.* The construction of the detention/retention storage facility is subject to the following.
 - 1. Construction of the retention pond is subject to final approval of the engineering plans, including safety measures, by the Development Review Committee and City Engineer.
 - 2. The retention pond must be landscaped in accordance with Chapter 114 – Vegetation of the Code of Ordinances and this Exhibit “B.” The landscape plan is subject to final approval by the Development Review Committee.
 - 3. The owner must execute a Detention/Retention Storage Facility Maintenance Agreement in conjunction with the approval of the final plat for the property.
 - 4. The owner must execute a Water Course Maintenance Agreement in conjunction with the approval of the final plat for the property.
- C. *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.
- D. *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:

- 5. Alter the basic relationship of the proposed uses to adjacent uses;
- 6. Change the uses approved;
- 7. Increase approved densities, height, site coverage, or floor areas;
- 8. Decrease on-site parking requirements;
- 9. Reduce minimum yards or setbacks; or
- 10. Change traffic patterns.