

**Exhibit B – Land Use and Development Regulations – Ordinance No. 3827 – Page 1 of 1**

Special Use Permit Case ZC23-0083  
Lots 1 and 2, Block 5, Morgan Meadows  
6708 Little Ranch Road, 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 R-1-S (Special Single-Family). 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) ground mounted solar array on the property.
- B. *Ground mounted solar array standards.* The ground mounted solar array must comply with the standards described below.
  - 1. The solar array must comply with the standards contained in Section 118-718(f)(2) of the zoning ordinance, except where amended by these standards.
  - 2. The location of the solar array and ancillary equipment shall be as shown on the site plan attached as Exhibit "C."
  - 3. A screening fence or screening shrubs around the solar array is not required.
- C. *Site development standards.* The site development must comply with the standards described below.
  - 1. The two (2) existing permanent accessory buildings may remain on the property. In the event one or both buildings are removed, new buildings may not be constructed unless approved by a special use permit.
- 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;
- 4. Decrease on-site parking requirements;
- 5. Reduce minimum yards or setbacks; or
- 6. Change traffic patterns.