

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

Special Use Permit Case ZC25-0136
Tract 7A4, Stephen Richardson Survey, Abstract 1266
(The Hills at Davis Park)
8320 Davis Boulevard, 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 O-1 (Office). The following regulations are specific to this Special Use Permit. Where these regulations conflict with or overlap another ordinance, easement, covenant or deed restriction, the more stringent restriction prevails.

- 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 detention pond is subject to final approval of the engineering plans, including safety measures, by the Development Review Committee and City Engineer.
 - 2. The detention pond must be landscaped in accordance with Chapter 114 – Vegetation of the Code of Ordinances. 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.
- C. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the detention/retention storage facility is still in operation at the time of expiration, the facility will 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.