

## **Exhibit B – Land Use and Development Regulations – Ordinance No. 3760– Page 1 of 2**

Special Use Permit Case ZC22-0033

Tract 12G, Tandy K Martin Survey, Abstract 1055

9000 block Mid-Cities 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 C-1 (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 veterinary clinic with boarding facilities on the property.
- B. *Site development standards.* Development of the property shall comply with the development standards of the C-1 (Commercial) zoning district and the standards described below.
  - 1. A site plan and associated plans for the development must be approved by the Development Review Committee prior to the issuance of a building permit for the property.
  - 2. The outdoor dog run area on the site must comply with the standard described below.
    - a. The dog run area must be located at least one hundred (100) feet from the north property line.
    - b. The dog run area must be enclosed by either ornamental metal fence or a wood privacy fence. If a wood privacy fence is used, it must be pre-stained board-on-board cedar with top cap, top trim, metal poles, and treated wood baseboard. Chain link fencing is prohibited.
    - c. The surface of the dog run area must be covered by live grass or a synthetic turf that has the appearance and color of live grass. The surface must not be maintained with bare soil.
  - 3. Protected trees located in the northern half of the property must be preserved on site. However, a protected tree may be removed in order to properly grade and drain the property as required on a final grading plan approved by the city engineer.
  - 4. Of the required parking spaces, at least thirteen (13) spaces must be provided on the lot. The remaining required spaces may be provided through the reciprocal parking agreement in effect for the property.
- C. *Expiration.* The site plan required by Section B.1 above must be submitted within one (1) year from the effective date of this ordinance. If the site plan is not submitted within one (1) year from the effective date of this ordinance, the special use permit will expire and will be null and void.
- 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.

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- E. *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.