

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

Special Use Permit Case SUP 2019-04

Lot 3, Block 33, Nor'East Addition

5417 Davis Boulevard, 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 LR Local Retail. 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. *Site development standards.* Development of the property shall comply with the development standards of the LR Local Retail zoning district and the standards described below.
 - 1. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
 - 2. Landscaping on the property must comply with the following standards.
 - a. *Building landscaping.* Landscaping must be installed in the area between the building and parking lot as shown on the site plan attached as Exhibit "C."
 - b. *Davis Boulevard frontage.* Landscaping must be installed in the area between the sidewalk and parking lot on the Davis Boulevard frontage as shown on the site plan attached as Exhibit "C."
 - c. *Irrigation.* All landscaped areas must be watered by an automatic underground irrigation system equipped with rain and freeze sensors. All large and ornamental trees must be on bubbler/drip irrigation on separate zones from turf grass
 - d. The landscaping and irrigation must be installed prior to the issuance of a certificate of occupancy.
 - 3. Fencing on the property must comply with the following standards.
 - a. A six-foot tall masonry screening wall must be constructed on the west property line. The wall must be constructed as a traditional masonry wall or a pre-cast product. Thin-panel walls are prohibited.
 - b. A six-foot tall cedar fence must be constructed along the north property line. The fence must be a pre-stained cedar board-on-board fence with cap and trim, and include metal posts, brackets, and caps.
 - 4. A five-foot wide sidewalk must be constructed adjacent to Davis Boulevard.
- C. *Building design standards.* Building design and appearance shall comply with the building elevations attached as Exhibit "C" and the standards described below.
 - 1. The building design and appearance must be as shown on the site plan attached as Exhibit "C."

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2. Building and wall signage must be designed and installed in accordance with *Chapter 106 – Signs* of the North Richland Hills Code of Ordinance.
- D. *Operational standards.* The operation of the pet lodging business must comply with the standards described below.
1. The maximum number of dogs boarded or kept in the facility must not exceed forty-five (45) dogs.
 2. Ancillary services such as grooming and bathing is permitted, provided the floor area dedicated to these services does not exceed fifteen percent (15%) of the floor area of the building.
- E. *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.
- F. *Amendments to Approved Planned Developments.* 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.