

Exhibit B – Land Use and Development Regulations – Ordinance No. 3584 – Page 1 of 2

Special Use Permit Case SUP 2019-03
Lot 4R, Block 1, Northland Shopping Center Addition
6246 Rufe Snow Drive, 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 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 use.* A special use permit is authorized for a blood plasma collection facility 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. The site improvements must be constructed as shown on the site plan attached as Exhibit "C."
 2. Lighting on the site must comply with Section 118-728 of the zoning ordinance and the standards described below.
 - a. The parking lot lighting poles must be reduced in height to a maximum of thirty (30) feet.
 - b. The wall packs on the rear of the building must be replaced with conforming fixtures.
 3. Landscaping on the property must comply with the following standards.
 - a. *Buffer yard.* A ten-foot wide buffer yard must be installed adjacent to the east property line. The buffer yard must include one evergreen tree per thirty (30) linear feet of buffer yard.
 - b. *Parking lot landscaping.* The crape myrtles in the landscape islands in the parking area must be replaced with a large (shade) tree species. The trees must be at least three (3) caliper inches in size as measured one foot from the ground and at least seven (7) feet in height at the time of planting.
 - 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.
 4. A six-foot tall masonry screening wall must be constructed on the east property line. The wall must be constructed as a traditional masonry wall or a pre-cast product. Thin-panel walls are prohibited.
 5. The parking spaces adjacent to Rufe Snow Drive must be converted to parallel parking spaces. The spaces must have a stall depth of eight (8) feet and stall width of 22 feet.

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- 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.”
 2. The blood plasma collection facility must not exceed 17,200 square feet in floor area.
 3. An automatic sprinkler system for fire protection purposes must be installed in the facility prior to the issuance of a certificate of occupancy.
- D. *Operational standards.* The operation of the blood plasma collection facility must comply with the standards described below.
1. The facility must not include more than sixty (60) beds.
 2. Hours of operation are limited to 6 AM to 8 PM Monday through Saturday and 8 AM to 5 PM Sunday.
 3. The facility must include full security camera coverage.
 4. Cash transactions between the facility operator and customers are prohibited.
- E. *Expiration.* The special use permit will expire three (3) years from the effective date of this ordinance. If the blood plasma collection facility 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.