

Exhibit B – Land Use and Development Regulations – Ordinance No. 3604 – Page 1 of 2

Special Use Permit Case SUP 2019-09
Tracts 4B1 and 4E JB Edens Survey, Abstract 499
Lot 1, Block 17, Stoneybrooke Addition
7109-7201 Eden Road and 8751 Hightower 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 R-2 Single-Family Residential. 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 two detention/retention storage facilities on the property.
- B. *Site development standards.* The construction of detention/retention storage facilities 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 and this Exhibit “B.” The landscape plan is subject to final approval by the Development Review Committee.
 - 3. The detention pond outlet structure may be located less than fifty (50) feet from a property line.
 - 4. The side slopes of the detention pond may exceed a 5H:1V slope. If vertical walls are included, the walls must be constructed and/or faced with natural stone.
 - 5. The embankment for the outfall structure may be located over twelve inches above the surrounding ground.
 - 6. The owner must execute a detention/retention storage facility maintenance agreement in conjunction with the approval of the final plat for the property.
 - 7. The owner must execute a Developer’s Maintenance Agreement with the City for erosion control at the time of final plat. The agreement shall terminate upon completion of the project.
- C. *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;

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4. Decrease on-site parking requirements;
5. Reduce minimum yards or setbacks; or
6. Change traffic patterns.