



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** June 27, 2022
SUBJECT: LRB22-0001 Public hearing and consideration of a request from Development Services Inc for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 8609 Davis Boulevard, being 0.82 acres described as the northern portion of Lot 2R2, Block 1, Watermere on the Preserve.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Wild Fork Foods, Development Services Inc is requesting a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances. The site is located at 8609 Davis Boulevard. The applicant is requesting a variance from the masonry screening wall requirement adjacent to residential property.

GENERAL DESCRIPTION:

The site is located on the west side of Davis Boulevard south of the intersection of Precinct Line Road, and in front of the Watermere on the Preserve independent senior-living apartment development. The 35,720-square-foot lot is the site for the construction of a retail meat market, [Wild Fork Foods](#).

The property is zoned PD (Planned Development) with a C-1 (Commercial) base district. A replat of the property was approved by City Council on May 9, 2022.

The landscaping and buffering standards that apply to this property are found in Article III, Landscaping and Buffering Regulations of Chapter 114 (Vegetation) of the Code of Ordinances. The Development Review Committee reviewed the landscape plan for the property as part of the site plan application for the project. The plan meets the requirements of the landscaping and buffering regulations with the exception of the standards described below.

Section 114-72(c)(2) of the landscaping regulations establishes standards for buffer yards between commercial and residential land uses. One of the standards requires construction of a six- to eight-foot tall masonry screening wall. Since the adjacent Watermere project is considered a residential property, the Wild Fork Foods site would require a masonry screening wall to be constructed on the common property line.

The applicant is requesting a waiver of the screening wall requirement due to the elevation difference between the sites. The site ranges from 13 to 15 feet higher in elevation than the Watermere site. In lieu of the screening wall, the developer proposes to install a solid landscape screen adjacent to the ornamental metal fence. The screen would include a

hedge row of 67 Wax Myrtle shrubs and eight (8) Carolina Sapphire Cypress trees, both of which are evergreen species. A similar screening arrangement was approved on the Dutch Bros coffee site on a lot just south of the Wild Fork Foods lot.

The applicant’s proposed landscape plan is attached. The table below summarizes the applicable standards and describes the applicant’s proposal to mitigate the deficiency.

STANDARD	REQUIRED	PROPOSED
<u>Sec. 114-72(c)(2)</u> Buffer requirements	Nonresidential adjacent to residential: <ul style="list-style-type: none"> • Masonry screening wall (6-8 feet height) • One large tree per 30 linear feet • 40% of trees must be evergreen 	<ul style="list-style-type: none"> • Screening wall not provided. Living screen proposed in lieu of wall. • 8 Carolina Sapphire Cypress provided (6 required) • 67 Wax Myrtle provided (none required)



Carolina Sapphire Cypress
Cypress arizonica



Wax Myrtle
Myrica pusilla

The request is being processed as a variance application, which would waive certain landscaping standards for the Wild Fork Foods development. The Board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four Board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site. Staff received one email in support of the request, and a copy of the email is included in the “Public Input” attachment.

RECOMMENDATION:

Approve LRB22-0001.