

11 December 2017

Mr. Clayton Husband, AICP
Principal Planner
City of North Richland Hills
4301 City Point Dr,
North Richland Hills, TX 76180

RE: Old NTB Store, located at: 6904 NE Loop 820, North Richland Hills, TX 76180

820 Office Suites

We are currently interested in the purchase and redevelopment of the old National Tire and Battery (NTB) store and site, located at 6904 NE Loop 820, North Richland Hills, TX 76180 (Part of Lot 3 Block 25 - #6901 NE Loop 820).

We are requesting to create a Planned Development (PD) for just the 6904 NE Loop 820 property.

What is known about the property:

- **The Current Site** is located in NRH's C-1 Commercial District, and was designed for a General Auto Care Store. In 2013, the site was heavily impacted by TxDOT's improvements made to interstate 820, which encroached and reduced the property by approximately 23%. Thus impacting and reducing the number of existing parking spaces to 17 conforming parking spaces, cutting into the conforming Fire Lane there by creating a non-conforming Fire Lane, a reduction of existing landscape, the removal of an existing pole sign, the loss of an existing site pole light on a concrete pedestal, along with modified building setbacks which all have had a negative global impact on the entire site.
 - o **Prior to the 820 expansion construction in 2013, the site was:**
 - ~41,441 SF / ~0.951 Acres
 - Less than 1 Acre,
 - Site required to be minimum 1 acre, except where a parcel is contiguous with like zoning, the minimum area shall be as approved by the planning and zoning commission and city council.
 - Had a frontage of approx. 183'-0" (min. 50'-0")
 - Had a Lot Width 180'-0", and a max lot depth of 246.5'
 - No Min. Lot Area, Width, and Depth required
 - Lot Coverage = 28.5% (max 50%)
 - Building front was at least 70'-0" from Property Line
 - Exceeded the min. front building line of 25'-0"
 - No Min. side yard, 35'-0" rear yard is required due to existing adj. residential zoning
 - Existing Building is approx. 19'-0" tall.
 - Building is allowed to be 55'-0" tall.
 - Had (37) Conforming Parking Spaces
 - Had (1) Conforming Fire Lane
 - Has (1) Existing Dumpster with Enclosure (6' tall block wall)

○ **Currently the site is:**

- 34,802 SF / 0.799 Acres
 - Less than 1 Acre,
 - Site required to be minimum 1 acre, except where a parcel is contiguous with like zoning, the minimum area shall be as approved by the planning and zoning commission and city council.
- Has a frontage of approx. 183'-0" (min. 50'-0")
- Has a Lot Width 180'-0", and a max lot depth of 210.5'
 - No Min. Lot Area, Width, and Depth required
- Lot Coverage = 33.8% (max 50%)
- Building front is now approx. 33'-0" from Property Line
 - Exceeds the min. front building line of 25'-0"
 - No Min. side yard, 35'-0" rear yard is required due to existing adj. residential zoning
- Existing Building is approx. 19'-0" tall.
 - Building is allowed to be 55'-0" tall.
- Now has (26) Existing Parking Spaces
 - (17) Conforming Parking Spaces
 - (9) Non-Conforming Parking Spaces
- Does not currently have a conforming Fire Lane
- Has (1) Dumpster with Enclosure
- The site lost 2,623 sf of landscape along Freeway / ROW, due to 820 expansion

○ **We would like to propose for the site:**

- To rework the existing site to provide:
 - (30) Conforming Parking Spaces (this includes (1) ADA Van & (1) ADA parking spaces)
 - (1) Conforming Fire Lane
 - (1) Relocated Dumpster and Enclosure
 - (1) Site pole light
 - (1) multiple tenant monument sign with landscape
 - In lieu of reinstalling a pole sign
 - Additional area for landscape
 - Add additional tree(s) as required
 - Update and refresh the existing building facades, including addition sf.
 - Required Landscape – minimum 15% of total lot area.
 - We cannot provide a 15'-0" landscape setback from due to existing conditions, unless we're allowed to use the landscape area in the ROW.
 - There is approx. 3,100 SF of Landscape offsite in the ROW.
 - We will cut out an additional 489 SF of Landscape to allow for (3) parking spaces
 - We will provide a new 640 SF area along the Freeway (with Monument sign) to help offset the 489 being removed.
 - Will be willing to work with the City to provide as much landscape (within reason) to help enhance the existing site and building.

- **The Current Building** (approx. 11,778sf.) was built back in 1994, and was designed for a National Tire and Battery (NTB) Store.
 - It was designed as an Auto Retail and Service Center
 - We're proposing to revise the use to Office Suites with a common corridor leading to a common use entry/lobby, restrooms, and breakroom.
 - The main (and largest) tenant suite is currently slated a general contractor office with warehouse storage for tools.
 - The second tenant suite will be located at the southwest corner of the building and will utilize the existing overhead door leading to the space. The space will house a couple of offices along with storage.
 - The third and potential fourth space will be of office tenants only
 - We're proposing to add a minimal amount of additional square footage in order to provide a new conference room and entry in an overall effort to bring a revived architectural interest to each of the outdated existing building façades.
 - Total building SF = 11,999 (221 additional SF)
 - Total Required Parking = 33 Parking Spaces
 - 1 parking space – approx. 2,499 sf (/3000 sf) of Warehouse/Storage
 - 32 parking spaces – approx. 9,500 sf (/300 sf) of Office
 - Total possible parking spaces the site will allow for = 30 Parking Spaces
 - This includes (1) ADA Van & (1) ADA parking spaces
 - **We would require a reduction of (3) parking space due to required parking requirements.**
 - During renovation, the building will be designed to be brought up to the currently adopted building codes.

820 OFFICE SUITES
6904 NE LOOP 820,
NORTH RICHLAND HILLS, TX 76180

REVISIONS:

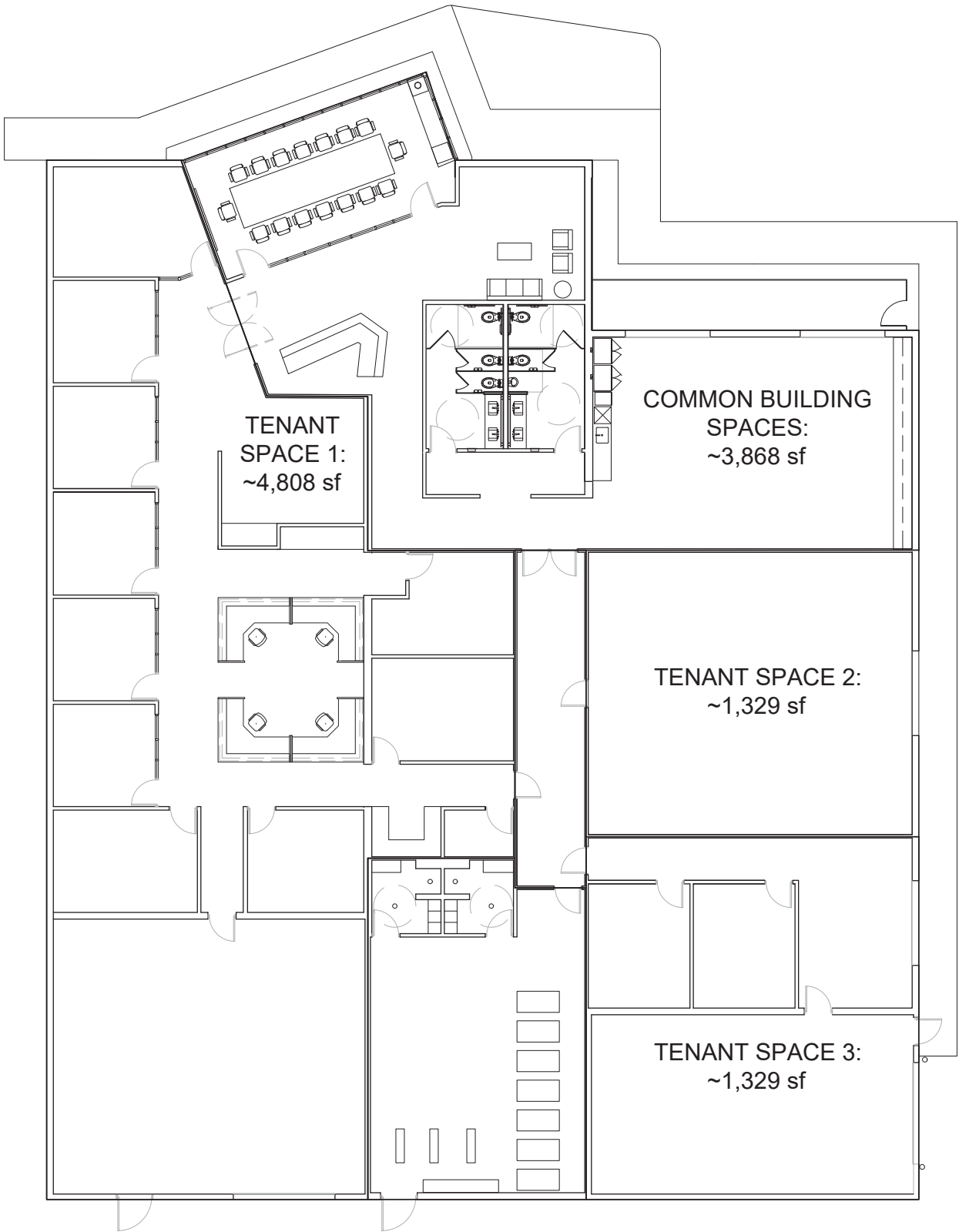
SHEET NUMBER:

A.O.

SHEET NAME:
PROPOSED RDPD
SITE LAYOUT

DATE	01.15.18
PROJ. NO.	HL 14.017
DRAWN BY	WKM

- **WE WOULD LIKE TO PROPOSE FOR THE SITE:**
 - TO REWORK THE EXISTING SITE TO PROVIDE:
 - (30) CONFORMING PARKING SPACES (THIS INCLUDES (1) ADA VAN & (1) ADA PARKING SPACES)
 - (1) CONFORMING FIRE LANE
 - (1) RELOCATED DUMPSTER AND ENCLOSURE
 - (1) SITE POLE LIGHT
 - (1) MULTIPLE TENANT MONUMENT SIGN WITH LANDSCAPE
 - IN LIEU OF REINSTALLING A POLE SIGN
 - ADDITIONAL AREA FOR LANDSCAPE
 - ADD ADDITIONAL TREE(S) AS REQUIRED
 - UPDATE AND REFRESH THE EXISTING BUILDING FACADES, INCLUDING ADDITION SF.
 - REQUIRED LANDSCAPE - MINIMUM 15% OF TOTAL LOT AREA.
 - WE CANNOT PROVIDE A 15'-0" LANDSCAPE SETBACK FROM DUE TO EXISTING CONDITIONS, UNLESS WE'RE ALLOWED TO USE THE LANDSCAPE AREA IN THE ROW.
 - THERE IS APPROX. 3,100 SF OF LANDSCAPE OFFSITE IN THE ROW.
 - WE WILL CUT OUT AN ADDITIONAL 489 SF OF LANDSCAPE TO ALLOW FOR (3) PARKING SPACES
 - WE WILL PROVIDE A NEW 640 SF AREA ALONG THE FREEWAY (WITH MONUMENT SIGN) TO HELP OFFSET THE 489 BEING REMOVED.
 - WE WILL BE WILLING TO WORK WITH THE CITY TO PROVIDE AS MUCH LANDSCAPE (WITHIN REASON) TO HELP ENHANCE THE EXISTING SITE AND BUILDING.



 PROPOSED FLOOR
PLAN LAYOUT - OPT I
SCALE: 1/8" = 1'-0"

TRUE
NORTH

PLAN
NORTH

ZONING CASE:
ZC 2017-17

ZONING CODE REVIEW

PROJECT NAME: 820 Office Suites
Project Location: 6904 NE Loop 820, North Richland Hills, TX, 76180

High-Line Project # HL-14017

- THE CURRENT BUILDING (APPROX. 11,778SF.) WAS BUILT BACK IN 1994, AND WAS DESIGNED FOR A NATIONAL TIRE AND BATTERY (NTB) STORE.
 - IT WAS DESIGNED AS AN AUTO RETAIL AND SERVICE CENTER
 - WE'RE PROPOSING A TO REVISE THE USE TO OFFICE SUITES WITH A COMMON CORRIDOR LEADING TO A COMMON USE ENTRY/LOBBY, RESTROOMS, AND BREAKROOM.
 - THE MAIN (AND LARGEST) TENANT SUITE IS CURRENTLY SLATED A GENERAL CONTRACTOR OFFICE WITH WAREHOUSE STORAGE FOR TOOLS.
 - THE SECOND TENANT SUITE WILL BE LOCATED AT THE SOUTHWEST CORNER OF THE BUILDING AND WILL UTILIZE THE EXISTING OVERHEAD DOOR LEADING TO THE SPACE. THE SPACE WILL HOUSE A COUPLE OF OFFICES ALONG WITH STORAGE.
 - THE THIRD AND POTENTIAL FOURTH SPACE WILL BE OF OFFICE TENANTS ONLY
 - WE'RE PROPOSING TO ADD A MINIMAL AMOUNT OF ADDITIONAL SQUARE FOOTAGE IN ORDER TO PROVIDE A NEW CONFERENCE ROOM AND ENTRY IN AN OVERALL EFFORT TO BRING A REVIVED ARCHITECTURAL INTEREST TO EACH OF THE OUTDATED EXISTING BUILDING FACADES.
 - TOTAL BUILDING SF = 11,999 (221 ADDITIONAL SF)
 - TOTAL REQUIRED PARKING = 33 PARKING SPACES
 - 1 PARKING SPACE - APPROX. 2,499 SF (1/3000 SF) OF WAREHOUSE/STORAGE
- 32 PARKING SPACES - APPROX. 9,500 SF (1/300 SF) OF OFFICE
 - TOTAL POSSIBLE PARKING SPACES THE SITE WILL ALLOW FOR = 30 PARKING SPACES
 - THIS INCLUDES (1) ADA VAN & (1) ADA PARKING SPACES
 - WE WOULD REQUIRE A REDUCTION OF (3) PARKING SPACE DUE TO REQUIRED PARKING REQUIREMENTS.
- DURING RENOVATION, THE BUILDING WILL BE DESIGNED TO BE BROUGHT UP TO THE CURRENTLY ADOPTED BUILDING CODES.

PROPERTY OWNER:
NRH PARTNERS LTD.
3811 TURTLE CREEK BLVD. STE. 1800
DALLAS, TX, 75219
214.219.4800
EMAIL: NATT@MALOUPINTERESTS.COM

820 OFFICE SUITES
6904 NE LOOP 820,
NORTH RICHLAND HILLS, TX 76180

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GROUP - DESIGN

REVISIONS:

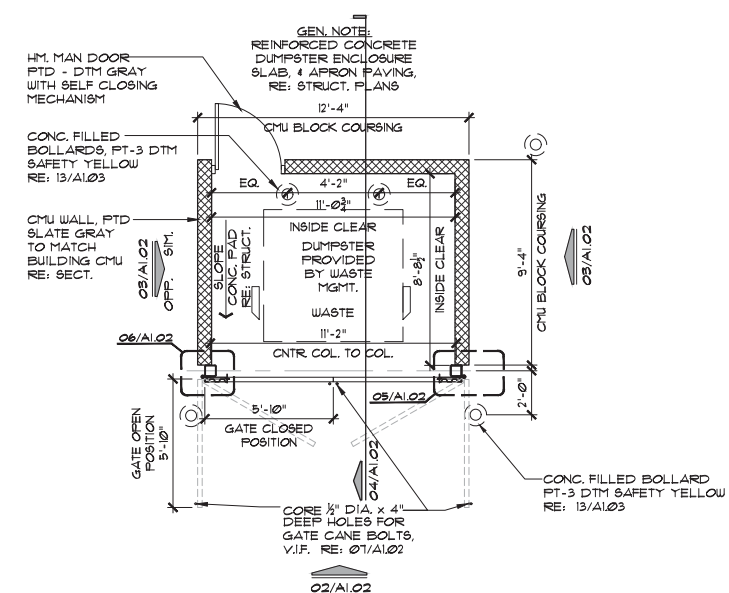
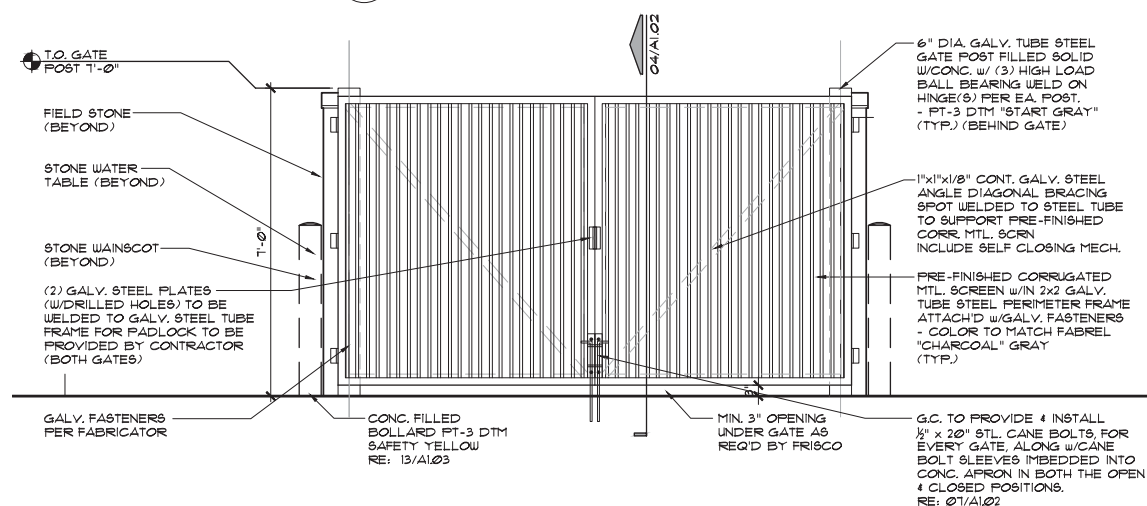
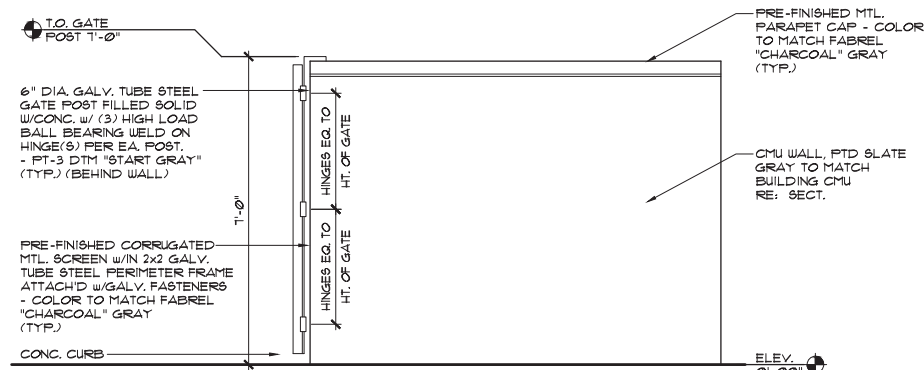
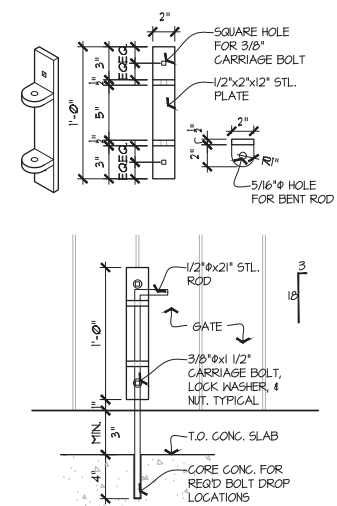
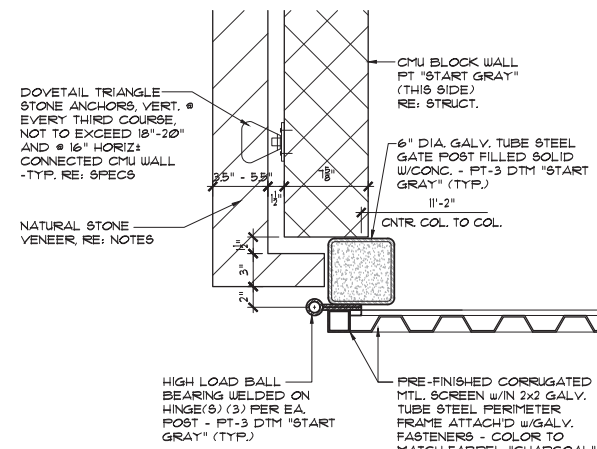
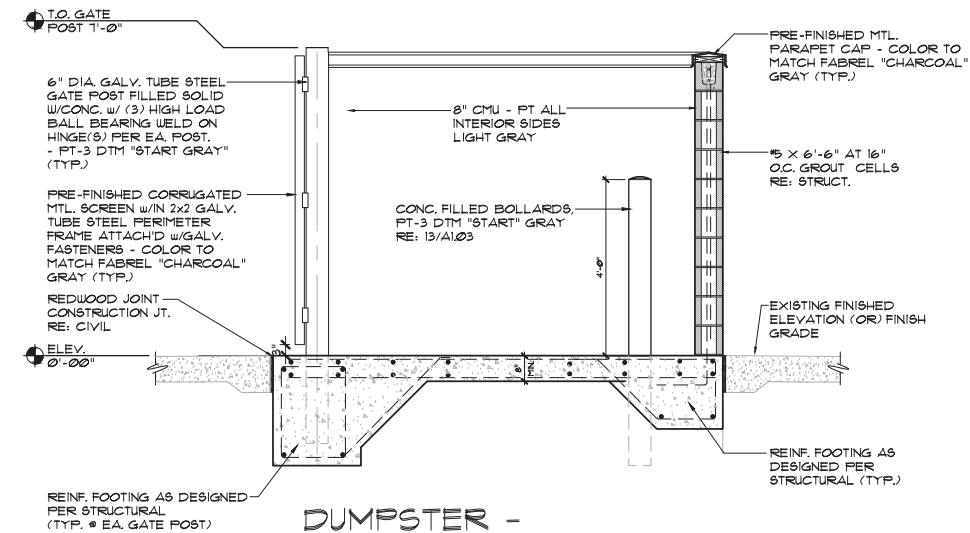
SHEET NUMBER

A2.01

SHEET NAME:
PROPOSED
FLOOR PLAN
LAYOUT - OPT I

DATE: 01.15.18
PROJ. NO.: HL-14-017
DRAWN BY: JRM

HIGH
LINE
group
design + program management
interior design • interior architecture • landscape architecture
2001 NE Loop 820 Ste. 200 North Richland Hills, TX 76180
817.421.9400 • 817.421.9401 • 817.421.9402



ZONING CASE:
ZC 2017-17

PROPERTY OWNER:
NRH PARTNERS LTD.
3811 TURTLE CREEK BLVD., STE. 1800
DALLAS, TX. 75219
214.219.4900
EMAIL: MATT@MALOUFINTERESTS.COM

820 OFFICE SUITES
6904 NE LOOP 820,
NORTH RICHLAND HILLS, TX 76180

2018, HIGH-LINE
GROUP - DESIGN

REVISIONS:

SHEET NUMBER:

4102

SHEET NAME:
DUMPSTER
ENCLOSURE PLAN
& SITE DETAILS

DATE 01.15.10
ROJ. NO. HL 14017
DRAWN BY WKM



KEY	QUANTITY	TREES DESCRIPTION	SIZE
CE	2	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
CP	1	PISTACHIA CHINENSE CHINESE PISTACHIO	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
RO	1	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	1	LAGERSTROEMIA INDICA 'RED' CRAPE MYRTLE	30 GAL., 8' HT., MIN. 3 CANES
RB	2	CERCIS CANADENSIS 'OKLAHOMA' REDBUD	30 GAL., 8' HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
CH	37	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
DR	11	ROSA 'MEIGALPIO' RED DRIFT GROUNDCOVER ROSE	5 GAL., MIN. 15" HT., 24" O.C.
LP	6	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
DYH	15	ILEX VOMITORIA 'NANA' DF. YAUPON HOLLY	5 GAL., MIN. 15" HT., 36" O.C.
IH	15	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 30" O.C.
IC	5	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	30 GAL., 6' HT., 3' SPD., FULL TO GD.
YG	3	YUCCA GLORIOSA 'VARIEGATA' VARIEGATED MOUND LILY	3 GAL., MIN. 15" HT., A.S.
DS	4	DASYLIRON TEXANUM GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
GC	16	COTONEASTER GLAUCOPHYLLUS GRAY COTONEASTER	5 GAL., MIN. 15" HT., 36" O.C.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	420	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	24	MUHLENBERGIA CAPILLARIS 'REGAL MIST' AUTUMN BLUSH MUHLY	1 GAL., FULL PLANT 24" O.C.
BA	32	BOUETOLOUA GRASS 'BLOND AMBITION' BLOND AMBITION	1 GAL., FULL PLANT 16" O.C.
MFG	83	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.



CURRENT CONDITIONS OF THE 11,778 sf BUILDING AND 38,402 SF / 0.799 AC SITE:

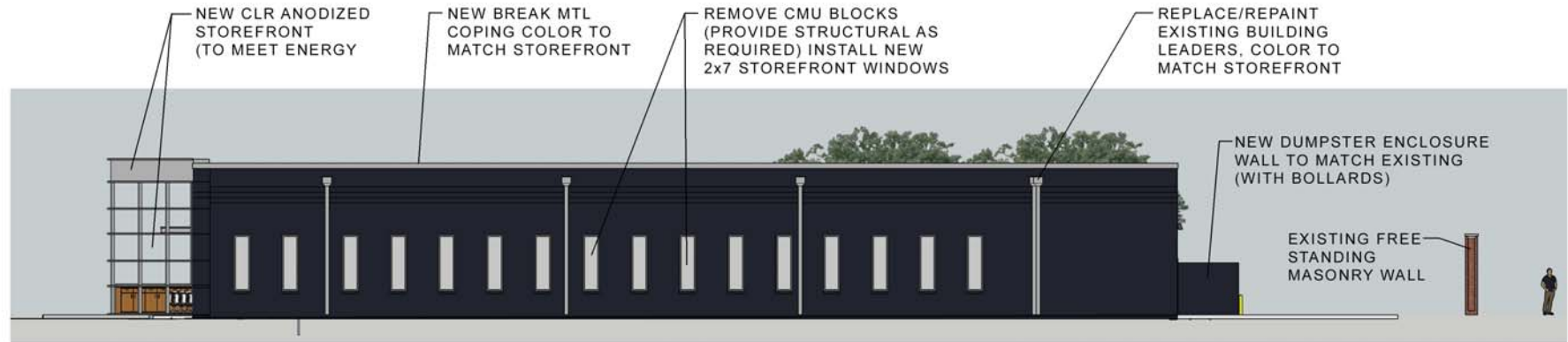
AS IS, THE EXISTING SITE IS NON-CONFORMING WITH REGARDS LANDSCAPE, PARKING, AND THE FIRE LANE WHICH DOES NOT HAVE THE REQUIRED INGRESS, EGRESS, AND WIDTH.

THE EXISTING BUILDING IS COMPRISED OF PAINTED CMU WALLS AND EXISTING YELLOW FRAMED ALUMINUM STOREFRONTS ALONG WITH OVERHEAD DOORS, BREAK METAL COPING AND LEADERS.

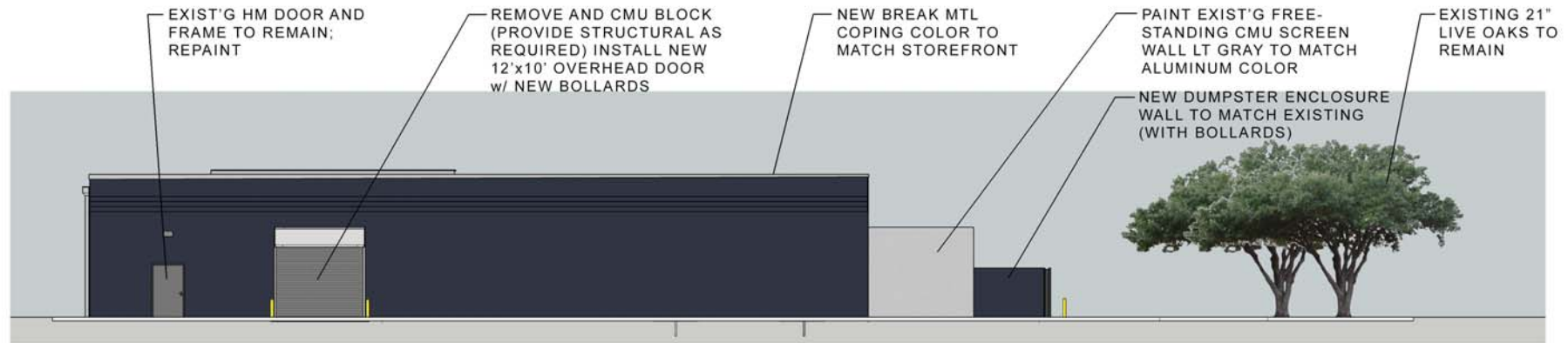
PROPOSED WORK TO THE 11,778 sf BUILDING AND 38,402 SF / 0.799 AC SITE:

BELOW IS A PROPOSED SCOPE OF WORK TO THE UPDATE THE EXISTING SITE AND BUILDING, TO BRING UP TO CODE AND CLOSER TO SITE ZONING AND LANDSCAPE CONFORMANCE:

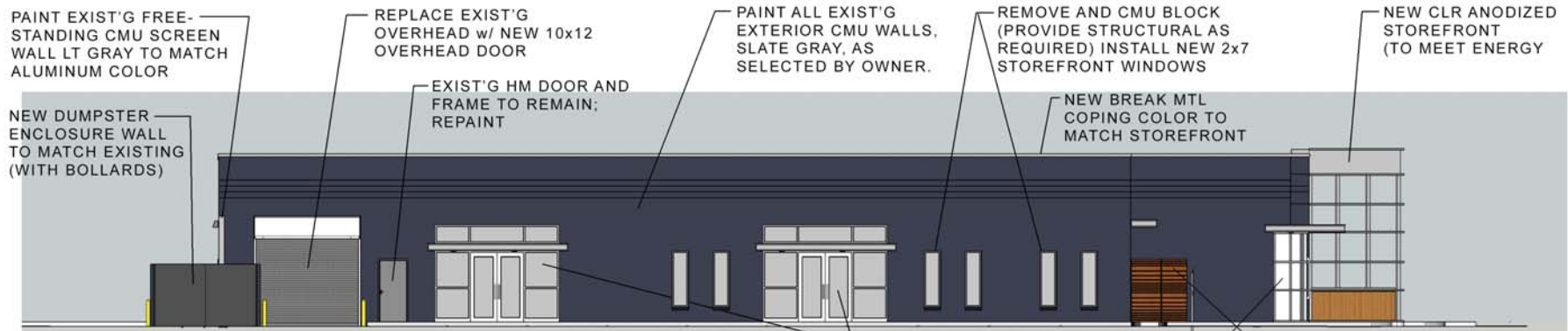
- WE WILL REVISE THE SITE TO ACCOMMODATE NEW LANDSCAPE, NEW CONFORMING PARKING SPACES, CONFORMING FIRE LANE, AND RELOCATE AND BUILD NEW DUMPSTER ENCLOSURE; REF: SITE PLAN AND LANDSCAPE PLAN.
- PROPOSE ADDING 221 SF NEW STOREFRONT CONFERENCE ROOM AT FRONT OF THE BUILDING
- RELOCATE AND CREATE (1) NEW MAIN BUILDING ENTRY AND (2) NEW TENANT ENTRY POINTS; WITH CANOPIES
 - o ALL NEW STOREFRONT TO BE CLEAR ANODIZED ALUMINUM FRAMES
 - o ALL NEW EXTERIOR GLAZING TO BE IN COMPLIANCE WITH THE ENERGY CODE
- ON THE WEST FAÇADE, INSTALL (16) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
- ON THE NORTH FAÇADE, INSTALL (16) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
- ON THE EAST FAÇADE, INSTALL (6) NEW NARROW (2' WIDE x 7' TALL) STOREFRONT
 - o ALL NEW STOREFRONT TO BE CLEAR ANODIZED ALUMINUM FRAMES
 - o ALL NEW EXTERIOR GLAZING TO BE IN COMPLIANCE WITH THE ENERGY CODE
- PROVIDE NEW ENCLOSED PATIO AREA WITH NEW WESTERN RED CEDAR FENCE, ALONG WITH NEW OVERHEAD DOORS
- REPLACE (1) EXISTING OVERHEAD DOOR (EAST ELEVATION) ALONG WITH (1) NEW OVERHEAD DOOR (SOUTH ELEVATION)
- PAINT BUILDING NEW SLATE GRAY COLOR
- PAINT BREAK METAL LEADERS
- INCLUDE BUILDING SIGNAGE
- INCLUDE MONUMENT SIGNAGE
 - o WE WILL GIVE UP RIGHTS TO HIGHWAY POLE SIGNAGE



West Elevation



South Elevation



East Elevation



North Elevation



RENDER #6
FROM WEST
LOOKING EAST AT WEST FACADE



RENDER #5
FROM SE CORNER
LOOKING NORTHWEST, AT SOUTH | EAST FACADES



RENDER #4
FROM NE CORNER
LOOKING SOUTHWEST, AT NORTH | EAST FACADES



RENDER #3
FROM NE CORNER
LOOKING DOWNWARD, AT NORTH | EAST FACADES



RENDER #2
FROM NE CORNER
LOOKING SOUTH-SOUTHWEST, AT NORTH | EAST FACADES



RENDER #1
FROM NW CORNER
LOOKING SOUTHEAST

Case ZC 2017-17

Property Owner:
NRH Partners Ltd.
3811 Turtle Creek Blvd.
Ste. 1800
Dallas, TX 75219
214.219.4900
Email: matt@maloufininterests.com

820 OFFICE SUITES
6904 NE LOOP 820,
NORTH RICHLAND HILLS, TX 76180

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REVISIONS:

SHEET NUMBER:

A-3.11

SHEET NAME:
RENDERED IMAGES
for
NRH Council Approval

DATE: 01.18.18
PROJ. NO.: HL 14.017
DRAWN BY: MCH

HIGH LINE group
design + program management
3811 Turtle Creek Blvd., Suite 1800
Dallas, TX 75219
214.219.4900
matt@maloufininterests.com

SIGN COMPOSITION:
7'-2" CAST CONCRETE WALL SET ATOP CONCRETE FOUNDATION. THE ADDRESS NUMBER "4091" BLASTED (OR FORMED OUT) INTO THE TOP OF CONCRETE WALL (BOTH SIDES).

(3) TENANT PANELS (BOTH SIDES) MADE FROM BRUSHED STAINLESS STEEL ATTACHED TO THE CONCRETE WALL WITH STAINLESS STEEL STAND-OFFS AT THE CORNERS.

BEHIND THE STAINLESS PANELS WILL BE A WHITE TRANSPARENT ACRYLIC PANEL (OR CLR DIFFUSED PANEL), ALONG WITH LED LIGHTING SET BEHIND TO ILLUMINATE THE LETTERS AT NIGHT.

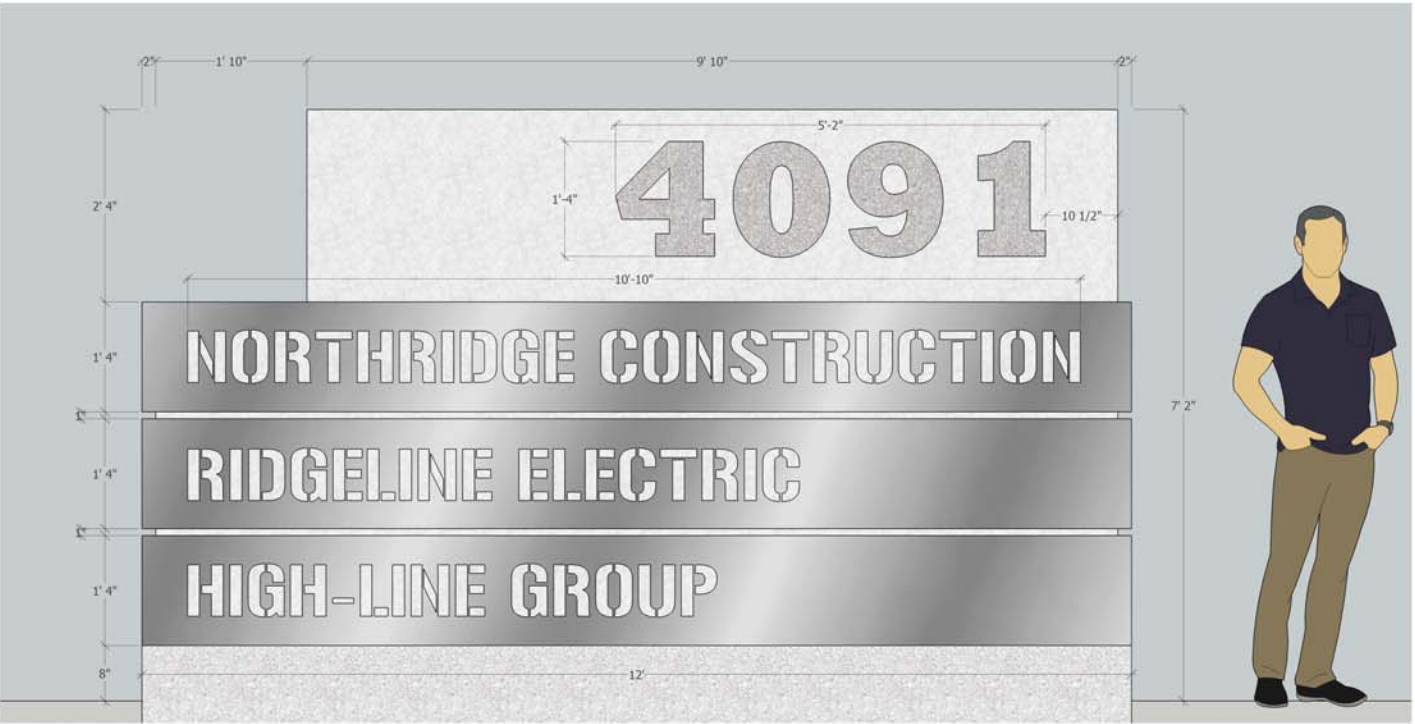


Proposed Monument Sign (East Face)

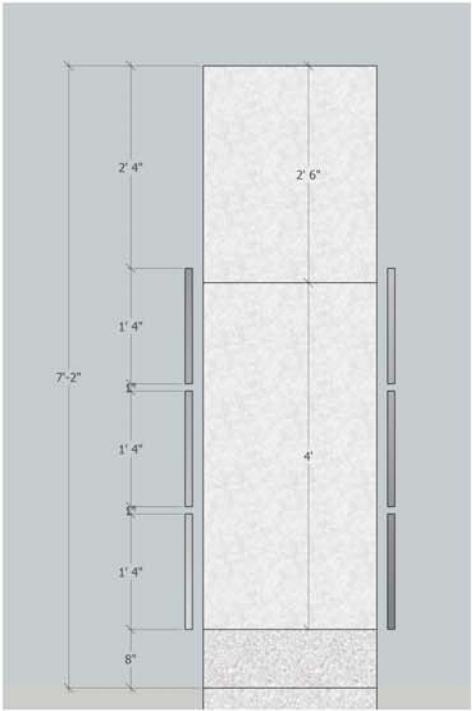


RENDER #1
FROM NE CORNER
LOOKING WEST AT SIGN AND NORTH BUILDING FACADE

NRH ZONING CASE:
ZC 2017-17



Proposed Monument Sign (West Face)



Proposed Monument Sign
(North | South Face)



View Looking Southeast at Proposed Building and Site (**October 2007**), prior to the 820 construction/expansion



View Looking Southeast at Proposed Building and Site (**February 2013**), during the 820 construction/expansion



View Looking Southeast at Proposed Building and Site (**November 2016**), after the 820 construction/expansion



View Looking South at Proposed Building and Site (**October 2007**), prior to the 820 construction/expansion



View Looking South at Proposed Building and Site (**February 2013**), during the 820 construction/expansion



View Looking Southeast at Proposed Building and Site (**November 2016**), after the 820 construction/expansion



View Looking Southwest at Proposed Building and Site (**October 2007**), prior to the 820 construction/expansion



View Looking Southwest at Proposed Building and Site (**February 2013**), during the 820 construction/expansion



View Looking Southwest at Proposed Building and Site (**November 2016**), after the 820 construction/expansion



View Looking West at Proposed Building and Site (**October 2007**), prior to the 820 construction/expansion



View Looking Southwest at Proposed Building and Site (**February 2013**), during the 820 construction/expansion



View Looking Southwest at Proposed Building and Site (**November 2016**), after the 820 construction/expansion