



## LANDSCAPE REVIEW BOARD MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** September 9, 2019

**SUBJECT:** LRB 2019-03 Public hearing and consideration of a request from Identity Architecture PLLC for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 5121 Rufe Snow Drive, being 1.3 acres described as Lots 3 and 9, Block 4, Tapp Addition.

**PRESENTER:** Clayton Husband, Principal Planner

**SUMMARY:**

On behalf of North Richland Hills Pads LLC, Identity Architecture PLLC is requesting a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances. The site is located at 5121 Rufe Snow Drive. The applicant is requesting a variance from the required landscape setback adjacent to a public right-of-way.

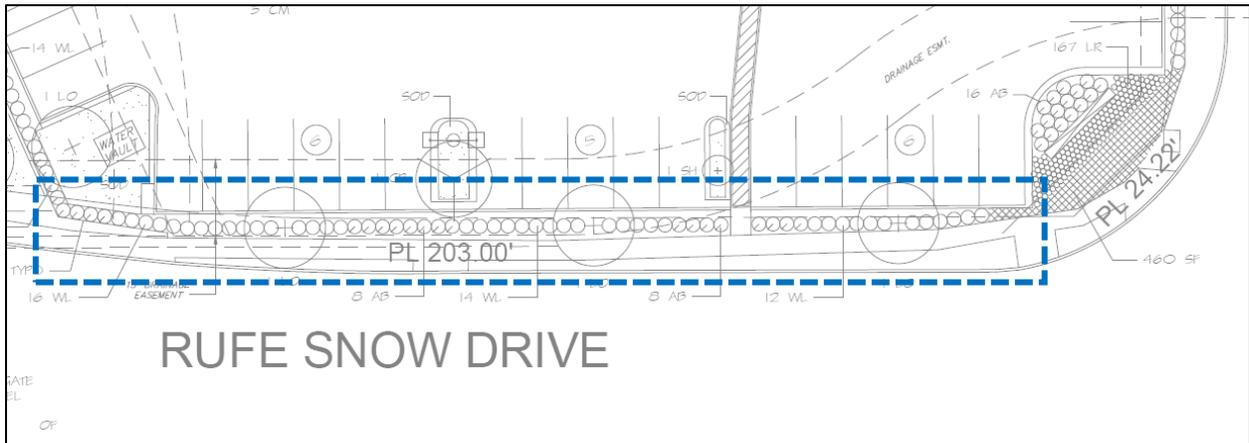
**GENERAL DESCRIPTION:**

The property under consideration is located at the northwest corner of Rufe Snow Drive and NE Loop 820. The site is the former location of a Don Pablo’s restaurant. The building was demolished in April 2019, but the parking lot paving was not removed from the site. The owner proposes to construct a 10,000-square-foot retail building on the property and use the existing parking area. Since new construction is proposed on the site, full compliance with the landscaping standards is required.

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.

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

STANDARD	REQUIRED	PROPOSED
<p><u>Sec. 114-71(g)</u> Landscape setback</p>	<ul style="list-style-type: none"> <li>• 15-foot landscape setback adjacent to all public streets</li> <li>• 1 large tree and 10 shrubs per 50 feet frontage</li> <li>• <u>Rufe Snow Drive</u>: requires 4 large trees and 40 shrubs (200 ft frontage)</li> </ul>	<p><u>Rufe Snow Drive</u></p> <ul style="list-style-type: none"> <li>• 15-foot landscape setback not provided</li> <li>• 3 large trees and 58 shrubs</li> <li>• Trees and shrubs located in right-of-way</li> </ul>



The request is being processed as a variance application, which would waive certain landscaping standards for the retail 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.

**RECOMMENDATION:**

Approve LRB 2019-03.