



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 8, 2019

SUBJECT: LRB 2019-01 Public hearing and consideration of a request from JPC Realty Ltd for a variance to Section 114-72 (buffer yard regulations) of the North Richland Hills Code of Ordinances at 7500 Davis Boulevard, being 0.76 acres described as Lot 2R3, Block 13, Meadowview Estates.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of RASK LLC, JPC Realty Ltd is requesting a variance from the buffer yard regulations on 0.76 acres located at 7500 Davis Boulevard. The owner proposes to construct a medical office building on the property.

GENERAL DESCRIPTION:

The property under consideration is located at the northeast corner of Davis Boulevard and Rumfield Road. The applicant proposes to construct a 5,978-square foot medical office building on the property. An office building is located on the property to the north, and a single-family residence is located on the property to the east. Since the property to the east is zoned residential, certain screening and buffering standards apply to the proposed development.

The Development Review Committee reviewed a landscape plan for the property as part of the site plan application for the project. The plan satisfies the requirements of the Chapter 114, Article III, Landscaping and Buffering Regulations with the exception of the tree planting requirement in the buffer yard.

STANDARD	REQUIRED	PROPOSED
<p><u>Sec. 114-72(c)</u> Buffer requirements</p>	<p>Buffer yard of 15 feet adjacent to residential property that includes:</p> <ul style="list-style-type: none"> • Masonry screening wall at least 6 feet in height • One large tree planted for each 30 linear feet of buffer area (minimum 6 trees required for the 195-foot property line) • At least 40% of large trees are evergreen species 	<ul style="list-style-type: none"> • Buffer yard of 15 feet provided • Six-foot tall masonry screening wall to be constructed on east property line • Turf grass in buffer yard • No trees in buffer yard



The landscape plan proposed by the applicant includes the required masonry screening wall and the 15-foot wide buffer yard. The applicant is seeking a variance from the requirement to plant large trees in the buffer yard due to the existence of a 6-inch sanitary sewer line that crosses the property at this location (see attached utility plan). The sanitary sewer line provides service to the proposed building and the property north of the site. The line is less than six feet deep and runs diagonally in the buffer yard.

Neither the applicant nor staff are certain of the exact location of the sanitary sewer line in the area. The line may angle across the buffer yard area, allowing for some area of smaller plantings. Generally, large trees are not appropriate for the buffer yard area. Staff is recommending that smaller ornamental trees spaced 15 feet on center be planted not closer than 7 feet to the centerline of the sewer pipe and not closer than 5 feet to the required masonry screening wall. Depending on the location of the line, this may allow for a small number of ornamental trees.

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

RECOMMENDATION:

Approve LRB 2019-01, subject to the applicant providing ornamental trees spaced 15 feet on center within the 15-foot landscape buffer yard and planted not closer than 7 feet to the centerline of the sewer pipe and not closer than 5 feet to the required masonry screening wall.