

## APPLICATION INFORMATION

Landscape Review Board Case LRB22-0002  
4525 City Point Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on June 15, 2022.

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### DESCRIPTION

The project consists of a parking lot expansion to serve the existing MHMR facility located at 4525 City Point Dr. The project will include paving, public drainage, lighting, and landscape improvements, along with a replat to support the parking lot expansion. We respectfully request that you consider this variance to allow for the required 6' masonry screening wall to be constructed 20' off the common property line in lieu of directly on the property line. (Article VIII; Sec. 118-871-(c))

1. List the pertinent section(s) of the landscaping and buffering regulations and indicate the specific interpretations, variances, or nonconforming use exceptions being requested.

*NRH Zoning Ordinance Article VIII; Section 118-871 (c) (Location of Masonry Screening Wall)*

*The project consists of a parking lot expansion to serve the existing MHMR facility located at 4525 City Point Dr. The project will include paving, public drainage, lighting, and landscape improvements, along with a replat to support the parking lot expansion. We respectfully request that you consider this variance to allow for the required 6' masonry screening wall to be constructed 20' off the common property line in lieu of directly on the property line.*

2. State the grounds for the request and describe any special conditions that cause hardships that, in your opinion, justify the variances or exceptions being requested. Explain any usual circumstances, if applicable, that are not considered by the landscaping and buffering regulations.

*There are multiple existing trees along the western common property line between the project site and two residential lots. The installation of the wall on the property line would necessitate the removal of approximately 25 mature trees along the common property line. The proposed design would move the required 6' masonry screening wall approximately 20' into the subject property to save and preserve the existing trees. Additionally, the proposed location of the screening wall would provide the landscape buffer between the wall and the adjoining property. We believe that granting this variance will meet the intent of the ordinance while preserving existing trees and minimize the impact to the two adjacent residential lots and public right-of-way. The proposed solution also avoids creating a "double fence" scenario or having to remove fences from the existing residential lots. A landscape plan has been provided showing the existing mature trees to be preserved along with additional landscape improvements on the site to meet the intent of the ordinance.*

*This is a unique condition with a vacant "in-fill" commercial lot adjacent to established residential lots with existing fences, residential backyard improvements, and fairly substantial tree coverage. By relocating the proposed screening wall to the interior of the commercial lot, it avoids having to remove the existing trees, allows for minimum impact to the neighboring properties and we believe preserves the feel of the existing residential neighborhood.*

*The granting of this variance will not adversely impact surrounding properties, nor will it be detrimental to the health safety and welfare of the public.*