



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 23, 2023

SUBJECT: LRB22-0003 Public hearing and consideration of a request from Triangle Engineering for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 6450 Rufe Snow Drive, being 0.62 acres described as Lot 7A, Block 1, North Park Plaza.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of JC Pace Ltd, Triangle Engineering is requesting a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances. The site is located at 6450 Rufe Snow Drive. The applicant is requesting a variance related to the required buffer yard, masonry screening wall, and parking lot entrance islands.

GENERAL DESCRIPTION:

The site is located on the east side of Rufe Snow Drive just north of the Mid-Cities Boulevard intersection. The site is north of an existing shopping center and adjacent to single-family residences on Sunset Drive. The property is zoned C-2 (Commercial) and is undeveloped. The applicant proposes to develop a site for a new quick-service oil change business, [Strickland Brothers](#), which is a permitted use in the C-2 zoning district.

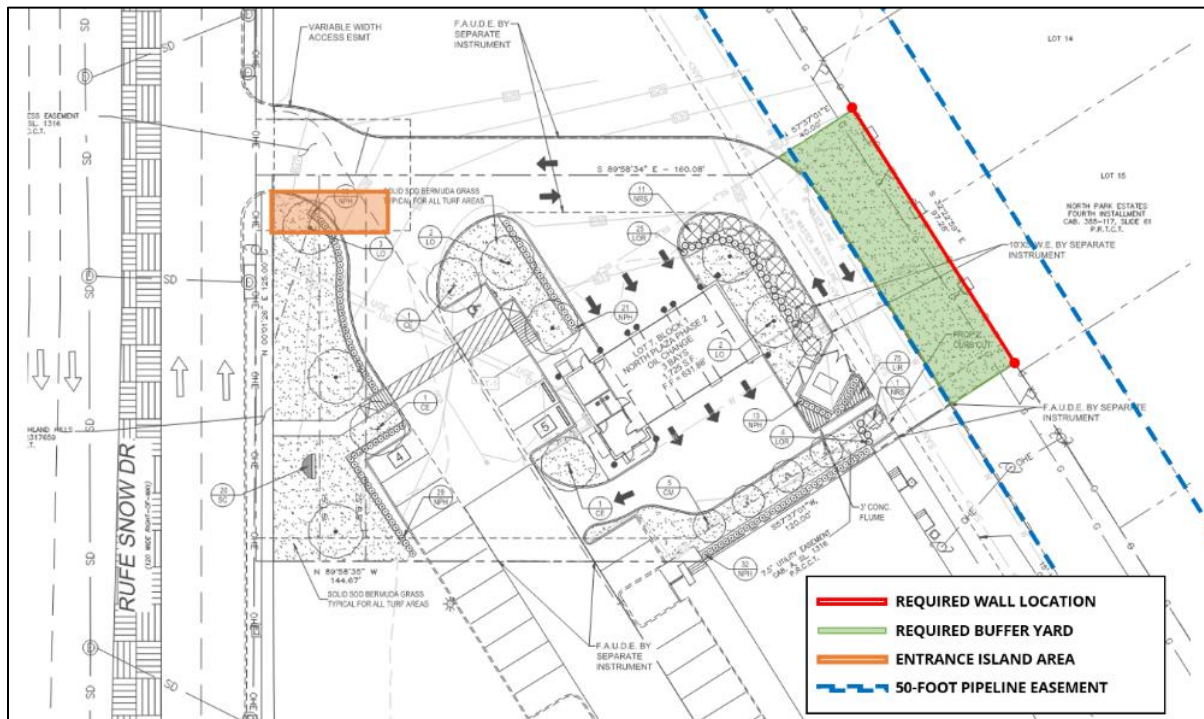
A site plan application is currently under review by the Development Review Committee (DRC). As part of the review, the DRC noted that the location of the required landscape buffer yard and screening wall between the site and adjacent residential use is encumbered by a 50-foot wide pipeline easement. The applicant discussed possible landscaping and screening wall improvements with the pipeline owner, The Williams Companies, Inc. It was determined that tree plantings and a screening wall could not be constructed within the easement due to the location of the pipeline. As a result, the applicant decided to seek a variance from those standards and request approval of an alternate landscape plan for the site.

ANALYSIS

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 (DRC) 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 except for the standards described below.

The table below summarizes the applicable standards and describes the applicant's proposal. The variance application and supporting materials are attached. The materials include a statement from the applicant explaining the reasoning for the variance request and a copy of the proposed landscape plan.

STANDARD	REQUIRED	PROPOSED
<p><u>Sec. 114-72(c)(2)</u> Buffer requirements</p>	<p>Nonresidential adjacent to residential:</p> <ul style="list-style-type: none"> Masonry screening wall (6-8 feet height) One large tree per 30 linear feet (3 trees required) At least 40% of trees must be evergreen 	<ul style="list-style-type: none"> Waiver of screening wall due to pipeline easement. The applicant is not proposing any wall or fence replacement. Waiver of tree planting in buffer yard due to pipeline easement Three (3) required trees planted elsewhere on site, including two trees between building and residential lots Additional evergreen screening shrubs planted between building and residential lots
<p><u>Sec 114-71(i)(3)</u> Parking lot entrance islands</p>	<p>All drive approaches must include entrance islands on each side of driveway:</p> <ul style="list-style-type: none"> Island must start at rear of required 15-foot landscape setback adjacent to street Island must be 18 feet deep and 6 feet wide (total depth of 33 feet from property line) Small shrubs planted at 3-foot centers required 	<ul style="list-style-type: none"> Entrance island depth of 21 feet from property line Driveway location is existing condition Depth of entrance island limited to accommodate realignment of existing fire lane





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

OPTIONS FOR BOARD CONSIDERATION

The Landscape Review Board has the following options on this application.

1. Approve the variance as presented. This action would approve variances to the screening wall, buffer yard, and entrance island standards and allow the landscaping to be constructed as presented.
2. Approve the variance with conditions. This action would approve variances to the screening wall and buffer yard standards, subject to the owner making modifications to the screening wall, buffer yard, and entrance island standards as directed by the Board. An example condition may be the replacement of the existing wood fence with a new wood fence.
3. Deny the variance. This action would require the screening wall, buffer yard, and entrance islands to be installed in compliance with landscaping standards for nonresidential properties. Significant site design modifications would be required to provide the requisite landscape area and materials as well.

RECOMMENDATION:

Approve LRB22-0003.