

APPLICATION INFORMATION

Landscape Review Board Case LRB23-0004
5196 Rufe Snow Drive, North Richland Hills, Texas

The following information was submitted with the application on the NRH E-SERVICES PORTAL on January 9, 2023.

DESCRIPTION

Remodel of existing building to provide three new retail tenant spaces. Site is being upgraded with new islands and striping.

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

The section in the code: Chapter 114, Article III, Section 114-71.

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.

We want to proceed with submitting for nonconforming permit. The reason for the non-conformity at the front is because it is cost prohibitive to run water for irrigation to all the landscape islands. We are adding new landscape islands with landscaping elements, adding curb stops to guide vehicular traffic circulations and improve pedestrian safety, and adding landscape to the front of the building via planters shown.

The cost of running irrigation to each island is cost prohibitive and the xeriscaping we have chosen will provide for an improved aesthetic to the property that will look consistent in the future without concern for the droughts and freezes we have experienced in the region over the past several years.

Regarding the screening wall, we can't do this with a masonry wall, it is cost prohibitive. On the revised landscape plan, we are proposing to add additional tall evergreen shrubs to create screening.