



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 9, 2024
SUBJECT: LRB24-0009 Consideration of a request from ANA Consultants LLC for a permit for nonconformity to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 8251 Bedford Euless Road, being 4.43 acres described as Lot 1R, Block A, Richland Oaks Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Naturon Properties LLC, ANA Consultants LLC and T.H. Pritchett Associates is requesting a permit for nonconformity in conjunction with a large-scale remodel of an existing building. The permit for nonconformity would allow improvements to the building to continue without conforming to the current landscaping and buffering standards. The site is located at 8251 Bedford Euless Road at the northeast corner of Strummer Drive. Since the permit value of the building remodel exceeds 75 percent of the 2024 appraised value of the existing improvements, full compliance with the landscaping standards is required.

GENERAL DESCRIPTION:

The property under consideration is generally located at the northeast corner of Bedford Euless Road and Strummer Drive. The subject building is a two-story 86,120-square-foot structure originally developed in 1986. The building is former location of Haverty's Furniture and other office and retail tenants. The building is currently vacant, and a church has applied for building permits to remodel a portion of the building.

The site was developed prior to the adoption of the current landscaping and buffering standards, and the property is considered legal non-conforming to those standards. The landscaping standards in effect at the time the property was developed required that 10 percent of the site be maintained in a landscaped area.

Building and site improvements on the property have a 2024 appraised value of \$246,250, according to the Tarrant Appraisal District (TAD). According to the building permit application, the cost of the proposed remodel is \$760,000. Since the value of the remodel of the building is more than 75% of the existing improvements value, the general standards of the Vegetation Chapter 114, Article III, Section 114-71 (Landscaping Regulations) apply to this property. The improvements required by the code include a minimum landscaped area on the site, landscape setback on Bedford Euless Road and Strummer Drive, parking lot landscaping, and landscape setback design standards for the Freeway Corridor Overlay District.

The table below details the applicable standards and describes the applicant’s proposal to mitigate the deficiency. The proposed plan includes additional trees and shrubs adjacent to Strummer Drive and Bedford Eules Road and short limestone walls at the drive entrance on Bedford Eules Road. In addition, a copy of a detailed landscaping plan is attached. The proposed improvements include the following features.

STANDARD	REQUIRED	PROPOSED
<u>Sec. 114-71(f)</u> Landscape area	<ul style="list-style-type: none"> At least 15% of total lot area must be landscaped (28,967 sq ft) 	<ul style="list-style-type: none"> 11.1% of total lot area landscaped (17,405 sq ft)
<u>Sec. 114-71(g)</u> Landscape setback	<ul style="list-style-type: none"> 15-foot landscape setback adjacent to all public streets One (1) large tree per 50 feet of frontage Ten (10) shrubs per 50 feet of frontage <u>Strummer Drive</u> <ul style="list-style-type: none"> Requires 7 large trees and 70 shrubs (325 ft street frontage) 	<u>Strummer Drive</u> <ul style="list-style-type: none"> Four (4)-foot existing parkway within public right-of-way. The setback was reduced due to a 25-foot right-of-way acquisition for street widening in 1994. Eight (8) new Large trees to be planted in parkway (Live Oaks)
<u>Sec. 114-71(i)</u> Parking lot landscaping	<ul style="list-style-type: none"> Minimum Area: 5% of parking lot in landscaped area (10,427 sf) Quantity: 1 tree in island per 20 parking spaces (264 spaces requires 14 trees) Proximity: Each parking space within 100 feet of a parking lot island tree Screening: Shrubs planted to screen parking spaces from street Drive approach: Parking entrance islands on each side of driveway (6 feet wide by 18 feet deep with small shrubs) 	<ul style="list-style-type: none"> Minimum Area: 9.75% of parking lot in landscaped area (20,334 sf) Quantity: 14 existing trees provided in parking area. Proximity: 229 parking spaces are within 100 feet of a parking lot island tree (87% of spaces) Screening: shrubs to be planted to screen all parking spaces from all streets Drive approach: parking entrance islands with shrubs to be provided at Strummer Drive approach
<u>Sec. 114-71(k)</u> Freeway Corridor overlay	<ul style="list-style-type: none"> 1 tree per 50 feet of street frontage Hardscape elements: short walls or urban design monuments <u>Bedford Eules Road</u> <ul style="list-style-type: none"> Requires 3 large trees and 3 short walls (133 ft street frontage) 	<u>Bedford Eules Road</u> <ul style="list-style-type: none"> Two (2) trees provided (Cedar Elm) One (1) existing tree (Live Oak) Three (3) low walls provided between trees

The Development Review Committee is recommending that the shrubs shown along Strummer Drive be removed from the proposal. The adjacent parking stalls are shorter than the required minimum depth dimension and the parkway area will be needed for vehicles’ bumpers to overhang when these parking stalls are in use. Providing trees along this parkway will still achieve parking lot shading and a landscape edge to the property.



If approved, the Development Review Committee also recommends clarification that the low limestone walls along Bedford Eules Road be constructed in the same design as the Boulevard 26 median at the south IH Loop 820 intersection.

The request is being processed as a permit for nonconformity. Approval would be associated with the building permit for the renovation of the building, and approval does not run with the property in the same manner as a variance. If future improvements were proposed on the site, compliance with the standards would be evaluated again at that time. A public hearing is not required for consideration of a permit for nonconformity.

OPTIONS FOR BOARD CONSIDERATION

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

1. Approve the request as presented. This action would approve the proposed landscaping plan for the site for the purpose of issuing building permits for the remodel of the existing building.
2. Approve the request with conditions. This action would approve the proposed landscaping plan for the site subject to additional landscaping improvements being made on the site without requiring full compliance with the standards.
3. Deny the request. This action would require the site to be built in compliance with the landscaping and buffering standards.

RECOMMENDATION:

Approve LRB24-0009 with the condition that no parking lot screening shrubs be provided along Strummer Drive, that 8 large trees be provided at 36-foot spacing, and the low limestone walls along Bedford Eules Road be designed in the same manner as the Boulevard 26 median.