



LANDSCAPE REVIEW BOARD APPLICATION

City of North Richland Hills
7301 NE Loop 820
North Richland Hills, TX
817 427 6300

APPLICANT INFORMATION

Name of applicant:

Rovin Inc.

Street address of applicant:

1332 Teasley Lane

City/State/Zip Code of applicant:

Denton, Tx 76205

Telephone number of applicant:

817 456-9035

FAX number of applicant:

Email: tams.e.babes.chicken.com

Are you the owner of the
property?

☐

Yes

☒

No

Are you the owner's agent?

☒

Yes

☐

No

NOTE: If you are not the owner of the property, you must attach a letter from the property owner giving you permission to submit this application.

SUBJECT PROPERTY INFORMATION

Subject Property Legal Description:

Snow Heights Addition Lot 4R ESR, Block 25

Subject Property Street Address:

6700 NE Loop 820 NRH, Tx 76180

REQUEST TYPE

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Interpretation Request

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Landscape Variance Request

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Nonconforming Use

Current zoning classification:

NRPD

Note: A map or plot plan of the property and drawings of the proposed construction must be submitted with this application. The applicants or their representatives must be present at their scheduled public hearing.

I hereby certify that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for a variance for consideration by the Landscape Board Review.

Date _____

Print Name

Tom Slate

Signature

[Signature]

FOR OFFICE USE ONLY

Date of Review Board Public Hearing:

Taxes, Liens and Assessments Paid?

☐

Yes

☐

No

Case Number

Variance Approved:

☐

Yes

☐

No

Date of Final Action:

Fees: \$640.00

Conditions of Approval:

This request will not be scheduled for hearing until the application fee is paid.

DESCRIPTION OF REQUEST

List the pertinent section(s) of the Landscape Regulations and indicate the specific interpretation(s), variance(s), or nonconforming use exception(s) being requested.

FREEWAY CORRIDOR OVERLAY STANDARDS

(1) REQUIRED TREES (W/IN 10' LAND. SETBACK, STREET FRONTAGE)

(2) REQUIRED HARDSCAPING (W/IN 10' LAND. SETBACK STREET FRONTAGE)

BUFFER YARD for Properties W/IN Freeway Corridor Overlay ^(QUALIFY USE OF ITALIAN Cypress AS A LARGE TREE)

LANDSCAPE REGULATIONS ORDINANCE No. 2423

W/ AMENDMENT ORDINANCE No 2473

- NORTH RICHLAND HILLS LANDSCAPING AND BUFFERING REGULATIONS

1.) LANDSCAPE REGULATIONS - H (PARKING LOT SCREENING), I (LANDSCAPING OF PARKING LOT'S), 2, 3, 4

2.) BUFFER YARD REGULATIONS - B (BUFFER YARD BETWEEN ZONING DISTRICTS REQUIRED) C (BUFFER REQUIREMENT'S) 2 AND 3.

State the grounds for the request and detail any special conditions that cause hardships that in your opinion justify the variances or exceptions being requested. Explain any unique circumstances, if applicable, not considered by the Landscaping Regulations:

As we all know, Zabe's intent is to bring a very unique concept to the NRH area. We have a very difficult task in building a new store that will look as if it has been here since the early 1900's. We have previously accomplished this ~~before~~ in Frisco, Texas as most of you already know. As we learned in Frisco, landscaping was a very important part of this design. If it looks like we placed an old building in a new or modern area, our concept will not be believable. Authenticity is the key in making our concept work and in order to do this we will need a landscape variance for this project.

NORTH RICHLAND HILLS LANDSCAPING AND BUFFERING STANDARDS				
TOTAL SITE AREA	BABE'S CHICKEN 158,558 S.F.(3.64 AC)		SWEETIE PIE'S 82,241 S.F. (1.888 AC)	
TOTAL SITE LANDSCAPE AREA a.) AT LEAST ALL 15% OF THE SITE MUST BE MAINTAINED IN A LANDSCAPED AREA	REQUIRED 23,751 S.F.	PROVIDED 31,057 S.F.	REQUIRED 12,336 S.F.	PROVIDED 15,357 S.F.
<u>LANDSCAPE SETBACK – NORTH SIDE</u> a.) THE LANDSCAPE SETBACK SHALL BE 10 FEET ADJACENT TO NE LOOP 820 FRONTAGE	10'	10'	10'	10
b.) 1 LARGE TREE/50 LINEAR FEET REQUIRED IN LANDSCAPE SETBACK BABES – 567.14 L.F. / 50 = 11.34 S PIES – 250.96 L.F. / 50 = 5.01	11.34	0	5.01	0
c.) 10 SHRUBS / 50 LINEAR FEET REQUIRED IN LANDSCAPE SETBACK	113	0	50	0
d.) LANDSCAPE ENTRANCE ISLANDS SHALL BE PLANTED WITH SMALL SHRUBS AT THREE FEET O.C	1	0	1	0
e.) HARDSCAPE ELEMENTS REQUIRED (MONUMENTS-OR-LOW WALL) 1 MONUMENT / 50 L.F. = 30 S.F. OF WALL AREA / 50 L.F. =	11 340	0 0	5 150	0 0
<u>PARKING LOT REQUIREMENTS</u> a.) PARKING SPACES ADJACENT TO PUBLIC RIGHT OF WAY SHALL BE SCREENED FROM VIEW BY SOLID SCREENING BARRIER.	YES	NO	YES	NO
b.) ALL PARKING LOTS MUST CONTAIN AT LEAST 5% LANDSCAPED AREA BABES – 109,189 SF X 5% = 5,459 SF / 4,284 SF S PIES – 50,761 SF X 5% = 2,538 SF / 2,194 SF	5%	.39%	5%	.43%
c.) 1 LARGE CANOPY TREE PER 2 PARKING SPACES PLANTED IN ISLANDS BABES – 304 SPACES / 20 SPACES = 15.2 TREES S PIES – 171 SPACES / 20 SPACES = 8.55 TREES	15	7	9	7
d.) ALL PARKING SPACES MUST BE LOCATED WITHIN 100 FEET OF A LARGE CANOPY TREE	–	NO	–	NO
<u>LANDSCAPE BUFFER YARD – SOUTH SIDE</u> a.) A 10 FOOT LANDSCAPE BUFFER WAS ALLOWED TO BE PROVIDED BETWEEN NONRESIDENTIAL AND RESIDENTIAL USES 1 TREE / 30 LF = 33 TREES BABES – 566.18 L.F. / 30 = 18.86 S PIES – 430.57 L.F. / 30 = 14.35 1 LARGE TREE/30 L.F. REQUIRED 1 LARGE TREE/60 L.F. REQUIRED	10' 18.86	10' 19	10' 14.35	10' 14