



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 28, 2019

SUBJECT: LRB 2018-01 Consideration of a request from Dynamic Engineering Consultants, PC for a permit for nonconformity to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 7724 and 7740 NE Loop 820, being 23.97 acres described as Lots A3, AR1A, B1B, and B1A, Calloway Park Addition; and Lot 1C, Block E, Calloway Farm Addition.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of TX Motors of North Richland Hills, Inc., Dynamic Engineering Consultants, PC, is requesting a permit for nonconformity that would allow for construction of automobile shade structures on the site without conforming to the current landscaping and buffering standards. The site is generally located south of NE Loop 820 and west of Booth Calloway Road. Since new construction is proposed on the site, full compliance with the landscaping standards is required.

GENERAL DESCRIPTION:

The property under consideration includes two automobile dealerships located on the NE Loop 820 frontage road. The properties are bounded on the east by Booth Calloway Road, on the south by Rodger Line Drive, and on the west by Calloway Branch creek.

Dealerships have been operating on the properties since at least 1979. The existing properties are non-conforming to the standards, and the applicant proposes an alternative landscape plan for consideration by the Landscape Review Board. The development of the site predates the adoption of landscaping and buffering standards.

The owners plan to construct new automobile shade structures on the property. This new construction makes the general standards of the Vegetation Chapter 114, Article III, Section 114-71 (Landscaping Regulations) apply to this property, including the standards for the Freeway Corridor Overlay district. The improvements required by the code include a minimum landscaped area on the site, landscape setbacks on all street frontages, parking lot landscaping and screening, and hardscape elements.

The table below details the applicable standards and describes the applicant's proposal to mitigate the deficiency. In addition, copies of detailed landscaping plans are attached. The proposed improvements include the following features:

- Ornamental trees and shrubs adjacent to NE Loop 820, Booth Calloway Road, and Rodger Line Drive.
- Ornamental trees and shrubs on the internal driveway between the dealerships.
- The closure of a driveway on Rodger Line Drive and extension of the sidewalk and landscaped area.
- Since some of the landscaping would be located within the NE Loop 820 right-of-way, the applicant must coordinate with TXDOT for authorization to place the trees and shrubs within the right-of-way.

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 (89,400 sq ft) 	<ul style="list-style-type: none"> • 2.5% of total lot area landscaped (15,000 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 • NE Loop 820: requires 13 large trees and 128 shrubs • Booth Calloway Road: requires 8 large trees (or 16 ornamental trees) and 77 shrubs • Rodger Line Drive: requires 15 large trees (or 30 ornamental trees) and 149 shrubs 	<p><u>NE Loop 820</u></p> <ul style="list-style-type: none"> • 642 feet of combined frontage includes no large trees, 26 ornamental trees, and 272 shrubs • Full setback not provided. An 11-foot setback is provided on the CDJR lot. <p><u>Booth Calloway Road</u></p> <ul style="list-style-type: none"> • 387 feet of frontage with 13 ornamental trees and 179 shrubs • Setback not provided. <p><u>Rodger Line Drive</u></p> <ul style="list-style-type: none"> • 744 feet of combined frontage includes 9 ornamental trees and 121 shrubs • Full setback not provided. A 6-foot setback provided on the Hyundai lot.
<u>Sec. 114-71(h)</u> Parking lot screening	<ul style="list-style-type: none"> • Screen parking lots from public right-of-way • 1 large shrub per 3 feet of street frontage; maximum height of 30 inches 	<ul style="list-style-type: none"> • 1,773 feet of combined frontage. Screening provided for 80% of parking lot frontage. • Not provided on Rodger Line Drive on CDJR lot.
<u>Sec. 114-71(i)</u> Parking lot landscaping	<ul style="list-style-type: none"> • 5% of parking lot in landscaped area • 1 tree in island per 20 parking spaces 	<ul style="list-style-type: none"> • Waiver requested
<u>Sec. 114-71(k)</u> Landscape setback for properties within the Freeway Corridor Overlay	<ul style="list-style-type: none"> • 10-foot landscape setback adjacent to highway right-of-way • 1 large tree per 50 feet of street frontage (13 trees required) • Hardscape: low wall or urban design monuments (17 monuments required) 	<p><u>NE Loop 820</u></p> <ul style="list-style-type: none"> • 642 feet of combined frontage • Full setback not provided. 11-foot setback provided on CDJR lot • Zero (0) large trees • 26 ornamental trees • 17 urban design monuments provided



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.

RECOMMENDATION:

Approve LRB 2018-01.