



# LANDSCAPE REVIEW BOARD

## SELECT APPLICATION TYPE

☐ Interpretation    ☐ Permit for Nonconformity    ☒ Variance

## DEVELOPMENT INFORMATION

Project Address 5121 RUFÉ SNOW DRIVE  
Project Name RUFÉ SNOW DRIVE RETAIL SHELL BUILDING  
Legal Description TAPP ADDITION Block 4 Lot 3A Acreage 1.28  
Current Zoning COMMERCIAL Current Use RETAIL

## OWNER INFORMATION

Name PHILIP SIRIANNI - NORTH RICHLAND HILLS PADS, LLC.  
Address 415 E. HYMAN AVE., STE 401  
City ASPEN State CO ZIP 81611  
Phone (970)429-8253 Email ASPEN

*For additional owners, please include additional copies of this page. The property owner must sign the application or submit a notarized letter of authorization.*

## REPRESENTATIVE/AGENT INFORMATION

Name WILLIAM KALKMAN - IDENTITY ARCHITECTS  
Address 111 TRAVIS STREET  
City WKALKMAN@IDENTITYARCHITECTS.COM State TX ZIP 77002  
Phone (713)595-2191 Email WKALKMAN@IDENTITYARCHITECTS.COM

## CERTIFICATION

I certify that the above information is correct and complete to the best of my knowledge and ability, and that I am, or that I represent, the legal owner of the property described above and do hereby submit this request for consideration by the Landscape Review Board. I reserve the right to withdraw this proposal at any time by filing a written request with the Planning & Zoning Department.

Philip Sirianni

Digitally signed by Philip Sirianni  
Date: 2019.07.12 10:39:57 -06'00'

Owner Signature

07/12/19

Date

North Richland Hills Pads, LLC

Owner Name (print)

William Kalkman

Digitally signed by William Kalkman  
DN: c=US, e=Wkalkman@identityarchitects.com, OU=Retail,  
O=Identity Architects, CN=William Kalkman  
Date: 2019.07.12 11:35:24 -05'00'

Agent Signature

07/12/19

Date

William Kalkman

Agent Name (print)

## LANDSCAPE REVIEW BOARD

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

Case SP 2019-10

Sec. 114-71. - Landscaping regulations

(g) Landscape setback. There shall be a landscape setback area having a minimum width of 15 feet adjacent to all public street rights-of-way. Roof overhangs and awnings are permitted within this area as long as no conflict exists with the required landscaping. Loading areas, outside storage and outside display areas shall not encroach into the landscape setback. No parking or maneuvering areas are permitted within the landscape setback with the exception of ingress and egress drives. The landscape setback shall contain grass, ground covers, shrubs, trees, or any combination thereof, as provided herein. The landscape setback shall contain at a minimum: (1) Required trees. Within the landscape setback, one large tree shall be planted per 50 feet, or fraction thereof, of street frontage. Existing trees situated within the landscaped edge may be included in this calculation. Two ornamental trees may be substituted for a large tree. (2) Required shrubs. Ten small shrubs shall be planted per 50 linear feet, or fraction thereof, of street frontage. Shrubs planted for parking lot screening may be used to satisfy this requirement. (3) Calculation regarding parking. The required landscape setback landscaping shall not count toward parking lot screening or parking area landscaping requirements.

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.

This is an existing developed site. We are doing minimal site work along Rufe Snow. The existing paving is to be reused and the parking is needed to meet code requirements. We have added landscaping to area by removing two spaces and adding two islands in place.

# LANDSCAPE REVIEW BOARD

---

## SUMMARY OF THE LANDSCAPE REVIEW BOARD

The Board's jurisdiction extends to and includes the hearing and deciding of the following topics of appeals and applications, and to that end shall have the necessary authority to ensure continuing compliance with its decision.

- **Interpretation.** Hear and decide appeals where it is alleged there is error on any order, requirement, decision, or interpretation of the landscaping and buffering regulations by the Building Official in the enforcement of this ordinance or a zoning district boundary. In reaching its decision, the Board shall establish firm guidelines for future administrative actions on like matters.
- **Permits for nonconformity.** Authorize a building permit for the reconstruction, extension, renovation, or enlargement of an existing structure on property where the landscaping is non-conforming to the requirements of the landscaping and buffering regulations.
- **Variances.** Authorize upon appeal, in specific cases, such variance from the terms of the landscaping and buffering regulations that are not contrary to the public interest, and where, because of special conditions, the enforcement of the ordinance would result in an unnecessary hardship.

---

## APPLICATION SUBMITTAL REQUIREMENTS

Applications submitted without original signatures and all required documents and information will not be reviewed, and will be returned to the applicant for revision. Please be sure that all required items are included for the type of application requested.

City Council serves in the capacity of the Landscape Review Board. The meetings are scheduled to coincide with City Council's regular meetings on the second and fourth Mondays of each month. The application submittal deadline is 5:00 PM each Monday. Applications submitted after that time will be processed after the deadline on the following week.

Landscape Review Board information is available online in [Chapter 114 of the North Richland Hills Code of Ordinances](#). If you have questions about the application process or any submittal requirements, please call the Planning and Zoning Department at 817-427-6300.

---

## ALL APPLICATIONS

The following items are required with all types of applications:

- Landscape Review Board application form.
- Application filing fee as required by the NRH Fee Schedule. This fee is non-refundable.
- One 11" x 17" copy of the subdivision plat (if the property is platted).
- One digital (PDF) copy of the subdivision plat (if the property is platted).
- If the ownership does not match the ownership on the [Tarrant County Appraisal District website](#), a warranty deed shall be submitted with this application. Please verify ownership prior to submitting the application.
- Additional information may be requested by the Development Review Committee if deemed essential for review and consideration by the Landscape Review Board.
- Additional application submittal requirements, based on the specific type of application (see below).

---

## INTERPRETATION REQUEST

- ☑ A written statement from the applicant describing how the landscaping and buffering regulations should be interpreted.
- ☑ A written statement from the Planning Manager or Building Official stating the reasons for the interpretation given in the particular case.

# LANDSCAPE REVIEW BOARD

---

## PERMIT FOR NONCONFORMITY

- A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the landscaping and buffering standards.
- Property map or survey
  - Exhibits showing the boundaries, dimensions, and square footage of the property, and the location and dimensions of all existing and proposed buildings and structures.
- Landscape Plan
  - Plans demonstrating compliance, to the extent possible, with the standards described in [Article III - Landscaping and Buffering Regulations](#) of the Vegetation chapter, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.

## VARIANCE

- A written statement describing what the applicant wants to achieve in the development of the property and how the proposal conforms to the landscaping and buffering standards.
- Landscape Plan
  - Plans demonstrating compliance, to the extent possible, with the standards described in [Article III - Landscaping and Buffering Regulations](#) of the Vegetation chapter, showing all required and proposed landscape setbacks, buffer yards, screening, and fencing.
- Additional information
  - Drawings, photographs, written narratives, and other relevant information may be submitted with the application.