



LANDSCAPE REVIEW BOARD MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 9, 2019

SUBJECT: LRB 2019-04 Public hearing and consideration of a request from IMC Management for a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances at 9130 North Tarrant Parkway, being 1.42 acres described as Lot 9, Block 1, North Tarrant Marketplace.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Chick-fil-A Inc., IMC Management is requesting a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances. The site under consideration is a Chick-fil-A restaurant located at 9130 North Tarrant Parkway. The applicant is requesting a variance to allow the removal of a landscape buffer between properties.

GENERAL DESCRIPTION:

The property is located on the south side of North Tarrant Parkway between Davis Boulevard and Precinct Line Road. The site is the location of a Chick-fil-A restaurant, located on a pad site in front of LA Fitness. The site is included in the overall planned development district for North Tarrant Marketplace (PD-69).

Early in 2019, the property owner widened the drive-through lane and removed a landscape buffer located between the restaurant site and the retail building to the west. However, this work was done without approval of a building permit. The owner was notified of the requirement for permit and has submitted an application.

The landscape buffer between properties is required as part of the site plan and zoning for the property approved by Ordinance No. 3362. Since the property is not in compliance with the approved landscape plan, the building permit is on hold pending action on the variance application.

The applicant's proposed landscape plan is attached. The plan indicates the landscape areas that were removed as part of the drive-through lane expansion as well as new landscaping that was added to the site. The plan shows 15,388 square feet of landscape area on the site, which is a reduction of 1,434 square feet from the approved plan that provided 16,822 square feet. While the overall area is reduced, the site provides a landscaped area of 24.9% of the lot (15% required). The applicant is requesting approval of the proposed landscape plan for the site.



The request is being processed as a variance application, which would waive certain landscaping standards for the property. The board may include appropriate conditions as part of the approval of a variance request. The affirmative vote of four board members is required to approve a variance.

A public hearing is required for consideration of a request for variance. Notice of the public hearing was published in the newspaper and mailed to all owners of real property within 200 feet of the site.

RECOMMENDATION:

Approve LRB 2019-04.