



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** May 6, 2021
SUBJECT: SUP 2020-07 Public hearing and consideration of a request from Levart Properties LLC for a special use permit for a vehicle storage facility at 4005 Rufe Snow Drive, being 0.53 acres described as Lot 12, Block 3, J.L. Autrey Addition.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Levart Properties LLC, Paul Edwards is requesting a special use permit for a vehicle storage facility on 0.53 acres located at 4005 Rufe Snow Drive.

GENERAL DESCRIPTION:

The site is located on the west side of Rufe Snow Drive between Glenview Drive and Harmonson Road. The property is currently developed with a 1,056-square foot office building and small parking lot on the front portion of the site. The applicant proposes to develop a vehicle storage facility on the rear portion of the lot.

In 1992, the zoning ordinance was amended to add vehicle storage facility as a land use and to provide screening standards for the use. In 2000, the screening standards were revised and a landscaping requirement was added. The land use requires approval of a special use permit in the C-2 Commercial zoning district and is permitted by right in the I-1 and I-2 Industrial zoning districts.

Attached are a letter from the applicant, which describes the business operation, and a conceptual site plan of proposed improvements. The proposed improvements include a paved asphalt area in the rear of the property that includes 20 parking spaces. The purpose for the use is to provide month-to-month paid parking for automobile, recreational vehicles, boats, trailers, trucks, and other vehicles. In addition, a second building is proposed for future construction.

The proposed conditions of approval for this special use permit are attached. The zoning ordinance provides that special use permits may establish reasonable conditions of approval on the operation and location of the use to reduce its effect on adjacent or surrounding properties. These conditions are based on the applicant's proposed development of the property and Development Review Committee recommendations, and include the items described in detail below. These conditions may be modified throughout the public hearing process, but the conditions are subject to final approval by City Council.

For the purposes of the special use permit application, the site plan is considered a conceptual layout of the development. The layout shown does not meet the general standards associated with a vehicle storage use. If the special use permit is approved, a formal site plan application that addresses the standards described below would need to be submitted for approval by the Development Review Committee (DRC) prior to the issuance of building permits or construction.

- a. Paving materials. The paving material for the drive aisles, parking, and maneuvering areas must be concrete. The DRC has concerns about the long-term maintenance of asphalt paving, especially in the areas where turning movements of large vehicles and trailers will occur.
- b. Driving and maneuvering areas. The driving aisle and maneuvering area must be constructed as a fire lane. The fire lane must be at least 24 feet in width and designed and maintained to support loads of 80,000 pounds for fire apparatus. The proposed plan indicates a drive aisle width of 15 feet, which appears inadequate based on past use of the site for vehicle parking as shown below. The width of the aisle must be increased to 24 feet or the site layout revised to address expected turning maneuvers for large vehicles and trailers.



- c. Screening. The vehicle storage area must be screened in accordance with [Section 118-876](#) of the zoning ordinance. The storage area must be screened around its entire perimeter with a 20-foot wide landscaped buffer. The buffer must include an earthen berm up to 30 inches tall and vegetation that covers the entire length of the berm.

Alternatively, a masonry screening wall could be constructed around the perimeter of the property in lieu of the landscaped buffer. The wall must be at least six feet in height, and may be constructed as a traditional masonry wall or a pre-cast concrete panel product.

- d. Landscaping of vehicle storage area. The vehicle storage area must be landscaped in accordance with the parking lot standards outlined in [Section 114-71\(i\)](#) of the code of ordinances. One large tree must be planted for each 20 parking spaces, and each tree must be planted in a landscaped island.
- e. Drive approach. The width of the drive approach on Rufe Snow Drive must be reduced. The maximum width permitted is 35 feet. The current driveway cut along Rufe Snow is approximately 57 feet.

- f. Parking area. In conjunction with the reduction in width of the drive approach, the parking area in the front of the building must be reconfigured generally as shown at right or some alternative version that provides the required landscape setback and reduces the driveway width.
- g. Landscaping of site. At least 15 percent of the total lot area must be landscaped. This includes overall site landscaping, a landscape setback adjacent to Rufe Snow Drive, and replacement of the hedgerow along the fence adjacent to the building.
- h. Building lighting. The light fixtures on the building must be replaced with conforming fixtures.



LAND USE PLAN: This area is designated on the Land Use Plan as Office Commercial. This designation encourages professional, medical, and administrative offices, such as traditional office buildings, executive suites, and co-working spaces. It also encourages as limited commercial establishments that benefit adjacent and nearby residential areas, and in which all business is conducted indoors.

CURRENT ZONING: The property is zoned C-2 Commercial. This district is intended to provide for the development of retail and general business uses primarily to serve the community and region. Uses include a wide variety of business activities and may involve limited outside storage, service, or display. The C-2 district should be located away from low and medium density residential development and should be used as a buffer between retail and industrial uses. The district is also appropriate along business corridors as indicated on the land use plan.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	C-2 (Commercial)	Office Commercial	Retail uses
WEST	R-3 (Single-Family Residential)	Community Services	NRH Public Works service yard
SOUTH	C-2 (Commercial)	Community Services	Fire Station 2
EAST	C-2 (Commercial)	Retail Commercial	Vacant property

PLAT STATUS: The property is platted as Lot 12, Block 3, J.L. Autrey Addition.

DRC RECOMMENDATION. The current development policy in North Richland Hills is to monitor closely land uses in the city in order to establish an optimal mix of residential, commercial, restaurant, retail, and office establishments that best serve the varied needs



of residents and consumers. To implement this policy, all vehicle storage facility uses are subject to approval of a special use permit or other zoning action.

The Development Review Committee's (DRC) recommendation for denial of the special use permit application is based on the following.

1. In accordance with the Vision 2030 Land Use Plan approved by the North Richland Hills City Council on July 22, 2019, the City aims to foster a commercial climate that reflects its identity and community values. The NRH community desires uses that provide needed goods and services, convenience, and add to the overall quality of life. The City should encourage existing commercial vacancies to be occupied by uses that serve and benefit the overall community.
2. The use is inconsistent with the Vision 2030 Land Use Plan. The plan designates the area as Office Commercial. This designation encourages professional, medical, and administrative offices as well as limited commercial service establishments that benefit adjacent and nearby residential area.
3. The current development policy in North Richland Hills is to monitor closely the number and location of new automobile-related uses in order to reduce their proliferation and evaluate their effects on the community. To implement this policy, most automobile-related uses are subject to approval of a special use permit or other zoning action. One criterion used by DRC has been whether the use replaces and upgrades an existing like-use. For example, redevelopment of an existing vehicle storage facility is preferred over a new facility developing on property where the use does not currently exist.
4. As demonstrated above, a half-acre property is not ideal for a vehicle storage facility use. On-site maneuverability, storage, and screening requires more land area for a properly planned site.

CITY COUNCIL: The City Council will consider this request at the May 24, 2021, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Deny SUP 2020-07.