

**MINUTES OF THE WORK SESSION AND REGULAR MEETING  
OF THE LANDSCAPE REVIEW BOARD OF THE CITY OF NORTH RICHLAND  
HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
SEPTEMBER 9, 2019**

**REGULAR MEETING**

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 9th day of September after the 7:00 p.m. City Council meeting.

Present:	Oscar Trevino	Chair
	Tito Rodriguez	Board member
	Rita Wright Oujesky	Board member
	Suzy Compton	Board member
	Mike Benton	Board member
	Scott Turnage	Board member
	Tim Welch	Board member

Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Bostic	Assistant City Manager
	Alicia Richardson	City Secretary
	Maleshia B. McGinnis	City Attorney
	Traci Henderson	Assistant City Secretary

Vacancy:	Place 4	Board member
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**A. CALL TO ORDER**

Chair Trevino called the meeting to order at 8:01 p.m.

**B. PUBLIC COMMENTS**

No forms were submitted for this item.

**C. GENERAL ITEMS**

**C.1 APPROVE MINUTES OF THE JULY 8, 2019 LANDSCAPE REVIEW BOARD MEETING.**

**APPROVED**

**A MOTION WAS MADE BY BOARD MEMBER RODRIGUEZ, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE THE MINUTES OF THE JULY 8, 2019 LANDSCAPE REVIEW BOARD MEETING.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.2 LRB 2019-03 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM IDENTITY ARCHITECTURE PLLC FOR A VARIANCE TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 5121 RUFÉ SNOW DRIVE, BEING 1.3 ACRES DESCRIBED AS LOTS 3 AND 9, BLOCK 4, TAPP ADDITION.**

**APPROVED**

Chair Trevino opened the public hearing and called on Principal Planner Clayton Husband to present the item.

Mr. Husband presented staff's report informing the Board the applicant is requesting a variance to Chapter 114 (Vegetation) of the North Richland Hills Code of Ordinances. The site is located at 5121 Rufe Snow Drive. The applicant is requesting a variance from the required landscape setback adjacent to a public right-of-way. The applicant proposes to construct a new retail building.

Applicant William Kaulkman with Identity Architecture presented the request. The applicant is seeking variance for the landscaping for the property and looking to develop the property into a new retail building while trying to keep as much paving as they have now. The applicant stated they would like to remove two of the landscape islands and connect the new area to the right-of-way as there is no current connection to the sidewalk on Rufe Snow. Applicant is planting trees to provide a buffer between Rufe Snow Drive and the development. Applicant stated they are looking to upgrade the corner lot to match the signage at the other side of the property. Applicant stated they are providing more trees throughout the property to make more appealing. In addition, they will provide screening at the back of the building to hide the drive through.

Mr. Kaulkman stated that they currently have a parking agreement for three years with Oncor, however they could lose the parking should the agreement expire and not be renewed which could effect future tenant parking.

Mr. Husband stated currently 21 percent of the lot area is in the landscape area and a minimum of 15 percent is required. All of the standards are in compliance with the exception of the fifteen foot landscape set-back along Rufe Snow Drive. The applicant is over on the number of shrubs required and a little under on the number of trees that are required. Mr. Husband shared the previous building had been removed leaving the

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existing paving and driving aisles.

The board had no questions for staff.

Chair Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Chair Trevino asked if there was anyone in the audience wishing to speak on the item to come forward. There being no one wishing to speak, Chair Trevino closed the public hearing.

**A MOTION WAS MADE BY BOARD MEMBER WELCH, SECONDED BY BOARD MEMBER WRIGHT OUJESKY TO APPROVE LRB 2019-03.**

**MOTION TO APPROVE CARRIED 7-0.**

**C.3 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.**

**APPROVED**

Chair Trevino opened the public hearing and called on Principal Planner Clayton Husband to present the item.

Mr. Husband presented staff's report informing the Board the applicant is requesting 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. 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 prior to permit approval. The landscape buffer between properties is required as part of the site plan and zoning for the property approved by city ordinance 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.

Graham Akers, Plano, Texas representing Chick-fil-A presented the request. Mr. Akers indicated that the applicant representative was involved in an accident on the way to the meeting and he would be presenting the item. Mr. Akers apologized for missing the opportunity to request the approval ahead of time and not after the fact and shared their goal is to serve their customers and team members well. The addition of the drive through lane potentially increases capacity by twenty to thirty percent; which helps get traffic off the main roads and onto their property. Mr. Akers stated that the buffer helps to keeps

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team members safe and out of the way of traffic. Mr. Akers also shared that they have replanted some of the landscaping on the property and believe that meet most of the requirements except for the barrier between the two properties. Mr. Akers indicated that they would put a four inch curb in place of the temporary curb.

Mr. Husband presented staff's report and indicated where new landscaping areas were added back. The landscape area far exceeds the requirement. Mr. Husband reviewed options for consideration with Council.

The Board discussed the four inch curb between businesses, concern from adjacent business owner regarding the landscape buffering being removed as well as inoperable irrigation. Mr. Akers indicated that they plan to replace the old irrigation line and bury the new line underneath the new curb when it is installed.

Chair Trevino asked the City Secretary to call on those who completed a public meeting appearance form to speak during the public hearing. There being no forms submitted, Chair Trevino asked if there was anyone in the audience wishing to speak on the item to please come forward, There being no one wishing to speak, Chair Trevino closed the public hearing.

The Board discussed the item.

**A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE LRB 2019-04, AS PRESENTED.**

**MOTION TO APPROVE CARRIED 5-2.**

D. ADJOURNMENT

Chair Trevino ajourned the meeting at 8:26 p.m.



Oscar Trevino, Chair



Traci Henderson, Assistant City Secretary

