

**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
JULY 8, 2019**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 8th day of July before 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

Absent:	Brent Barrow	Board member
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A. CALL TO ORDER

Chair Trevino called the meeting to order at 7:05 p.m.

B. GENERAL ITEMS

B.1 APPROVE MINUTES OF THE MARCH 4, 2019 LANDSCAPE REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE MINUTES OF THE MARCH 4, 2019 LANDSCAPE REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 7-0.

B.2 LRB 2019-01 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM JPC REALTY LTD FOR A VARIANCE TO SECTION 114-72 (BUFFER YARD REGULATIONS) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 7500 DAVIS BOULEVARD, BEING 0.76 ACRES DESCRIBED AS LOT 2R3, BLOCK 13, MEADOWVIEW ESTATES.

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 from the buffer yard regulations on 0.76 acres located at 7500 Davis Boulevard. Mr. Husband continued that the plan satisfies the requirements of the Landscaping and Buffering Regulations with the exception of the tree planting requirement in the buffer yard on the east side of the property. The owner proposes to construct a medical office building on the property.

On behalf of the applicant, RASK, LLC; John Campbell with JPC Realty, Ltd, Colleyville Texas; presented the request. Mr. Campbell indicated the request for the variance was due to the location of sewer lines on the east side of the property. Once sewer lines are located, crepe myrtles may be able to be planted in that area.

The Board had no questions for the applicant.

Mr. Husband stated the the plan satisfies the requirements of the Landscaping and Buffering Regulations with the exception of the tree planting requirement in the buffer yard. Neither the applicant or staff are certain where the sewer line is located but should be able to determine the location during construction. In the event there is room, some ornamental trees could be planted in that area. Staff's recommendation is subject to the applicant providing ornamental trees spaced 15 feet on center within the 15-foot landscape buffer yard and planted not closer than 7 feet to the centerline of the sewer pipe and not closer than 5 feet to the required masonry screening wall. Mr. Husband was available to answer questions from the Board.

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,

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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 BENTON TO APPROVE LRB 2019-01, SUBJECT TO THE APPLICANT PROVIDING ORNAMENTAL TREES SPACED 15 FEET ON CENTER WITHIN THE 15-FOOT LANDSCAPE BUFFER YARD AND PLANTED NOT CLOSER THAN 7 FEET TO THE CENTERLINE OF THE SEWER PIPE AND NOT CLOSER THAN 5 FEET TO THE REQUIRED MASONRY SCREENING WALL.

MOTION TO APPROVE CARRIED 7-0.

B.3 LRB 2019-02 CONSIDERATION OF A REQUEST FROM ALAN FORD FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 7600 RUFÉ SNOW DRIVE, BEING 0.8 ACRES DESCRIBED AS LOT 2, BLOCK 7, RICHFIELD ADDITION.

APPROVED

Chair Trevino called on Principal Planner Clayton Husband to present the item.

Mr. Husband presented staff's report informing the Board the applicant is requesting a permit for nonconformity to current landscaping and buffering standards. The applicant's request to expand the building's square footage by more than 30% triggers required compliance with landscaping standards. Mr. Husband stated there is a typographical error in the address and should read 6700 Rufe Snow Drive.

On behalf of the applicant, GLK & Rozy LLC; Alan Ford, 3821 Maxdale, Prosper, Texas; presented the request and provided a landscape plan to the Board. Mr. Ford indicated the current city ordinance requires a certain setback from Rufe Snow and Chapman Drive, which would impede the flow of the fuel truck delivery. Mr. Ford stated city staff provided the applicant with a list of twelve requirements and needs for request and they are doing everything that is asked.

The Board discussed the carwash, existing pumps and existing light pole base.

Mr. Husband provided a summary of the proposed landscape plan indicating the landscape area is in compliance with the requirements as it exceeds 15%. Since the request is 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

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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. Mr. Husband stated approval of this request was recommended and was available to answer questions from the Board.

A MOTION WAS MADE BY BOARD MEMBER WRIGHT OUJESKY, SECONDED BY BOARD MEMBER COMPTON TO APPROVE LRB 2019-02 AS PROPOSED.

MOTION TO APPROVE CARRIED 7-0.

C. ADJOURNMENT

Chair Trevino adjourned the meeting at 7:24 p.m.

Oscar Trevino, Chair

Traci Henderson, Assistant City Secretary