

**MINUTES OF THE LANDSCAPE REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
MAY 28, 2024**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 28th day of May after the 7:00 p.m. City Council meeting.

Present:	Jack McCarty	Chair
	Tito Rodriguez	Board member
	Ricky Rodriguez	Board member
	Suzy Compton	Board member
	Mason Orr	Board member
	Blake Vaughn	Board member
	Russ Mitchell	Board member
	Kelvin Deupree	Board member
Staff Members:	Paulette Hartman	City Manager
	Trudy Lewis	Assistant City Manager
	Caroline Waggoner	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Bradley Anderle	Interim City Attorney
	Traci Henderson	Assistant City Secretay

A. CALL TO ORDER

Chair McCarty called the meeting to order at 8:50 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE JANUARY 22, 2024 LANDSCAPE REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER DEUPREE, SECONDED BY BOARD MEMBER MITCHELL TO APPROVE MINUTES OF THE JANUARY 22, 2024 LANDSCAPE REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 8-0.

C.2 LRB24-0008 CONSIDERATION OF A REQUEST FROM ARCO MURRAY FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8651 AIRPORT FREEWAY, BEING 11.515 ACRES DESCRIBED AS LOT 2R1, BLOCK A, RICHLAND OAKS ADDITION.

APPROVED

Chair McCarty called on Managing Director of Development Services Clayton Comstock to present the item.

Mr. Comstock informed the Board the applicant is requesting a permit for nonconformity in conjunction with a large-scale remodel of an existing building for 11.515 acres located at 8651 Airport Freeway. Mr. Comstock provided site photos of the property.

Christopher Gould with Five Star Parks & Attractions, 11600 North Community House Road, Charlotte, North Carolina, presented the request. Mr. Gould stated the company is looking to purchase the previous occupied "At Home" building for a family entertainment center. The particular attraction they are recommending for North Richland Hills is "Malibu Jacks Indoor Theme Park." Mr. Gould current theme park locations; number of employees; types of attractions; targeted market area; forecasted investment; anticipated revenues and indoor design renderings. Mr. Gould stated the required site improvements would make the project cost prohibited. Mr. Gould was available to answer questions.

Mr. Comstock presented staff's report stating the permit value of the building remodel exceeds 75 percent of the appraised value of the existing improvements, which triggers the landscaping requirements. The approval of the permit request for nonconformity is associated with the building and not the property. The applicant is requesting the landscaping improvements be deferred and proposes to make parking lot upgrades and repairs to support the proposed business. Mr. Comstock provided a photo summary of the existing landscape. Mr. Comstock was available to answer questions.

The Board, applicant and staff discussed masonry wall; viewpoints; dock delivery, estimated opening; competition; fencing replacement responsibility; replacement of dead trees; and parking lot paint and striping.

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A MOTION WAS MADE BY BOARD MEMBER VAUGHN, SECONDED BY BOARD MEMBER MITCHELL TO APPROVE AS PRESENTED.

BOARD MEMBER COMPTON ASKED FOR A FRIENDLY AMENDMENT REQUESTING THE MAINTENANCE OF SIXTEEN (16) TREES ON THE PROPERTY TO BE INCLUDED IN THE MOTION. COUNCIL MEMBER VAUGHN ACCEPTED THE AMENDMENT.

A MOTION WAS MADE BY BOARD MEMBER VAUGHN, SECONDED BY BOARD MEMBER MITCHELL TO APPROVE LRB-0008 WITH THE CONDITION OF MAINTAINING AT LEAST SIXTEEN (16) TREES ON THE PROPERTY.

MOTION TO APPROVE CARRIED 8-0.

D. ADJOURNMENT

Chair McCarty adjourned the meeting at 9:21 p.m.

Jack McCarty, Chair

Traci Henderson
Assistant City Secretary