

**MINUTES OF THE REGULAR MEETING  
OF THE LANDSCAPE REVIEW BOARD OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL  
4301 CITY POINT DRIVE  
OCTOBER 24, 2016**

**REGULAR MEETING**

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 24th day of October 2016 immediately following the 7:00 p.m. City Council meeting.

Present:	Oscar Trevino	Chair
	Tim Welch	Board member
	Tito Rodriguez	Board member
	Rita Wright Oujesky	Board member
	Tom Lombard	Board member
	Tim Barth	Board member
	David Whitson	Board member
	Scott Turnage	Board member

Staff Members:	Mark Hindman	City Manager
	Karen Bostic	Assistant City Manager
	Paulette Hartman	Assistant City Manager
	Jimmy Perdue	Director of Public Safety
	Alicia Richardson	City Secretary
	Maleshia Farmer	City Attorney

**A. CALL TO ORDER**

Chair Trevino called the meeting to order at 7:52 p.m.

**B. GENERAL ITEMS**

**B.1 APPROVE MINUTES OF THE JUNE 27, 2016 LANDSCAPE REVIEW BOARD MEETING.**

**APPROVED**

**BOARD MEMBER LOMBARD MOVED TO APPROVE THE MINUTES OF THE JUNE 27, 2016 LANDSCAPE REVIEW BOARD MEETING. BOARD MEMBER TURNAGE SECONDED THE MOTION.**

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

**B.2 LRB 2016-03 CONSIDERATION OF A REQUEST FROM M.J. WRIGHT & ASSOCIATES FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 - VEGETATION OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 7800 BOULEVARD 26.**

**APPROVED**

Principal Planner Clayton Husband introduced the item. On behalf of Rainier NRH LLC, M.J. Wright & Associates is requesting a permit for nonconformity that would allow for substantial renovation of a structure without conformance to the current landscaping and buffering standards. The owner of the property proposes to renovate a building located at the northeast corner of Boulevard 26 and Bedford Euless Road, formerly occupied by Office Depot.

Applicant representative Michael J. Wright, 8233 Mid Cities Boulevard, presented request and was available to answer questions.

Principal Planner Clayton Husband presented staff's report. The existing property is non-conforming to the standards, and the applicant proposes an alternative landscape plan for consideration by the Landscape Review Board. The proposal includes new landscaped areas on the Boulevard 26 and Bedford Euless Road street frontages. The design calls for pavement removal in several areas to create buffer yards and planting areas, with a focus on the western corner of the site. The corner design is modeled after the median landscaping at Boulevard 26 and NE Loop 820 and includes an area of stained concrete. A five-foot wide sidewalk will be constructed along both street frontages and meander through the site at the corner to avoid conflicting with a storm drain and curb inlet. The applicant has met all landscape material quantity requirements, and is mostly varying from the landscape area and landscape setback requirements. The request is being processed as 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 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.

**BOARD MEMBER WELCH MOVED TO APPROVE LRB 2016-03. BOARD MEMBER LOMBARD SECONDED THE MOTION.**

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

**C. ADJOURNMENT**

Chair Trevino adjourned the meeting at 8:00 p.m.

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Oscar Trevino, Chair

ATTEST:

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Alicia Richardson, Secretary