

**MINUTES OF THE LANDSCAPE REVIEW BOARD OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
JANUARY 23, 2023**

**REGULAR MEETING**

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 23rd day of January after the 7:00 p.m. City Council meeting.

Present:	Tito Rodriguez	Board member
	Rita Wright Oujesky	Board member
	Suzy Compton	Board member
	Mason Orr	Board member
	Blake Vaughn	Board member
	Scott Turnage	Board member
	Kelvin Deupree	Board member

Absent:	Oscar Trevino	Board member
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Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Karen Manila	Assistant City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Maleshia B. McGinnis	City Attorney
	Traci Henderson	Assistant City Secretary

**A. CALL TO ORDER**

Acting Chair Rodriguez called the meeting to order at 7:41 p.m.

**B. PUBLIC COMMENTS**

There were no requests to speak from the public.

**C. ACTION ITEMS**

**C.1 APPROVE MINUTES OF THE AUGUST 8, 2022 LANDSCAPE REVIEW BOARD MEETING.**

**APPROVED**

**A MOTION WAS MADE BY BOARD MEMBER ORR, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE MINUTES OF THE AUGUST 8, 2022 LANDSCAPE REVIEW BOARD MEETING.**

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

**C.2 LRB23-0004 CONSIDERATION OF A REQUEST FROM FRANZ ARCHITECTS FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 5196 RUFÉ SNOW DRIVE, BEING 4.86 ACRES DESCRIBED AS LOT 3R1, BLOCK 13, SNOW HEIGHTS NORTH ADDITION.**

**APPROVED**

Acting Chair Rodriguez called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council there are two (2) requests tonight, one (1) is a public hearing and the other is not a public hearing. The applicant is requesting a permit for nonconformance in conjunction with a large scale remodel of an existing shopping center building located at 5196 Rufe Snow Drive. Mr. Comstock provided site photos of the property.

Applicant representative for Franz Architects, Director of Architecture, Tania Inigo, 4055 International Plaza, Fort Worth, Texas and owner representative for MG Rufe Snow LLC, Guy Grevius, 8150 North Central Expressway, Dallas, Texas, presented request. Mr. Grivas shared with City Council the former Minyards building has been vacant for a number of years and the owner has executed leases with Ross, Five Below and Pop Shelf. Ms. Inigo provided an overview of the existing property, provided photos of what the property will look like with the new tenants and reviewed the proposed improvements of the property.

Mr. Comstock presented a summary of the non-conformity request. The property is legal non-conforming today. The landscape ordinance adopted in 2000 allowed any non-conformities by right. As properties are redeveloped and if the value of the redevelopment is more than 75% or more the updated landscaping is required. The site plan is 4.86 acres, the building was constructed in 1984 and is 45,162 square feet with 257 parking spaces. The proposed remodel has a construction value of \$2.7 million.

In the proposed landscape plan 15% of the total lot area must be landscaped, the applicant is proposing 3.2%. The parking lot landscape requires 5% landscaped area, one (1) tree in island per 20 parking spaces and each parking space within 100 feet of a parking lot island tree. The applicant is proposing 4.25% landscaped area in the parking

lot in raised non-irrigated landscape beds, the islands are to include washed river gravel and sandstone boulder with out tree plantings. A concrete spine will alleviate cut-through traffic to include curb stops and cross walks to assist pedestrians. The building entry design will include three landscape planters with red yucca and boxwood to be located in the front of store.

The Dick Lewis frontage eastern driveway and western driveway require one (1) tree per 15 foot of frontage and 10 shrubs per 15 foot of frontage. Also required is a six (6) foot screening wall for the loading zone. The applicant is proposing not to erect the wall.

Mr. Comstock informed the Board sign visibility triangles are required at driveway and street intersections. These areas require the line of sight to be dept clear of obstructions at elevations between 30 inches and nine feet above the average curb grade. Sight obstructions can include signs and landscaping. This site also requires keeping five (5) foot clear from the curb off Dick Lewis for future sidewalk. Staff is recommending removal of dead tree and replace with at three (3) inch caliper Redbud tree. Mr. Comstock stated approval tonight allows applicant to move forward with permits.

The Board, applicants and staff discussed trees, screening wall and buffer yard at the back of the property; location of screening wall; parking lot lighting; purposes of the median in the parking lot; location trash receptacles related to best location for all tenants and site visibility related to their enclosures; trash receptacle location limitations due to the fire lane; moving the proposed location of trash receptacles and enclosures; impact on trash trucks if receptacles are moved and importance of them being angled; importance of the visibility triangle; speed limit on Dick Lewis; irrigation; location of power lines; types of landscaping options; the option of the Zoning Board of Adjustment to review an application for trash receptacle enclosure locations.

Fire Chief Tinney stated the Fire Department is agreeable to moving the trash receptacles and enclosures further into the property to ensure sight visibility.

Board member Compton stated she was pleased to see something coming in at this area.

Board member Wright Oujesky thanked Director of Economic Development Craig Hulse, Director of Planning and Building Inspections Clayton Comstock and applicant Guy Grevas for their work on this development, consideration of the neighbors, and is looking forward to the redevelopment.

**A MOTION WAS MADE BY BOARD MEMBER COMPTON, SECONDED BY BOARD MEMBER DEUPREE TO APPROVE LRB23-0004, WITH MODIFICATIONS TO THE DICK LEWIS DRIVE FRONTAGE TO ADDRESS SIGHT VISIBILITY TRIANGLES AND INCREASE EVERGREEN SCREENING TO THE GREATEST EXTENT POSSIBLE.**

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

**D. PUBLIC HEARINGS**

**D.1 LRB22-0003 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM TRIANGLE ENGINEERING FOR A VARIANCE TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 6450 RUFÉ SNOW DRIVE, BEING 0.62 ACRES DESCRIBED AS LOT 7A, BLOCK 1, NORTH PARK PLAZA.**

**APPROVED**

Acting Chair Rodriguez opened the public hearing and called on Director of Planning Clayton Comstock to introduce the item.

Mr. Comstock informed City Council the applicant is requesting a variance to Chapter 114 (vegetation) of the Code of Ordinances for 0.62 acres located at 6450 Rufe Snow Drive. This variance is related to the required buffer yard, masonry screening wall and parking lot entrance islands. The current zoning is C.2 (commercial). Mr. Comstock provided site photos of the property.

Applicant Strickland Brothers Oil Change representative Rhonda Berry, 1214 Powder River Trail, Southlake, Texas, presented the request. Ms. Berry informed the Board the hardship of a 50 foot easement that includes a gas pipeline. Because of the pipeline they applicant is unable to build a masonry screening wall or plant trees in this area. The applicant is proposing to move and relocate the landscaping around the structure of the building to use as a screen for the neighborhood. This would include 17 live oaks and three (3) cedar elms, five (5) crepe myrtles and approximately an additional 130 shrubberies to place around the property. Ms. Berry shared photos of the current condition of the property explaining since they are unable to plant landscaping or erect a screening wall they will sod approximately 97'.

The Board, applicant and staff discussed the other properties and the spaces behind them; current landscaping in the back of the property; current driveway and new driveway length; potential non-conformity and property challenges; possible development reconfiguration to address variance requests; curvature of the entrance into the property; possible visibility problem if the land next to the property is developed; C-2 zoning allowances; location of the remainder of the pipeline; and wooden fence option.

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Mr. Comstock presented a summary of the variance. The applicant's variance requests are in two sections of landscape code. Buffer requirements are a six (6) to eight (8) feet masonry screening wall; three (3) trees are required; and at least 40% of trees must be evergreen. The applicant is proposing a waiver of the screening wall and tree planting due to pipeline easement and will not replace with wall or fence; and three (3) of the required trees planted elsewhere on site, including two (2) trees between building and residential lots. Requirements for parking lot entrance islands state, all drive approaches must include entrance islands on each side of the driveway; 15 foot landscape setback adjacent to street; island must be 18 feet deep and six (6) feet wide; and small shrubs planted at three (3) foot centers. The applicant is proposing entrance island depth of 21 feet from property line; leave driveway is existing condition; and depth of entrance to accommodate realignment of existing fire lane. Mr. Comstock stated the applicant did not go through the exercise of eliminating variances.

Mr. Comstock reviewed the three options for City Council's consideration. one (1) Approve the request as presented; two (2) Approve the variance with conditions; three (3) deny the variance.

Acting Chair Rodriguez 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, Acting Chair Rodriguez asked if there was anyone in the audience wishing to speak on the item to come forward. There being no one wishing to speak, Acting Chair Rodriguez closed the public hearing.

The Board discussed the difficulty of the property with the pipeline easement; current condition of property; enhancement of the landscaping plan; type of business; service lane and bay set up; and concern for the number of variances be requested.

**A MOTION WAS MADE BY BOARD MEMBER DEUPREE, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE LRB22-0003.**

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

## **E. ADJOURNMENT**

Acting Chair Rodriguez adjourned the Landscape Review Board meeting at 8:51 p.m.

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Tito Rodriguez, Acting Chair

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Traci Henderson  
Assistant City Secretary