

**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
JANUARY 9, 2017**

REGULAR MEETING

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

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

A. CALL TO ORDER

Chair Trevino called the meeting to order at 7:44 p.m.

B. GENERAL ITEMS

B.1 APPROVE MINUTES OF THE OCTOBER 24, 2016 LANDSCAPE REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER LOMBARD, SECONDED BY BOARD MEMBER TURNAGE TO APPROVE THE MINUTES OF THE OCTOBER 24, 2016 LANDSCAPE REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 5-0.

B.2 LRB 2016-04 CONSIDERATION OF A REQUEST FROM RICHARD ALLEN FOR A PERMIT FOR NONCONFORMITY TO CHAPTER 114 - VEGETATION OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 8250 BEDFORD EULESS ROAD.

APPROVED

Principal Planner Clayton Husband introduced the item. On behalf of Nhon Nguyen, Richard Allen 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 northwest corner of Bedford Euless Road and State Highway 121, which was formerly occupied by a Bennigan's restaurant. Since the value of construction for the renovation exceeds 75% of the current appraised value of the property improvements, full compliance with the landscaping standards is required.

Applicant representative Richard Allen, 820 East Avenue Road, Grapevine, Texas came forward. Mr. Allen asked the board to consider the variance 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 site has been developed with a restaurant building since 1979, which predates the adoption of the landscaping and buffering standards. The site has limited existing landscaped areas. The plan does not meet the standards for 1) the width of and tree planting requirements in the landscape setback on Bedford Euless Road, and 2) the hardscaping elements required by the Freeway Corridor Overlay district. The proposed plan includes new landscaped areas on the Bedford Euless Road street frontage and in the parking lot. The design calls for pavement removal in several areas to enlarge the landscape areas along Bedford Euless Road around the two driveway entrances. Additional landscape screening is provided along the highway entrance ramp on the south side of the property. Due to right-of-way acquisitions in the past, approximately 250 feet (60%) of the landscape setback's length is located in the right-of-way of Bedford Euless Road. 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.

A MOTION WAS MADE BY COUNCIL MEMBER LOMBARD, SECONDED BY COUNCIL MEMBER BARTH TO APPROVE LRB 2016-04.

MOTION TO APPROVE CARRIED 5-0.

C. ADJOURNMENT

Chair Trevino adjourned the meeting at 7:51 p.m.

Oscar Trevino, Chair

Alicia Richardson, City Secretary