

**MINUTES OF THE LANDSCAPE REVIEW BOARD OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL 4301 CITY POINT DRIVE
AUGUST 8, 2022**

REGULAR MEETING

The City Council of the City of North Richland Hills, Texas met as the Landscape Review Board on the 8th day of August 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
	Scott Turnage	Board member
	Kelvin Deupree	Board member

Absent:	Oscar Trevino	Board member
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Vacant:	Place 5
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Staff Members:	Mark Hindman	City Manager
	Paulette Hartman	Deputy City Manager
	Alicia Richardson	City Secretary/Chief Governance Officer
	Thomas McMillian	Assistant City Attorney
	Traci Henderson	Assistant City Secretary

A. CALL TO ORDER

Acting Chair Rodriguez called the meeting to order at 7:34 p.m.

B. PUBLIC COMMENTS

There were no requests to speak from the public.

C. ACTION ITEMS

C.1 APPROVE MINUTES OF THE JUNE 27, 2022 LANDSCAPE REVIEW BOARD MEETING.

APPROVED

A MOTION WAS MADE BY BOARD MEMBER TURNAGE, SECONDED BY BOARD MEMBER WRIGHT OUJESKY TO APPROVE THE MINUTES OF THE JUNE 27, 2022 LANDSCAPE REVIEW BOARD MEETING.

MOTION TO APPROVE CARRIED 6-0.

D. PUBLIC HEARINGS

D.1 LRB22-0002 PUBLIC HEARING AND CONSIDERATION OF A REQUEST FROM BAIRD, HAMPTON & BROWN FOR A VARIANCE TO CHAPTER 114 (VEGETATION) OF THE NORTH RICHLAND HILLS CODE OF ORDINANCES AT 4525 CITY POINT DRIVE, BEING 1.65 ACRES DESCRIBED AS LOTS 6R AND 7, BLOCK 1, NORTH EDGELY ADDITION

APPROVED

Acting Chair Rodriguez opened the public hearing and called on Senior Planner Clayton Husband to introduce the item.

Mr. Husband informed City Council the applicant is requesting a variance to Chapter 114 (vegetation) of Code of Ordinances for 1.65 acres located at 4525 City Point Drive. The current zoning is C.2 (commercial). Mr. Husband provided site photos of the property.

Applicant representative Joe LaCroix, with Baird, Hampton & Brown, presented the request. Mr. LaCroix informed the Board they are combining two lots and expanding the parking by approximately 60 parking spaces to include, landscaping improvements and a screening wall. Mr. LaCroix continued that there are approximately 23 existing trees close to the common property line to existing neighbors. The applicant is trying to be a good neighbor and does not want to remove all the trees. They are requesting a screening wall about 20 feet out from the property line. The property has utility easements in this same area. Mr. LaCroix stated that in order to put in the fence, all the trees must be removed and the applicant did not feel it was necessary to remove the existing trees. He would like to keep the existing hackberry trees. Mr. LaCroix was available to answer questions from the Board.

The Board, applicant and staff discussed concern about the responsibility of the landscape maintenance between the wall and the existing chain link fence; the required masonry screening wall complying with code; the addition of some trees and the applicants intent to leave it natural and preserve the existing greenscape; irrigation requirements; screening wall location as related to both properties; underground storm water; and citizen safety with the area between the wall and chain link fence.

Mr. Husband presented a summary of the variance. The applicant is requesting a

variance to allow the screening wall to be constructed at a location other than the common property line. The wall would be constructed to follow the western edge of the parking lot, which is curved along the southwest portion of the lot. The distance between the common property line and the wall ranges from approximately 18 to 55 feet. The location of the wall would screen the parking lot from adjacent properties; however, it would not provide complete screening of the commercial property. The applicant is also requesting the existing tree line adjacent to the residential properties count as the required plantings for the buffer yard. There are 23 existing trees in the buffer yard area that include Hackberry (15), Elm (2), Ash (5), and Mulberry (1). All of these trees are deciduous species and would not provide screening during winter months. The landscaping regulations require that one large tree be planted for each 30 linear feet of buffer yard area, with at least 40% of the trees being an evergreen species. The buffer yard is 210 feet long, which would require seven (7) trees to be planted. Most of the existing trees would need to be removed to plant the required buffer yard trees. The existing trees are not a species recommended for use in landscaping plans for commercial properties

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.

A MOTION WAS MADE BY BOARD MEMBER TURNAGE, SECONDED BY BOARD MEMBER WRIGHT OUJESKY TO DENY LRB22-0002.

MOTION TO DENY CARRIED 6-0.

E. ADJOURNMENT

Acting Chair Rodriguez adjourned the meeting at 8:13 p.m.

Tito Rodriguez, Acting Chair

Traci Henderson
Assistant City Secretary