



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** July 8, 2019  
**SUBJECT:** Public hearing on the Vision2030 Land Use Plan, a component of the comprehensive plan for the City of North Richland Hills.  
**PRESENTER:** Clayton Comstock, Planning Director

### SUMMARY:

City Council conducted the first of two planned public hearings on the Vision2030 Land Use Plan at the June 24, 2019 meeting. Following the public hearing and discussion at the July 8, 2019 meeting, staff will make any recommended revisions to the Land Use Plan document and map. The document and adopting ordinance will be scheduled for action at the July 22, 2019 meeting.



### GENERAL DESCRIPTION:

In February 2017, City Council approved the creation of the Strategic Plan Committee with the charge to update the comprehensive plan for North Richland Hills. The plan is an extension of the [City Council's 2017 Goals](#) and includes recommendations for economic growth, revitalization, and beautification of the City over the next 10 years.

The Strategic Plan Committee includes three City Council members, two Planning and Zoning Commission members, ten members at large, and one alternate. The committee held 19 public meetings between March 2017 and May 2019 to discuss and develop policy recommendations that best reflect the community's vision.

Understanding that North Richland Hills is more than 90% developed, the vacant land that remains has significant importance. An appropriate mix of land uses is a major component to a successful community.

The committee's recommended draft of the proposed Vision2030 Land Use Map and descriptions of the various land use designations are attached. The chart at the right summarizes the mix of land uses proposed by the Vision2030 Land Use Plan.

	Land Use Designation	Acres	%
	Parks / Open Space	1,069	9%
	Residential Estate	259	2%
	Low Density Residential	6,290	55%
	Medium Density Residential	289	3%
	High Density Residential	408	4%
	Urban Village	878	8%
	Office Commercial	371	3%
	Retail Commercial	1,169	10%
	Industrial	78	1%
	Public / Semi-Public	662	6%
	Total*	11,473	100%

**COMMUNITY “SWOT” ANALYSIS:** In Summer 2017, an extensive public outreach campaign was conducted to provide public direction on issues and priorities for the



community. This SWOT analysis identifies the strengths, weaknesses, opportunities, and threats for the City of North Richland Hills to assist in making the Strategic Plan and other decisions. A realistic recognition of the weaknesses and threats that exist for community planning efforts is the first step to countering them with a robust and creative set of strengths and opportunities.

SWOT is a simple yet comprehensive way of assessing the positive and negative influences within and outside a community, so community leadership can be better prepared to plan and act effectively.

The more stakeholders involved in preparing the SWOT, the more valuable the analysis will be. In this particular analysis, 237 individuals were engaged across 15 different locations over approximately 67 hours. Questions were simplified to encourage thoughtful discussion and ideas:

- What is best about NRH?
- What would you change about NRH?
- What is best about your neighborhood?
- What is the one issue facing NRH?

Staff then categorized all responses, ideas, and discussions into a comprehensive list, to which the Strategic Plan Committee ranked at their meeting on August 10, 2017. Ranking the issues helps prioritize and determine what warrants the most attention on which to focus efforts for solutions. Attached is a copy of the community SWOT analysis and rankings developed by the committee.

**LAND USE GOALS & SPECIFIC RECOMMENDATIONS:** The following goals have been identified through the Land Use Plan process. Additional goals are provided through the Economic Development and Transportation Plans.

- Plan for multi-modal transportation
- Plan for transit-oriented development
- Coordinate regional transportation investments with job clusters
- Plan for mixed land-use patterns that are walkable and bikeable
- Plan for infill development
- Encourage design standards appropriate to the community context
- Discourage development in hazard zones
- Upgrade infrastructure and facilities in older and substandard areas
- Plan for physical activity and healthy lifestyles
- Encourage water conservation
- Protect and manage streams, watersheds, and floodplains



- » Plan for a balanced land-use mix for fiscal sustainability
- » Provide a range of housing types
- » Plan for a jobs/housing balance
- » Plan for the physical, environmental, and economic improvement of mature neighborhoods
- » Provide accessible parks, recreation facilities, greenways, and open spaces near all neighborhoods
- » Plan for access to healthy foods for all neighborhoods

Specific Recommendations:

- » Conduct further study and develop long-range land use and transportation plans for the Bedford-Eules Road corridor and adjacent commercial properties.
- » Conduct further study and develop long-range land use and transportation plans for the South Triangle – Glenview, Rufe Snow and Boulevard 26.
- » Create flexible and high quality residential design standards that are more responsive to the market and enhances neighborhood appeal.

**STRATEGIC PLAN COMMITTEE:** The Strategic Plan Committee considered the Vision2030 Land Use Plan at the May 9, 2019 meeting and recommended approval by a unanimous vote.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission conducted public hearings and considered this item at the May 16 and June 6, 2019 meetings and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Conduct the public hearing on the Vision2030 Land Use Plan.