

**MINUTES OF THE WORK SESSION AND REGULAR MEETING
OF THE PLANNING AND ZONING COMMISSION OF THE
CITY OF NORTH RICHLAND HILLS, TEXAS
HELD IN THE CITY HALL, 4301 CITY POINT DRIVE
JUNE 1, 2017**

WORK SESSION

A. CALL TO ORDER

The Planning and Zoning Commission of the City of North Richland Hills, Texas met in work session on the 1st day of June at 6:30 p.m. in the Development Services Public Conference Room.

Chairman Randall Shiflet called the meeting to order at 6:30 p.m.

Present:	Randall Shiflet	Place 4, Chairman
	Bill Schopper	Place 6, Vice Chairman
	Don Bowen	Place 3, Secretary
	Mark Haynes	Place 1
	Jerry Tyner	Place 2
	Kathy Luppy	Place 5
	Steven Cooper	Place 7
	Justin Welborn	Ex-Officio

Absent:

Staff Members:	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician

B. Discussion and input on the North Richland Hills Strategic Plan Update related to the current and future development direction of the city.

Planning Manager Clayton Comstock gave an update on the Strategic Plan Committee and introduced the topics for the meeting.

Mr. Comstock began the input session by asking the Commission the following

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questions.

The Commission discussed each question and agreed upon the following answers.

1. What is out communities best attribute?

- City services such as police, fire, parks, trails, NRH2O, Iron Horse Golf Course, NRH Centre, library
- Location
- Mixture of suburban and rural areas
- HomeTown
- Diverse socioeconomics and housing
- School Districts
- Proper zoning distribution
- Revitalization efforts
- Public art and traffic signal boxes

2. Would you recommend North Richland Hills to your friends and family as a place to live?

As a group, the Commission all answered yes.

3. How would you best describe North Richland Hills to someone who is moving to the community?

- Safety and city services
- Location: proximity to airport, Fort Worth, Dallas.
- Affordable
- Urban and rural combination
- Great schools

4. What is the worst characteristic of North Richland Hills?

- Traffic, roadway construction, and traffic signalization
- Vacant buildings and under utilized structures
- Lack of sit-down restaurants and hotels
- Lack of point contact for the City and contact number on website
- Neighborhood deterioration
- Loop 820, Rufe Snow, Precinct Line, Davis Boulevard, Boulevard 26, Davis Boulevard to 114

6. What is one thing you would change about North Richland Hills?
 - Continue to change the ways of transportation, such as TEX Rail
 - Encourage redevelopment and revitalization
 - City communication and availability
 - Level of street before being considered for improvement
7. What is the general appearance of North Richland Hills?
 - Depends where you are looking
 - Little litter - Keep NRH Beautiful
 - Not enough parks in some areas
 - Rethink southern half with northern mindset
 - Shelf zoning code, particularly Special Use Permits, while maintaining strict review of vacant and underdeveloped properties
 - The overall appearance of North Richland Hills is good
 - Suggested regular street cleaning of TXDOT roadways/intersections
8. What's the greatest single issue facing North Richland Hills in the next five to ten years?
 - Budget
 - 820 corridor development
 - Land around City Point Drive
9. What are some major opportunities in North Richland Hills?
 - 820 corridor development
 - Land around City Point Drive
 - Redevelopment for the future
 - Mid Cities to North Tarrant Parkway redevelopment opportunities
 - Rufe Snow, north of Chapman Road
10. What is a city you feel is better than North Richland Hills, and why?
 - Prosper, Texas because they have the opportunity to not make the same mistakes as North Richland Hills.
 - Round Rock and Cedar Park, Texas area due to the new development and "fresh" look.
11. What do you consider to be your neighborhood?
 - Subdivision and adjacent subdivision

- Within mile perimeter of home

12. What is the best characteristic of your neighborhood?

- Friendly neighbors
- Pocket parks
- The look and comfortable atmosphere
- Trees, lawns
- Sidewalks

13. What is the worst characteristic of your neighborhood?

- Lack of sidewalks
- Inoperative vehicles
- Street deterioration

14. Where would you like to see North Richland Hills in five to ten years?

- A place where our grandkids want to live
- Good entertainment and medical facilities
- Continue focusing on “Live, work, Play”

Throughout the meeting, schools were brought up frequently. The Commission discussed the perception of schools based on the surrounding area. Schools were noted as a “best quality,” but the Commission also spoke about the opportunity to improve schools in order to create a catalyst for other community factors.

Following the last question, Mr. Comstock presented the vacant and underdeveloped land map and discussed areas of the city that were highlighted by the map.

Ex-Officio Justin Welborn spoke about focusing on areas that do not utilize the entire property.

The Commission discussed the map, pointing out areas of development for the future.

C. ADJOURNMENT

Chairman Randall Shiflet adjourned the meeting at 8:25 p.m.

Randall Shiflet, Chairman

Attest:

Don Bowen, Secretary