

**MINUTES OF THE REGULAR MEETING OF THE STRATEGIC  
PLAN COMMITTEE OF THE  
CITY OF NORTH RICHLAND HILLS, TEXAS  
HELD IN THE CITY HALL 4301 CITY POINT DRIVE  
SEPTEMBER 14, 2017**

Regular Meeting

**1      Call to Order**

The Strategic Plan Committee of the City of North Richland Hills, Texas met on the 14th day of September, 2017 at 6:00 p.m. in the City Council Workroom.

<b>Present:</b>	Rita Wright-Oujesky	City Council Member, Vice Chairperson
	Tim Barth	City Council Member
	Jerry Tyner	Planning and Zoning Commissioner
	Justin Welborn	Planning and Zoning Commissioner
	Amy Steele	Committee Member
	Blake Hedgecock	Committee Member
	Brian Crowson	Committee Member
	Karen Russell	Committee Member
	Lee Knight	Alternate Committee Member
	Mark Wood	Committee Member
	Suzy Compton	Committee Member
	Tracye Tipps	Committee Member

<b>Absent:</b>	Tim Welch	City Council Member, Chairman
	Brent Barrow	Committee Member
	Danny Beltran	Committee Member
	Skip Baskerville	Committee Member

<b>Staff Members:</b>	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner
	John Chapman	Planning Technician
	Paulette Hartman	Assistant City Manager
	Jimmy Perdue	Director of Public Safety

<b>Staff Members:</b>	Clayton Comstock	Planning Manager
	Clayton Husband	Principal Planner
	Chad VanSteenberg	Planner

John Chapman	Planning Technician
Paulette Hartman	Assistant City Manager
Jimmy Perdue	Director of Public Safety
Craig Hulse	Director of Economic Development

Vice Chairperson Rita Wright-Oujesky called the meeting to order at 6:02 p.m.

- 2 Approve minutes of the August 10, 2017 Strategic Plan Committee meeting.**

**APPROVED**

**A MOTION WAS MADE BY PLANNING AND ZONING COMMISSIONER JERRY TYNER, SECONDED BY COMMITTEE MEMBER MARK WOOD TO APPROVE THE MINUTES OF THE AUGUST 10, 2017 STRATEGIC PLAN COMMITTEE MEETING. MOTION TO APPROVE CARRIED 11-0.**

- 3 Review and consider the Final Community SWOT Analysis.**

**APPROVED**

Vice Chairperson Rita Wright-Oujesky asked Planning Manager Clayton Comstock to present the Final Community SWOT Analysis.

Assistant City Manager Paulette Hartman arrived at 6:04 p.m.

Mr. Comstock stated the Committee will be asked to approve the Final Community SWOT Analysis, stating the analysis will be included in the final strategic plan.

**A MOTION WAS MADE BY COMMITTEE MEMBER SUZY COMPTON, SECONDED BY PLANNING AND ZONING COMMISSIONER JUSTIN WELBORN TO APPROVE THE FINAL COMMUNITY SWOT ANALYSIS AS PRESENTED. MOTION TO APPROVE CARRIED 11-0.**

- 4 Review and discuss Strategic Plan goals related to quality development, revitalization, livable build environment, and future land use.**

Vice Chairperson Rita Wright-Oujesky asked for Planning Manager Clayton Comstock to discuss the meeting's Lego land use activity.

Director of Public Safety Jimmy Perdue left the meeting at 6:07 p.m.

Mr. Comstock briefly discussed SWOT analysis components that affect land use.

Mr. Comstock explained the instructions for the Lego land use activity.

Committee Member Brian Crowson asked if the city still had tradition garden style apartments.

Mr. Comstock stated the city does still have tradition garden style apartments.

Mr. Crowson asked what the maximum numbers of stories an office can have is.

Mr. Comstock stated the maximum height of offices in the Transit Oriented Development is ten stories, but depends on the proximity to other buildings in the traditional O-1 Office zoning.

The Committee separated into three groups at 6:30 p.m.

## **5 Small Group Discussions**

Committee members were randomly sorted into three groups:

Group 1:	Rita Wright-Oujesky	City Council Member, Vice Chairperson
	Tim Barth	City Council Member
	Tracye Tipps	Committee Member
	Jerry Tyner	Planning and Zoning Commissioner
	Clayton Husband	Principal Planner
	Paulette Hartman	Assistant City Manager
Group 2:	Amy Steele	Committee Member
	Brian Crowson	Committee Member
	Karen Russell	Committee Member
	Suzy Compton	Committee Member
	Chad VanSteenberg	Planner
	Craig Hulse	Director of Economic Development
Group 3:	Justin Welborn	Planning and Zoning Commissioner
	Blake Hedgecock	Committee Member
	Lee Knight	Alternate Committee Member
	Mark Wood	Committee Member
	Clayton Comstock	Planning Manager
	John Chapman	Planning Technician

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**6 Reconvene in City Council Work Room for summary of small group discussions.**

The Committee reconvened at 7:48 p.m. to summarize small group discussions.

Vice Chairperson Rita Wright-Oujesky asked for Planning Manager Clayton Comstock to open the small group discussion.

Planning and Zoning Commissioner Justin Welborn stated their group added higher density residential in most scenarios and used lower density residential for areas supporting infill development.

Alternate Committee Member Lee Knight commented that he would like to see the city increase industrial, but recognizes it will remain a bedroom community.

Committee Member Mark Wood stated there is a challenge to attract large land users when the city is already ninety-percent built out.

Vice Chairperson Oujesky stated their group was very similar to group 3, did not focus on industrial, but focused more on housing, retail, and office.

Committee Member Suzy Compton stated their group did focus somewhat on industrial in areas of town that are hidden from major thoroughfares. Ms. Compton stated the group added parks and two or three hotels.

Committee Member Brian Crowson stated their group was very broad on their choices, but did add a lot of office land uses.

Committee Member Amy stated their group was similar to group three and stated hotels were a focus due to their not being a place to stay in such as areas around the NRH Centre and NYTEX Sports.

Mr. Crowson stated their group also focused on bringing more day-time population in the city.

Ms. Compton stated buildings prime for redevelopment is a high priority.

Mr. Wood stated properties prime for redevelopment will be difficult to redevelopment due to ownership obstacles.

Vice Chairperson Oujesky asked if the maps will be available after the meeting.

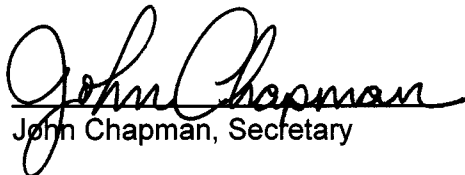
Mr. Comstock stated the maps will be colored and recorded.

**7 Adjourn**

Vice Chairperson Rite Wright-Oujesky adjourned the meeting at 7:57 p.m.

  
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Rita Wright-Oujesky, Vice Chairperson

Attest:

  
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John Chapman, Secretary