

**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  
OCTOBER 12, 2017**

**1. CALL TO ORDER**

The Strategic Plan Committee of the City of North Richland Hills, Texas met on the 12th day of October, 2017, at 6:00 P.M. in the City Council Workroom.

<b>Present:</b>	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
	Brent Barrow	Committee Member
	Brian Crowson	Committee Member
	Karen Russell	Committee Member
	Lee Knight	Alternate Committee Member
	Mark Wood	Committee Member
	Skip Baskerville	Committee Member
Suzy Compton	Committee Member	
<b>Absent:</b>	Tim Welch	City Council Member, Chairman
	Rita Wright-Oujesky	City Council Member, Vice Chairperson
	Danny Beltran	Committee Member
	Tracye Tipps	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
	Craig Hulse	Director of Economic Development

City Council Member Dr. Tim Barth called the meeting to order at 6:02 p.m.

**2. Approve minutes of the September 14, 2017 Strategic Plan Committee meeting.**

## **APPROVED**

A MOTION WAS MADE BY COMMITTEE MEMBER MARK WOOD, SECONDED BY PLANNING AND ZONING COMMISSIONER JERRY TYNER TO APPROVE THE MINUTES OF THE SEPTEMBER 14, 2017 STRATEGIC PLAN COMMITTEE MEETING WITH THE ADDITION OF ECONOMIC DEVELOPMENT DIRECTOR CRAIG HULSE TO THE LIST OF PRESENT STAFF. MOTION TO APPROVE CARRIED 11-0.

**3. Review of September land use plan exercise and continue discussion of future land uses in the city.**

Planning Manager Clayton Comstock reviewed the September land use exercise and explained the intentions of the new land use plan.

**4. Small Group Discussions**

Planning Manager Clayton Comstock briefly explained each land use category and identified sixteen areas throughout the city that would be discussed further in the small group discussions.

**4.A. Discussion of future land uses in city.**

The Committee chose to remain in the City Council Workroom and identify future land uses for the sixteen focus areas together.

**5. Reconvene in City Council Workroom for brief review of small group discussion.**

Planning Manager Clayton Comstock began the group discussion with location one, located at 8603, 8613, 8617, and 8621 Davis Boulevard.

Planning and Zoning Commissioner Jerry Tyner asked if the elevations on the property change.

Mr. Comstock stated that the elevations do change from south to north about twenty to thirty feet.

Planning and Zoning Commissioner Justin Welborn stated there is a creek running north and south that also causes development challenges.

Committee Member Suzy Compton asked what the current zoning of the properties are.

Mr. Comstock stated the current zoning is Planned Development number 49, which does allow for retail.

Committee Member Brian Crowson asked if the city will encourage the developer to grade the site level with Davis Boulevard.

Mr. Comstock stated development in the front of the property will need to have the same elevation as Davis Boulevard and any development in the back will likely be terraced.

Mr. Tyner asked if there are development plans for the area where Precinct Line and Davis Boulevard converge.

Mr. Comstock stated there is a plan to add another turn lane for north-bound traffic.

Committee Member Amy Steele asked the size of the property.

Mr. Comstock stated fourteen acres.

Mr. Comstock asked for land use input for the back portion of the property, being that the front will remain retail.

Mr. Welborn stated the back could be residential.

Committee Member Mark Wood stated that adding more residential to the existing subdivision in the west would compound the problem of having too many lots with only one way out.

Mr. Crowson asked if a city park would be useful.

Mr. Comstock stated that could be discussed with the Parks Department.

Ms. Steele brought up an urban village.

Mr. Comstock stated there could be an issue having apartments bordering a residential subdivision and asked for recommendations of using the western half for office.

Mr. Crowson supported office.

Mr. Welborn and Mr. Tyner questioned the location and access for offices.

Mr. Comstock stated staff will likely recommend residential in the back of the property and retail in the front.

Mr. Comstock transitioned to location two, being all underdeveloped and undeveloped properties located between Castle Creek Road and Grand View Drive along the south side Shady Grove Road.

Mr. Comstock stated the Committee placed medium density and low density residential land uses in this area and asked if there are any objections to the proposal.

The Committee had no objections.

Mr. Comstock transitioned to location three, being the 8300 block on the west side of Davis Boulevard.

Assistant City Manager Paulette Hartman arrived at 6:37 p.m.

Mr. Welborn asked if the property to the north is owned by a single individual.

Mr. Comstock stated yes.

Mr. Welborn asked if single-family residential could be built on the property.

Mr. Comstock stated the property could be divided, but does not see a single-family residential subdivision being built across from a proposed theater.

Committee Member Brent Barrow asked what the likelihood is that retail or office could be developed next to the home located at 8333 Davis Boulevard.

Mr. Comstock stated the area can be left as retail on the north portion and office on the south portion.

The Committee had no objections.

Mr. Comstock transitioned to location four, located at 7821 Davis Boulevard.

Mr. Comstock stated there are some development challenges with the property due to the lot depth.

Mr. Welborn stated the property would be better suited for medium-density residential development and does not believe the area is a preferred retail location.

Mr. Wood stated the site could have a mix of medium-density residential and office.

Mr. Comstock stated this could be a site-specific recommendation and stated the recommendation appears to be medium density residential with either a retail or office component.

Mr. Comstock transitioned to location five, located in the southeast corner of Rufe Snow Drive and Bursey Road.

Mr. Welborn asked what the demand for garden offices are.

Economic Development Director Craig Hulse stated the demand will likely remain nominal.

Mr. Welborn asked how many employees would be generated if the frontage along Bursey Road was office.

Mr. Hulse stated that could be researched.

Mr. Crowson asked if the property owner is willing to be divided if need be.

Mr. Comstock stated yes.

Ms. Steele stated retail would be perfect at the hard corner of Bursey Road and Rufe Snow Drive, but voiced concerns over vacancy.

Mr. Wood stated the Rufe Snow Drive frontage should be retail or office and residential behind the retail on Bursey.

The Committee was in agreeance.

Mr. Comstock transitioned to location six, located north and south of 6850 Rufe Snow

Drive along Rufe Snow Drive.

Mr. Tyner asked if the property is too deep for retail.

Mr. Comstock stated the property is not too deep, about 280 feet.

Mr. Welborn stated the property should remain retail and wait for the market to respond.

Mr. Comstock stated the property will remain retail and transitioned to location seven, located in the 6900 through 7100 block of Davis Boulevard north of Smithfield Villas.

Ms. Compton commented that she would like to see more planned developments with landscaping.

Mr. Welborn stated townhomes and zero-lot-line homes in the north.

Ms. Steele agreed with Mr. Welborn.

Council Member Dr. Tim Barth asked if this area is suited for live-work units.

Mr. Comstock stated the customary home occupation would allow for many individuals to work out of their homes, but a live-work unit allows for businesses not permitted in the home occupation code a space to do so.

Mr. Crowson asked if driveways would be on Davis Boulevard.

Mr. Comstock stated no driveways on Davis Boulevard.

Mr. Tyner asked what the property's elevation is.

Mr. Comstock stated the property is higher in elevation than Davis Boulevard.

Mr. Comstock transitioned to location number eight, located in the southwest corner of Rumfield Road and Precinct Line Road.

Mr. Comstock stated the Committee recommended office on the frontage of Precinct Line Road and medium density residential.

There were no objections from the Committee.

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Mr. Comstock transitioned to location nine, located to the east and west of the intersection of Mid Cities Boulevard and Holiday Lane.

The Committee was in consensus that the southeast portion of location nine be medium density residential.

Ms. Compton stated concerns over retail on the southwest side and access off Holiday Lane.

Mr. Comstock confirmed access would most likely be off Holiday Lane.

Mr. Welborn stated he would like the southeast corner to be a mix of retail and medium density residential, in the northeast corner of Mid Cities Boulevard and Holiday Lane have all medium density residential, and in the southwest corner have all retail.

Mr. Wood stated there is no market for retail at the southwest corner of Mid Cities Boulevard and Holiday Lane.

Mr. Welborn stated he would only be interested in retail at this intersection if there is an anchor retail store with the ability to attract other businesses.

Mr. Comstock stated there is an active application for medium density residential in the southeast corner of the intersection.

Ms. Compton stated a mix of retail and residential would suit the area.

Mr. Welborn stated the northwest corner of the intersection would be best for retail or office, not residential.

The Committee agreed to medium density residential in each of the southern corners at the intersection of Mid Cities Boulevard and Holiday Lane.

Mr. Comstock transitioned to location ten, located at 7026 Mid Cities Boulevard and 7000 Iron Horse Boulevard.

Mr. Welborn stated 7000 Iron Horse Boulevard should be office.

Mr. Wood agreed with Mr. Welborn.

Mr. Crowson asked about industrial.

Mr. Comstock stated the concern with industrial at 7026 Mid Cities Boulevard is that across from the property is single-family residential lots.

The Committee agreed to medium density residential at 7026 Mid Cities Boulevard and office at 7000 Iron Horse Boulevard.

Mr. Comstock transitioned to location eleven, located at 5408 Holiday Lane and the tract of undeveloped land just east of the property.

The Committee agreed upon office fronting Holiday Lane and medium density residential in the property to the east.

Mr. Comstock transitioned to location twelve, located at 8851 Bud Jensen Drive, east of the NRH Centre.

Mr. Welborn asked what the prospects are for another corporate campus.

Mr. Hulse stated he envisions the location to be another corporate campus, but the property has never been marketed as such.

Mr. Welborn stated an office use would provide the daytime population the area needs.

The Committee agreed the location should be office.

Mr. Comstock transitioned to location thirteen, located north of Bedford Euless Road and east of Strummer Drive, and stated due to time, the Committee will revisit the sites at a different time.

The Committee did discuss a destination business is a missing component of this area.

Mr. Comstock transitioned to location fourteen, located in the area north of Boulevard 26, east of Rufe Snow Drive, and south of Glenview Drive.

Mr. Comstock stated this area may become a mixed-use urban village.



Mr. Comstock transitioned to location fifteen, located at the developed property surrounding Richland Plaza Drive.

The Committee agreed to the current recommendation of light industrial, office, and retail.

Mr. Comstock transitioned to location sixteen, located at 6351, 6413, 6415, and 6429 Glenview Drive.

The Committee agreed medium density residential is appropriate for this location.

**6. Adjournment**

City Council Member Dr. Tim Barth adjourned the meeting at 7:58 p.m.

  
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Dr. Tim Barth, Council Member

Attest:

  
John Chapman, Secretary