

**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 13, 2018**

Regular Meeting

1. Call to Order

The Strategic Plan Committee of the City of North Richland Hills, Texas met on the 13 day of September, 2018 at 6:00 p.m. at the Community Room of City Hall for the Strategic Plan Committee meeting.

Present:	Tim Welch	City Council Member, Chairman
	Rita Wright-Oujesky	City Council Member, Vice Chairperson
	Brent Barrow	City Council Member
	Jerry Tyner	Planning and Zoning Commissioner
	Justin Welborn	Planning and Zoning Commissioner
	Amy Steele	Committee Member
	Brian Crowson	Committee Member
	Blake Hedgecock	Committee Member
	Karen Russell	Committee Member
	Mark Wood	Committee Member
	Suzy Compton	Committee Member
	Tracye Tipps	Committee Member

Absent:	Tim Barth	Committee Member
	Danny Beltran	Committee Member
	Lee Knight	Alternate Committee Member
	Skip Baskerville	Committee Member

Staff Members:	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

Council Member Tim Welch called the meeting to order at 6:03 p.m.

2. Presentation of the draft 2018 Land Use Plan.

Planning Manager Clayton Comstock summarized the vision statement and processes taken towards completing the Vision 2030 Comprehensive Plan. Mr. Comstock went over the remaining schedule for the Strategic Plan Committee.

Committee Member Blake Hedgecock arrived at 6:10 p.m.

Mr. Comstock discussed consolidation of the 2012 Comprehensive Plan land uses and descriptions for the Vision 2030 Land Use Plan. Mr. Comstock discussed the revised Vision 2030 land use categories and the descriptions for each use.

Planning and Zoning Commissioner Justin Welborn and Mr. Comstock discussed the visual representation of the Low Density Residential category and asked for more depictive representations within the Vision 2030 document. Commissioner Welborn asked for the presentation and Vision 2030 to include a descriptive photo of a lower residential density.

Council Member Tim Welch and Mr. Comstock discussed the zoning restriction for R-7-MF (Multi-Family) regarding units per acre. Mr. Comstock stated the maximum density is 16 units per acre and requires approval from City Council for new construction in the R-7-MF zoning district.

Assistant City Manager Paulette Hartman stated the Low-Density Residential category has a wide array of lot densities and commented that there will be opportunities to return to items and continue discussions if the Committee has any questions.

Committee Member Blake Hedgecock and Mr. Comstock discussed the Office Commercial land use category in more detail regarding the need for more day-time population.

Mr. Comstock discussed changing the land use category of Public/Semi-Public to Community Facilities and asked the Committee for comments and recommendations. Council Member Rita Wright-Oujesky and Commission Welborn both provided their support for the revision.

Mr. Comstock presented an analysis of the differences between the 2012 Comprehensive Plan and Vision 2030.

Committee Member Suzy Compton asked what the Residential Estate land use

September 13, 2018

Strategic Plan Committee Meeting Minutes

Page 2 of 7

category was in the 2012 Comprehensive Plan. Mr. Comstock stated the Residential Estate category did not exist; that the land was categorized as Low Density Residential.

Mr. Comstock discussed the input provided by the public from the Interactive Land Use Map published during the summer.

Mr. Comstock discussed the remaining vacant land in North Richland Hills and the Vision 2030 land use categories associated with the 7% of land vacant today.

Mr. Comstock discussed goals and strategies of Vision 2030.

Council Member Welch opened the public hearing regarding any information presented so far.

Maureen Garrison, 8804 Grand Ave, North Richland Hills, Texas 76180, stated she was unfamiliar with future HomeTown multi-family development. Ms. Garrison stated the area considered for a hotel in 2017 should be dedicated for recreational uses and recommended more consideration for children in the Vision 2030 document.

Council Member Welch called for anyone wishing to speak for or against the items presented to come forward. There being no one wishing to speak, Council Member Welch closed the public hearing.

Council Member Welch recessed the Committee at 7:00 p.m.

Council Member Welch called the meeting back to order at 7:14 p.m.

3. Public hearing and consideration of the draft 2018 Land Use Plan.

Principal Planner Clayton Husband presented the Residential Estate Land Use category.

Mr. Husband presented potential options for the Committee to consider in reference to the Residential Estate land use category:

- Development of estate lots and traditional lots compete for same land areas.
- Diversity in housing options and lot sizes.
- Balance property rights to develop with desire to preserve estate lot areas.
- Fragmented development patterns could occur depending on location of

September 13, 2018

Strategic Plan Committee Meeting Minutes

Page 3 of 7

development.

- Developing from edges toward center is ideal but difficult to realize.
- Desired market niche in NRH.
- Appropriateness to preserve estate lots to protect neighborhood character.
- Priority for public infrastructure improvements.
- Consolidation of multiple tracts makes development more efficient.
- Higher land values create opportunity and pressure to redevelop property.
- New zoning district and standards may be necessary to preserve estate lot areas.
- Property owners desire for future development and return investment.

Mr. Husband presented potential options for consideration pertaining to the Residential Estate land use category:

- A) Leave area as Low Density Residential.
- B) Keep district on map but revise boundaries.
- C) Keep district on map but support subdivision of property (15,000 sf. lot.).
- D) Create a new zoning district and standards for area (Residential Estate District).
- E) Preserve estate lots in the area and discourage any subdivision of property.

Committee Member Suzy Compton asked if 15,000 square foot lot size is a recommendation for a new zoning district. Mr. Husband stated 15,000 square feet could be a starting point for a potential new zoning district.

Mr. Husband and Committee Member Karen Russell discussed what developers look for when building a subdivision and what the market is today. Justin Welborn stated the geometry of the lot is just as important as the size of the lot as well as where existing infrastructure is.

Council Member Tim Welch asked Mr. Husband if the boundary of the Residential Estate district is adjustable. Mr. Husband stated yes, the existing boundaries are based off a work session meeting held in 2014 with the Planning and Zoning Commission and City Council.

Committee Member Tracye Tipps stated this portion of North Richland Hills is an important part of the City and has history. Committee Member Tipps continued, stating the City should think past the dollar amount associated with new development. Justin Welborn commented he believes there is a lot of value in the 200 acres for

September 13, 2018

Strategic Plan Committee Meeting Minutes

Page 4 of 7

development.

Committee Member Compton and Mr. Husband discussed the current zoning of the Little Ranch Road and Meadow Road lots.

Committee Member Blake Hedgecock asked if the Agricultural (AG) zoning district is a default zoning. Mr. Comstock stated the AG is a zoning district that does not permit anything but agricultural uses, but as property is developed for the first time, or redeveloped and has never been zoned accordingly, then the lot must be rezoned from AG to a current zoning district.

Council Member Welch opened the public hearing for discussion about the Residential Estate land use.

Ty Bailey, 7008 Douglas Lane, North Richland, Texas 76182, spoke in support of the Residential Estate designation.

Lynn Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Jack Reynolds, 6708 Little Ranch Road, North Richland Hills, Texas 76182, spoke in opposition to the Residential Estate designation.

Elaine McCallion, 7401 Continental Trail, North Richland Hills, Texas 76182, spoke in opposition to the Residential Estate designation.

Tim Skiles, 8633 Saddle Ridge Trail, North Richland Hills, Texas 76182, stated he would prefer the property behind the Steeple Ridge subdivision be maintained as a pond and retention area.

Chester Christopher, 7125 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the Residential Estate designation. Commissioner Welborn asked Mr. Christopher if the properties to the north and west were developed and zoned R-2 (Single-Family Residential) when he purchased the property. Mr. Christopher stated yes.

Austin Motheral, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Susan Holden, 8033 Valley Drive, spoke in support of the Residential Estate

September 13, 2018

Strategic Plan Committee Meeting Minutes

Page 5 of 7

designation.

Glenn Spencer, 7305 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Joyce Goldring, 7009 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Carl Orton, 7317 Continental Trail, North Richland Hills, Texas, 76182, spoke in support of the Residential Estate designation.

George Dumith 7325 Bursey Road, North Richland Hills, Texas, 76182, spoke in support of the Residential Estate designation.

Donna Albury, 8024 Valley Drive, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Jim Buresh, 7124 Douglas Lane, North Richland Hills, Texas 76182, spoke in opposition to the Residential Estate designation.

Tammy Hart, 7109 Douglas Lane, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

Troy Hudson, 8016 Valley Drive and 8008 Valley Drive, North Richland Hills, Texas 76182, spoke in support of the Residential Estate designation.

George Dumith, 7325 Bursey Road, North Richland Hills, Texas 76182, spoke again in support of the Residential Estate designation.

Council Member Welch asked for anyone wishing to speak to come forward. There being no one else wishing to speak, Council Member Welch closed the public hearing.

Planning Manager Clayton Comstock went over several comments brought up during the public hearing period pertaining to why no other areas are included in the existing Residential Estate land use category, and stated that land use recommendations are not regulations; only guidelines to the community as to how the city should develop.

Committee Member Brian Crowson asked if any deed restriction dictate future lot sizes. Mr. Comstock stated deed restrictions are a private matter.

Commissioner Welborn asked if zoning is required by law to be representative of the land use plan. Mr. Comstock stated the land use plan reflects any changes of zoning. Assistant City Manager Paulette Hartman stated any city is legally required to have a land use plan to guide all zoning change decisions, but is only a guideline.

Committee Member Hedgecock and Council Member Wright-Oujesky stated they would like to postpone a formal vote regarding the Residential Estate land use category until October 11, 2018.

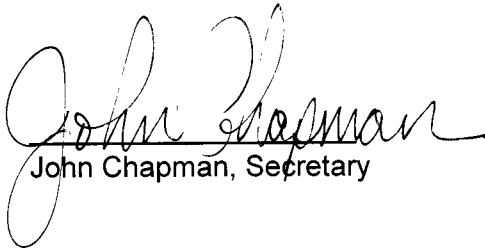
Council Member Welch stated most, if not all, committee members should be present for voting on the Residential Estate land use category decision.

4. Adjournment

Council Member Tim Welch adjourned the meeting at 8:34 p.m.



Tim Welch, Council Member



John Chapman, Secretary