

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Eric Strong, City Manager
Date: January 17th, 2017
Subject: Update on Comprehensive Plan and Accomplishments

Council Action Requested:

No Action

Background Information:

In 2014 the City Council approved a new Comprehensive Plan. A Comprehensive Plan is intended to be a guiding document in how significant decisions are made for a City. Unfortunately, in many cities, a Comprehensive Plan is put on a shelf after being approved and not revisited for several years. I am pleased to report that we have made significant progress in accomplishing the goals laid out in our Comprehensive Plan. The Comprehensive Plan really lays goals out in two ways. First, it lists the “Next Big Things” that we wanted to accomplish, which are major milestones and accomplishments. It also lists numerous smaller, more manageable goals. I will list some of the accomplishments from “The Next Big Things” category, with examples where appropriate. However, for your reference, I have also attached an “Implementation Matrix” which lists both some of the bigger and smaller goals. I will go over some of the smaller accomplishments at the meeting. Significant progress on projects includes:

1. Update the City Zoning Ordinance. – This has been accomplished, and we have also already gone through an update of what was passed since 2014.
2. Plan for a Town Center Area. – As you know, that project is currently underway with the construction of the Link and the City Plaza.
3. Expand the existing TRE station into a TOD. – This has not yet occurred, but we have made a lot of progress in working with landowners and developers towards understanding the feasibility of this project as well as some of the road blocks and hurdles that we still need to solve.
4. Identify incentives to attract a grocery store. – This has been accomplished.
5. Continue to develop park areas with improvements. – This is likely always going to be a work in progress, but we have started on this with improvements that have been made to both Windmill Park and Kate Baker Park.
6. Plan for Pedestrian Connectivity and Enhancements throughout the Community. – We have completed the Safe Routes to School project. We are also about to begin the Baker Boulevard Project, which will add significant portions of sidewalk on both sides of Baker Boulevard. We are also currently working on a grant to connect a major trail system in NRH with a major trail system in Fort Worth via our North/South Utility Easement.

Board/Citizen Input: N/A

Financial Impact: N/A

Staff Contacts:

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City Manager
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Attachments: Implementation Matrix

What	When			Who	How
	Short Term	Long Term	On Going		
Corridor Strategies					
1	Ensure Desirable Land Uses along the Corridors			City Council and Planning & Zoning Commission	Zoning ordinance and map update, careful consideration of SUP and PD applications
2	Install Gateway Elements at Key Locations			City Council	CIP funding and design development
3	Require Screening of Outside Storage along Baker Boulevard			City Council, Planning & Zoning Commission, and Consultants	Zoning ordinance update, careful consideration of SUP and PD applications
4	Protect the Neighborhoods with Residential Buffer Standards along Glenview Avenue and Baker Boulevard			City Council, Planning & Zoning Commission, and Consultants	Zoning ordinance update, careful consideration of SUP and PD applications
5	Enhance the Landscape Buffer along SH 121			City Council	CIP funding allocation
6	Develop Structure Reuse and Alternative Compliance Standards for Existing Buildings			City Council, Planning & Zoning Commission, and Consultants	Zoning ordinance update
7	Review Parking Design and Access Management, Particularly along Grapevine Highway			City Staff and Consultants	Zoning ordinance update and further study as needed
8	Review Signage Regulations along Glenview Drive			City Council and City Staff	Conduct analysis of existing and desired signage regulations; update with consultants or City staff
9	Ensure Pedestrian-Orientated Design along Glenview Drive			City Council	Zoning ordinance update and CIP funding allocation
10	Evaluate Other Special Design Standard Considerations along Baker Boulevard			City Council	Zoning ordinance update
11	Evaluate Other Special Design Standard Considerations along Grapevine Highway			City Council	Zoning ordinance update
12	Evaluate Other Special Design Standard Considerations along Glenview Drive			City Council	Zoning ordinance update
13	Adopt New Base or Overlay Zoning Districts to Address Corridor Needs			City Council	Zoning ordinance update

What	When			Who	How
	Short Term	Long Term	On Going		
Future Land Use Plan					
14	Adopt the Future Land Use Map			City Council and Planning & Zoning Commission	Comprehensive Plan adoption
15	Update the City's Zoning Map			City Council	Zoning map update
16	Update the City's Zoning Ordinance			City Council	Zoning ordinance update
17	Plan for a Town Center Area			City Council, Planning & Zoning Commission, and City Staff	Coordination between elected/appointed officials, Community Services Dept, and Economic Development Dept
18	Expand the Existing TRE Rail Station into a Transit-Oriented Development			City Council, Planning & Zoning Commission, and City Staff	Zoning ordinance and map update, careful consideration of SUP and PD applications, Economic Development Dept support
19	Evaluate the Glenview Drive Possible Redevelopment Area			City Council and Planning & Zoning Commission	Consider future rezoning possibility
20	Plan for a Food Truck Park within the City			City Council, Planning & Zoning Commission, and City Staff, possibly property owners	Acquire or lease land, establish regulations, and attract vendors
21	Identify Incentives to Attract a Grocery Store			City Staff	Economic Development Dept
Neighborhood Strategies					
22	Review Development Regulations Related to Lot Size and Setbacks			City Council and Consultants	Zoning ordinance update
23	Update the City's Multiple Family Design Requirements to Improve Quality			City Council and Consultants	Zoning ordinance update
24	Incorporate Safety Design Principles as Possible			City Council, Planning & Zoning Commission, and City Staff	Encourage or require in site plans, provide information
25	Consider Expanding the List of Acceptable Building Materials			City Council and Consultants	Zoning ordinance update

What	When			Who	How
	Short Term	Long Term	On Going		
26	Review Current Landscaping Requirements			City Council and Consultants	Zoning ordinance update
27	Promote Connectivity throughout the Community			City Council	CIP funding allocation
28	Allow for Full Life Cycle Housing within the City			City Council and Consultants	Zoning ordinance and map update
29	Respond to Housing Issues as Necessary based on Conditions			City Council and City Staff	Continue budget allocation for demolition, code enforcement
30	Encourage Appropriate Residential Infill Development and Redevelopment			City Council and Consultants	Zoning ordinance update
31	Ensure that Future Redevelopment Complements Existing Neighborhoods			City Council and Planning & Zoning Commission	Careful review of PD and rezoning requests
32	Provide Information to the Community on Grants and Funding			City Staff	Develop database or list of resources
Parks and Open Space Plan					
33	Capitalize on the Big Fossil Creek Area with Proposed Improvements			City Council and City Staff	Coordination with NCTCOG, CIP funding allocation, and detailed plans
34	Continue to Develop Creek Trail Park with Proposed Improvements			City Council and City Staff	CIP funding allocation and detailed plans
35	Plan for Pedestrian Connectivity and Enhancements throughout the Community			City Council	Zoning ordinance update, CIP funding allocation, City policy
36	Improve Connectivity around the TRE Rail Station			City Council and Planning & Zoning Commission	Zoning ordinance and map update, careful consideration of SUP and PD applications, City policy
37	Consider a Variety of Possible Funding Options for Park Facilities			City Staff	Develop/maintain a database of possible funding sources and application deadlines
38	Enhance and Increase Park Signage			City Council	CIP funding allocation
39	Continue Coordination with Public Agencies to Promote Parks			City Staff and City Council	Regular coordination meetings and designated representatives
40	Develop and Advertise a Community Event Schedule			City Staff	Develop/maintain a calendar of local community events published on the City's website and local businesses