

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: March 18, 2014
Subject: Public Hearing on Comprehensive Plan and Zoning Ordinance

Council Action Requested:

Conduct Public Hearing and consider action on the Proposed Comprehensive Plan and Proposed Zoning Ordinance

Background Information:

In early 2013, the City Council appointed a committee (Comprehensive Plan Steering Committee, CPSC) to begin working on a new Comprehensive Plan and Zoning Ordinance for the City. This committee consisted of members of the City Council, P&Z and other former board members and citizens.

The committee has worked on both the Comprehensive Plan and Zoning Ordinance in consultation with Freese and Nichols. The committee has recommended that the documents be considered by the Planning and Zoning Commission and City Council.

The purpose of all of the agenda items under #1 is for the City Council and Planning & Zoning Commission to hold a joint public hearing on both the Proposed Comprehensive Plan and Proposed Zoning Ordinance. You will recall that we technically already had a joint public hearing on the Comprehensive Plan, but it doesn't hurt to provide one more opportunity for public feedback and involvement.

Since the last time that staff met with P&Z and Council, there have been some minor updates to the proposed zoning map. Staff will review those changes during the public hearing.

Following the public hearings (items 1A and 1B on the agenda), we have listed the possibility of P&Z making a recommendation to Council on whether or not to approve the documents (items 1C and 1E). We have also listed possible action items for the City Council on the agenda (items 1D and 1F) to consider adoption of the documents.

These are both very large documents, and we need a full and complete attorney review. They are in the middle of the review now, and it is quite possible that the review won't be completed prior to the meeting. As such, it might be that no action is necessary during the meeting while we await the attorney review. As a side note, staff did not provide the documents to the attorneys until we felt confident they were substantially complete, which was three weeks ago. The fact that the review is not completed should not reflect poorly on our legal team, as they have not yet had ample time to conduct the necessary review. If the review is not completed, we should be prepared to recommend adoption in April.

Board/Citizen Input: CPSC has recommended the Public Hearing and consideration of adoption of both documents.

Financial Impact: N/A

Staff Contacts: Eric Strong
City Manager
estrong@richlandhills.com

Attachments: Digital copies of the documents are found at:
<http://richlandhills.com/departments/neighborhood-services/planning-community-development-/zoning-and-comprehensive-plan-updates>