

**MINUTES OF A JOINT MEETING OF THE  
CITY COUNCIL AND THE PLANNING & ZONING COMMISSION  
APRIL 28, 2025**

Roll Call:

Council present

Curtis Bergthold, Mayor  
Douglas Knowlton, Mayor Pro Tem  
Travis Malone, Place 2  
Theresa Bledsoe, Place 3  
John Skier, Place 4  
GW Estep, Place 5  
Roland Goveas, Place 6

Council absent

Planning & Zoning Members Present

Michael Wilson, Chair  
Mary Witt, Place 4  
Kelle Jones, Place 5  
Keith Albee, Alternate 1

Planning & Zoning Members Absent

Kenneth Keating, Place 1  
Jackson Durham, Place 3  
Ray Stilwell, Alternate 2

Staff present

Candice Edmondson, City Manager  
Lindsay Rawlinson, City Secretary  
JP Ducay, Director of Planning and Development Services

**JOINT MEETING – 5:30 P.M.**

**1. CALL TO ORDER**

Mayor Bergthold called the joint meeting of the City Council and the Planning & Zoning Commission to order at 5:32 p.m.

**REGULAR AGENDA**

**2. Approved minutes from the April 22, 2025 CPAC meeting**

**Motion:** Motion was made by Mayor Pro Tem Knowlton and seconded by Councilmember Goveas to approve the minutes from the April 22, 2025 CPAC meeting.

The vote was as follows:

For: Mayor Bergthold, Mayor Pro Tem Knowlton, Councilmembers Estep, and Goveas, Planning & Zoning Members Wilson, Witt, and Jones

Against: None

Motion carried by a vote of 7-0.

### **3. Introduce the first Comprehensive Plan draft and provide direction on adoption.**

Director of Planning and Development Services JP Ducay introduced Halff Associates Senior Planner Nathlie Booth who provided an overall review of the draft Comprehensive Plan. She advised that the Plan serves as a blueprint to guide future development and redevelopment, derived from the stated desires of the community.

Ms. Booth advised of the three major corridors in the City including the Glenview Corridor, Boulevard 26 corridor and the Baker Boulevard corridor and discussed the characteristics of each.

She next provided an overview of each chapter in Plan:

- Chapter 1: Existing conditions and analysis from the Richland Hills Today report
- Chapter 2: Community engagement summary
- Chapter 3: Guidance on policy changes for future redevelopment, active mobility, drainage infrastructure, and neighborhoods
- Chapter 4: Detailed guidance on land use, urban design, subareas, and housing characteristics
- Chapter 5: Summarized table of actions to implement plan and measures to track plan success

Mr. Ducay reiterated that the City and Halff have sought public input throughout this process. Beginning in February 2024, Halff conducted several different conversations with different stakeholders including City Council Interviews, CPAC Meetings, Open House, Public Workshop, and an Online Survey. Public conversations on corridor improvements, neighborhood conservation, drainage infrastructure, and strategic guidance on growth and redevelopment were conducted throughout.

Goals established during the second and third CPAC meetings included a sustainable economy with the overall goal being to boost economic prosperity in Richland Hills by creating a business-friendly environment that attracts diverse shops, restaurants, and services along key commercial corridors and Quality of Place by encouraging development that creates unique and interesting places which enhance and thoughtfully integrate with Richland Hills.

Other goals included Mobility for All by enhancing the network of streets, sidewalks, bike facilities, and trails in Richland Hills to be safer, better connected, and inclusive, Strong Neighborhoods by fostering strong and identifiable neighborhoods that maintain foundational character while allowing for change, feel safe and inclusive, and integrate with natural resources and features, and Resilient Infrastructure to ensure diverse and resilient stormwater infrastructure that functions efficiently and equitably addresses risks to the city.

Chapter 4 focused on future development including incorporating land use with character and urban design. The intent is to define distinct areas in Richland Hills by form and

function including the three main focus areas of Baker Boulevard, Handley Ederville Road, and The Triangle area along Glenview Drive and Boulevard 26.

Chapter 5 focused on implementation of the Comprehensive Plan.

Discussion ensued regarding connecting the Hike and Bike Trail to other City parks, the potential for developers to purchase individual properties, and the walkability of the proposed Plan.

Director of Planning and Development Services JP Ducay advised that City staff will take the feedback received and any additional public input and present an updated draft to a joint meeting of the City Council and the Planning and Zoning Commission on Monday, May 12, 2025 for potential approval.

**4. ADJOURNMENT**

There being no further business to come before the joint meeting of the City Council and the Planning & Zoning Commission, Mayor Lopez and Chair Wilson declared the meeting adjourned at 6:55 p.m.

**ATTEST:**

**APPROVED:**

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Lindsay Rawlinson, City Secretary

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Curtis Bergthold, Mayor

**APPROVED:**

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Michael Wilson, Chair