



# Planning & Zoning Commission

CITY COUNCIL QUARTERLY UPDATE - **DRAFT**

APRIL 3, 2018

# Purpose of the Commission

- ▶ The Planning and Zoning Commission serves as an **advisory board to the City Council** concerning matters primarily related to the **development and use of private property** and the **planning of public improvements**.

# Current Commissioners



GIOVANNI  
ZAVALA

MICHAEL  
DRISKILL

JASON  
O'QUINN

SERGIO  
DE LOS SANTOS

CHRIS  
BREWER

LINDA  
BERTL

JARED  
SULLIVAN

DAVID  
MOORE

TIM  
YARBROUGH

Chairman: Jason O'Quinn

Vice-Chairman: Sergio De Los Santos

# City Council Guiding Principles

1. Acts with Ethics & Integrity
2. Practice Financial Stewardship

▶ Commission works to achieve Guiding Principles by:

- Conducting public hearings in a **professional manner**, treating all participants **fairly**, and ensuring **all persons have an opportunity to speak**.
- Making recommendations to City Council in the **best interest** of the city.
- Seeking the **best quality development and use** of property within the city.
- Considering development proposal's potential **impact on city services** and **adjacent properties**.

# City Council Guiding Principles

3. Be Open and Accessible
4. Promote Public Safety

## ▶ Commission works to achieve Guiding Principles by:

- Broadcasting regular and study session meetings, and study session discussion reflected in minutes (as of March) to be **more transparent, open and accessible**.
- Making available **agendas** and **supporting materials** on the City's website, at City Hall, and at the Library.
- Encouraging development and land use patterns that **facilitate a safe and comfortable environment** for residents.

# City Council Guiding Principles

## 5. Pursue Sustainable Economic Growth

▶ Commission works to  
achieve Guiding Principles by:

6

- Promoting **long range planning policies** that provide for **sustainable land uses and development** in order to facilitate a strong economy for the city (e.g. East Side Plan)
- Recommending zoning changes that **implement** the city's long range planning **policies** (e.g. CZO updates).
- Periodically **reviewing development codes** and policies to **ensure quality development** that supports economic growth within the city (e.g. CZO updates; new construction materials).

# City Council Guiding Principles

6. Provide Thriving Neighborhoods
7. Provide Excellent Quality of Life

## ▶ Commission works to achieve Guiding Principles by:

- Allowing for zoning and land use development that has a **positive impact** on adjacent neighborhoods.
- Allowing for **additional housing opportunities** (e.g. single-family detached, townhomes, multi-family) within the city which promotes **long-term sustainable thriving** neighborhoods.
- Allowing for land uses and development that **enhances** the **quality of life** for residents.

# City Council Guiding Principles

8. Offer First-Rate Infrastructure and Assets
9. Employ the Highest Quality Workforce

## ▶ Commission works to achieve Guiding Principles by:

- Evaluating land use development proposals and their **potential impact** on city infrastructure.
- Reviewing **alternate street designs** as new developments are proposed (e.g. Station Area, Mercer Crossing).
- Ensuring **hike and bike trail** improvements are **connected** throughout the city as new development occurs.
- Utilizing the Commissioner's **professional expertise** when evaluating development proposals (e.g. architecture, construction management, landscaping, lending/finance).



# City Council Guiding Principles

## 10. Offer Exceptional Service

- ▶ Commission works to achieve Guiding Principles by:
  - Providing **exceptional service** on behalf of the City as an organization, and as **stewards** of the community, when evaluating zoning and land development proposals that will affect the built environment of the city.
  - Commissioners are **advocates** and **ambassadors** for the city and its residents.

# Big Accomplishments from Q1 & Q2\*

- ▶ Reviewed/acted upon development requests:
  - Rezoning: 2
  - Specific Use Permits: 5
  - Site Plans: 5
  - Plats: 7
- ▶ (Will add graphics)

*\*FY 2017-18: October 2017 thru March 2018*

# Big Accomplishments from Q1 & Q2

▶ Notable cases included:

- Kensington Single-family Development (PD-100; rezoning of former GNB Site)
- Jefferson at Knightsbridge Ph. II by JPI (site plan for multi-family)
- Blue Lake Mixed-use Development (includes townhome, multi-family and commercial)
- Jefferson at Dallas North Tollway by JPI (includes multi-family)

▶ (Will add graphics)

# Big Accomplishments from Q1 & Q2

- ▶ Joint meeting with City Council on October 23, 2017
    - Received presentation – exterior building materials
  - ▶ APA – Texas Chapter Conference:
    - Received Long Range Planning Award for the East Side Plan
    - Continuing education opportunity for Commissioners
  - ▶ Tina Firgens, AICP hired as Director of Planning
  - ▶ Andreea Udrea, AICP promoted to Planning Manger
- ▶ (Will add graphics)

# Big Items for the Future

- ▶ Additional development cases anticipated:
  - Continued development of the West Side
  - Continued development of Bridgeview (redevelopment of the former Great Indoors site)
- ▶ (Will add graphics)

# Big Items for the Future

- ▶ Commission 2018 Work Plan
  - Alternate fence types for residential uses
  - Permeable pavers/paving
  - Quality multi-family standards
  - Alternate types of durable exterior building materials
  - Landscaping requirements for multi-family uses
- ▶ Retreat
- ▶ (Will add graphics)

# Big Items for the Future

- ▶ Other potential special projects
  - IH-35 Corridor Study
  - Implementation of 2017 East Side Plan recommendations
  - Comprehensive Zoning Ordinance amendments
  - Pike Street redevelopment
- ▶ (Will add graphics)

# Direction from Council

- ▶ Is there anything that the Commission needs to focus on as your board?
- ▶ Is there any particular direction as to how you would like the Commission to proceed on a particular project/program?



Thank you