



Planning & Zoning Commission

CITY COUNCIL QUARTERLY UPDATE

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

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- ▶ 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 and seeking the **best quality development and use** of property within the city.
 - Commissioners are **advocates** and **ambassadors** for the city and its residents.

City Council Guiding Principles

3. Be Open and Accessible

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- ▶ Commission works to achieve Guiding Principles by:
 - Broadcasting regular and study session meetings, and study session discussion reflected in minutes (as of March 2018) 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.

City Council Guiding Principles

5. Pursue Sustainable Economic Growth

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- ▶ Commission works to achieve Guiding Principles by:
 - 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; West Side; Station Area).
 - Recommending zoning changes that **implement** the city's long range planning **policies** (e.g. CZO updates).

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.
 - Ensuring **hike and bike trail** improvements are **connected** throughout the city as new development occurs.

Big Accomplishments from Q1 & Q2*

► Reviewed/acted upon development requests:

- Rezoning: 2
- Specific Use Permits: 5
- Site Plans: 5
- Plats: 7

*FY 2017-18: Oct. 2017 thru Mar. 2018



Big Accomplishments from Q1 & Q2

► Notable cases included:

- Blue Lake Mixed-use Development (includes townhome, multi-family and commercial)
- Jefferson at Knightsbridge Ph. II by JPI (site plan for multi-family)



Big Accomplishments from Q1 & Q2

► Notable cases included:

- Kensington Single-family Development (PD-100; rezoning of former GNB Site)
- Jefferson at Dallas North Tollway by JPI (includes multi-family)



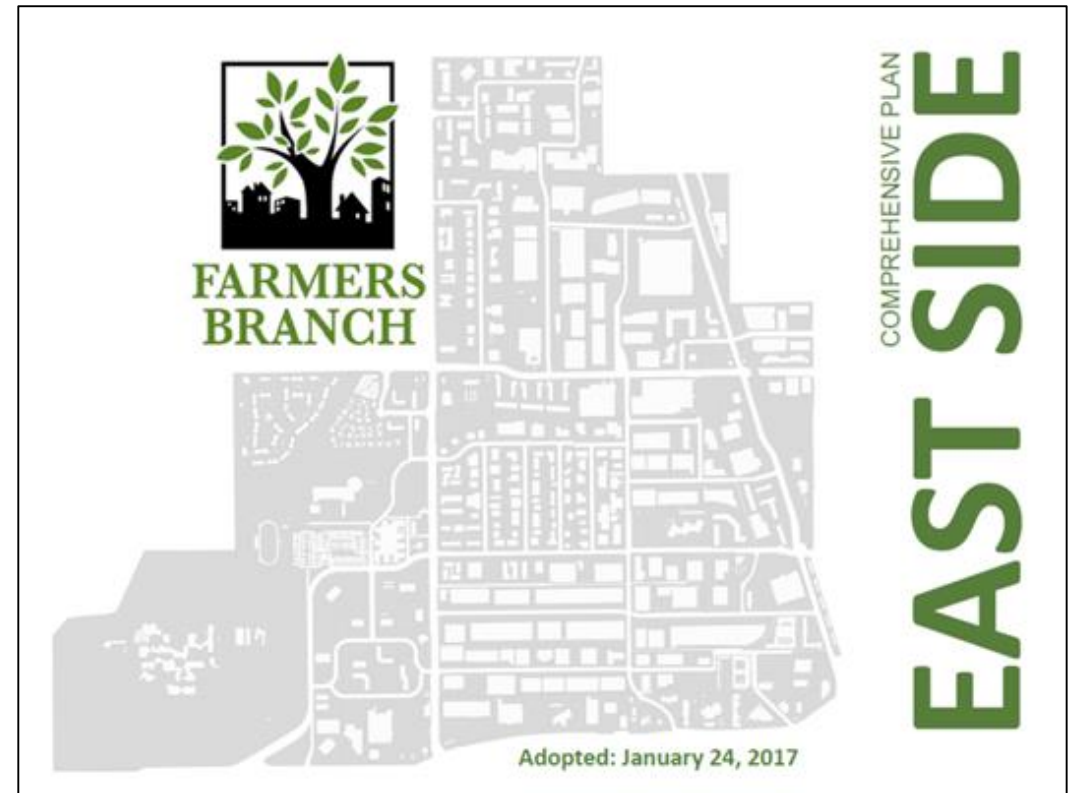
► Dallas Business Journal: Best Real Estate Deals of 2017

Source: bizjournals.com



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



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)
 - East side development
 - Station area development



Big Items for the Future

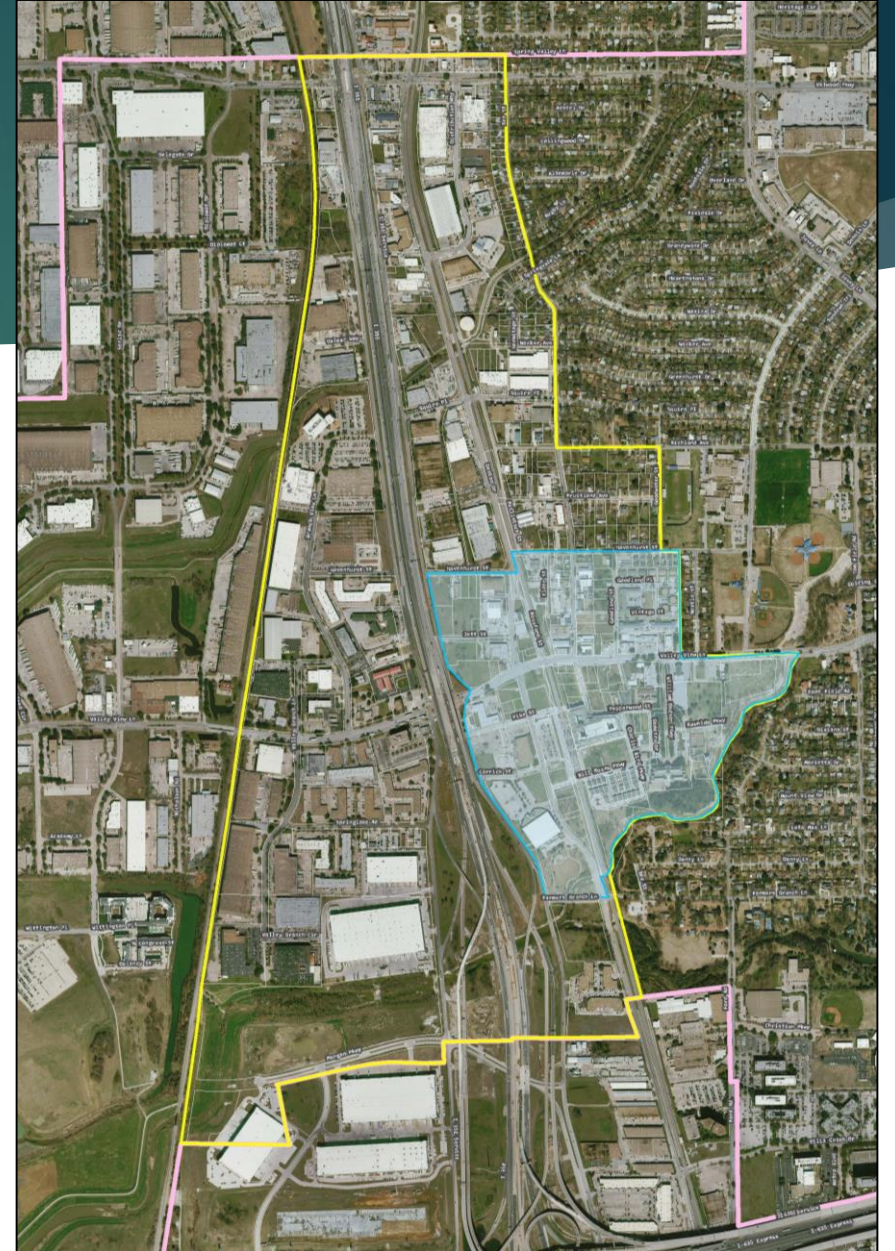
▶ Retreat

▶ Commission 2018 Work Plan

- Consider alternate fence types for residential uses
- Evaluate permeable pavers/paving
- Propose code amendments related to quality multi-family standards
- Propose code amendments regarding allowing alternate types of durable exterior building materials (residential and commercial)
- Discuss landscaping requirements for single-family uses

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



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