



Planning & Zoning Commission - DRAFT

CITY COUNCIL QUARTERLY UPDATE

AUGUST 21, 2018

Presentation Agenda

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- ▶ Purpose of the Commission
- ▶ Current Commissioners
- ▶ Review Accomplishments for Q3
- ▶ IH-35 Corridor – next steps
- ▶ Review 2018 Work Program / Big Items for the Future
- ▶ Other items
- ▶ Direction from Council

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

- ▶ David Moore – Elected Chairman July 16, 2018
- ▶ Sergio De Los Santos – Re-Elected Vice Chairman July 16, 2018
- ▶ Linda Bertl
- ▶ Michael Driskill
- ▶ Cristal Retana
- ▶ Jared Sullivan
- ▶ Tim Yarbrough
- ▶ Giovanni Zavala

Accomplishments from Q3*

5

- ▶ Reviewed/acted upon development requests:
 - Rezoning: #
 - Specific Use Permits: #
 - Site Plans: #
 - Plats: #
- ▶ IH-35 Corridor Market Study Analysis
 - Received presentation
 - Discussed recommended next steps (more to come)

*FY 2017-18: Apr. 2018 thru July 2018

Accomplishments from Q3* (cont.)

- ▶ Receive monthly updates regarding development cases considered by City Council
- ▶ Received training related to Texas Open Meetings Act
 - In addition to required Boards/Commissioner training July/Aug 2018
- ▶ Received training related to the city's zoning, development and permitting process
- ▶ Discussed landscaping requirements for single-family residences (new construction)

IH-35 Corridor – Commission Recommendation

- ▶ Commission recommends the City establish a new long-range plan for the corridor
 - Provides a “road map” for the future – identifies what the city is seeking to achieve regarding land use and development
 - Zoning actions should be consistent with long-range plan for an area (state law)
 - Allows City Council to establish new policy direction for the corridor thereby providing direction for subsequent city action

IH-35 Corridor – Commission Recommendation (cont.)

- Provides a basis for future implementation actions (e.g. zoning, public/private partnerships, capital investments)
 - Vision study should include implementation strategies (short-term, mid-term and long-term) to direct future city actions
- Post future highway widening, study will help city understand what can be done with remaining property
 - Does City focus revitalization efforts on the east side of the corridor but not the west side?

IH-35 Corridor – Commission Recommendation (cont.)

- Developers / property owners need to know City's vision for corridor if wanting to invest in properties within the corridor
 - Otherwise without a vision, they will continue to build what they believe is appropriate for the area
- Longer term the City will benefit from an economic perspective – allowing for higher and better land uses and quality development results increased property values
- Study should be initiated within the next year

2018 Work Program / Big Items for the Future

- ▶ Commission's work program being adjusted to align with Council Strategic Initiatives and Critical Business Outcomes for FY18-19
 - IH-35 Corridor interim rezonings
 - IH-35 Corridor vision study (*if funded*)
 - Update landscaping regulations (CZO)
 - Enhance visual appearance of city
 - Reduce stormwater runoff

2018 Work Program / Big Items for the Future

- Update parking regulations (CZO)
 - Assist with adaptive reuse of existing properties
 - Reduce stormwater runoff
 - Allow for alternate pavement types (e.g. permeable pavers and pavement)
- Evaluate (and possibly amend) non-conforming properties regulations (CZO)
 - Consider prohibiting expansion of non-conforming uses and structures

Other Items

- ▶ Additional action items (longer term)
 - Evaluate uses/items that require SUP to determine if that is the most appropriate means for regulating use/item
 - Propose code amendments related to quality multi-family standards
 - Propose code amendments regarding allowing alternate types of durable exterior building materials (residential and commercial)
- ▶ Retreat

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