

Planning & Zoning Commission 2018 Work Plan

At its meeting on February 26, 2018, the Planning and Zoning Commission discussed their upcoming work plan for 2018 and provided direction related to categorizing the items for future discussion.

In order to assist staff with prioritizing the Commission's work plan for the upcoming year, staff obtained direction from the Commission at its meeting on March 12, 2018 related to prioritizing the items, particularly the Items Requiring In-depth Analysis so that staff may be responsive to the Commission's preferences. These items will be incorporated with the Commission's regular business items related to the development and use of property within the city (such as zoning cases, site plans and plats) and any other special studies that may affect the Commission's work plan. Also, additional items may be added to this work plan throughout the year.

Topics	Preference Order	Notes
Updates		
Receive an Economic Development update.		COMPLETED 4/9/2018
Landscaping requirements for single-family residences (particularly new home construction)		COMPLETED 6/11/2018 Commission interested in moving forward with establishing landscaping requirements for single-family uses; establishing plant list.
Items Requiring In-depth Analysis		
Permeable pavers/pavement	4	
Alternate fence types (residential)	1	Consider a forum to allow for a subjective opinion on individual requests for new fence types and materials; Discussion initiated November 27, 2017.
Quality multi-family standards (e.g. structured parking, open space, materials).	2	Identified at October 23, 2017 Joint P&Z and Council meeting.
Allowing alternate types of durable exterior building materials, including newer materials being used elsewhere in the construction industry.	3	Identified at October 23, 2017 Joint P&Z and Council meeting.
Retreat		
Receiving a presentation regarding the recently approved bond items including general timeline for implementing the bond related projects.		In lieu of retreat, presentations or updates given to City Council could be placed on the Commission's study session agenda.

Other		
Tour of various recently completed development projects, as well as new projects that may be under construction.		
Updates on previous development cases considered by the Commission and the final outcome at City Council.		<p>Add as a report item on the Commission's agenda the second meeting of each month (approved; approved with modifications; denied).</p> <p><i>IMPLEMENTED 3/26/2018 – Monthly report provided to the Commission at second meeting of each month;</i></p> <p><i>IMPLEMENTED 3/26/2018 – Quarterly report regarding projects currently under construction and/or submitted for permit review provided to the Commission.</i></p>

Additional requests:

3/12/2018 Commissioner Bertl: Receive presentation from FB Police Dept. regarding safety measures for the City's apartment complexes, and ways to improve the safety of apartment complexes (such as protective fencing around apartment complexes).

4/3/2018 City Council: Evaluate uses/items that require a specific use permit to determine if that is the most appropriate means for regulating the use/item.

4/3/2018 Councilwoman Reyes: Evaluate landscaping requirements and encourage additional open space within developments.

6/5/2018 Mayor Dye: Hotels analysis, including quality of hotel types.

6/11/2018 Commission: Interested in moving forward with establishing landscaping requirements for single-family uses; establishing plant list.

6/19/2018 CM Cox: Per Council's direction from December 2017 – establish revised building setback requirements for single-family residential.

Other items discussed/accomplished by the Commission:

4/23/2018: Received presentation from City Attorney regarding Texas Open Meetings Act; follow-up discussion occurred 5/21/2018 meeting.

5/7/2018: Discussed the city's zoning, development and permitting processes.

6/25/2018: Received presentation regarding IH-35 Corridor Market Study Analysis; follow-up discussion occurred (per Commission's request) 7/16/2018 meeting.