

# Planning & Zoning Commission

CITY COUNCIL QUARTERLY UPDATE

AUGUST 21, 2018



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# 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\*

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

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- ▶ Reviewed/acted upon development requests:

Case Type	April – July 2018	April – July 2017
Rezoning	5	2
Specific Use Permits	4	10
Site Plans	3	6
Plats	5	0
<b>Total</b>	<b>17</b>	<b>18</b>

- ▶ IH-35 Corridor Market Study Analysis
  - Received presentation
  - Discussed recommended next steps  
(more to come)



# Accomplishments from Q3\* (cont.)

- ▶ Received monthly updates regarding development cases considered by City Council (*on-going*)
- ▶ 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)

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

# IH-35 Corridor – Commission Recommendation

- ▶ Commission recommends the City establish a new long-range plan for the corridor
  - Highway corridor is the “window” into the city and we need to do some “window cleaning”
    - Some properties have double frontage with Denton Drive
  - Current zoning is the least restrictive and most permissive due to LI base zoning (west side)
    - Can do interim amendments but need better direction
    - Some uses allowed with SUP – “one-off” of the current allowed uses (e.g. ATVs, outdoor storage)

# IH-35 Corridor – Commission Recommendation (cont.)

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



# IH-35 Corridor – Commission Recommendation (cont.)

- 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?
- Developers / property owners need to know City's vision for corridor if they are 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

# IH-35 Corridor – Commission Recommendation (cont.)

- 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

# 2018-19 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

# 2018-19 Work Program / Big Items for the Future

- Update parking regulations (CZO)
  - Assist with adaptive reuse of existing properties
  - Reduce stormwater runoff
  - Encourage and 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



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