

Planning & Zoning Commission

City Council Tri-Annual Update

January 22, 2019



FARMERS
BRANCH

Presentation Agenda

- Purpose of the Commission
- Current Commissioners
- Review Accomplishments for 2018 Q4+
- Review FY 2018-19 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 – Chairman
- Sergio De Los Santos – Vice Chairman

Accomplishments
2018 Q4+:
*Development
Cases*

41.2 % ↑

- Reviewed/acted upon development requests:

Case Type	Aug – Dec 2018	Aug – Dec 2017
Rezoning	8	3
Specific Use Permits	6	3
Site Plans	6	6
Plats	4	5
Total – P&Z Action	24	17

Total Cases
Completed:
2018 vs 2017

21.3 % ↑

- Reviewed/acted upon development requests:

Case Type	2018	2017
Rezoning	14	10
Specific Use Permits	18	19
Site Plans	13	18
Plats	14	9
Total – P&Z Action	59	56
Administrative Site Plan Approvals	15	5
Grand Total	74*	61

**excludes the 26 cases currently pending/under review*

Total Cases
Received/Initially
Processed:
2018 vs 2017

54.2 % ↑

- Cases received/initially processed by Planning staff:

Case Type	2018	2017
Rezoning	18	9
Specific Use Permits	19	20
Site Plans	37	19
Total	74*	48*

**excludes 15 plats applications (compared to 6 received in 2017)
reviewed by Public Works/presented by Planning*

Accomplishments 2018 Q4+: *Presentations/ Discussions*

- Hotel development trends and current zoning regulations
- Placemaking characteristics
- City-initiated zoning amendments related to PD districts within the IH-35 Corridor
- Continued to receive monthly updates regarding development cases considered by City Council (*on-going*)

Accomplishments
2018 Q4+:
*Presentations/
Discussions*

- Permeable pavement types at Texas A&M AgriLife Extension Service



Accomplishments
2018 Q4+:
*Commission
Retreat (11/12/18)*

- Video presentation regarding economics of place
- Tours and discussion related to various sites around Dallas:
 - Bishop Arts District
 - Cox Farms Market/Sylvan Thirty
 - Trinity Groves
 - Design District
 - George W. Bush Presidential Center Parking Lot
 - US75/Richardson Main Street/
Central Expressway Corridor
 - CityLine





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

- Commission's work program aligns with Council Strategic Initiatives and Critical Business Outcomes for FY2018-19
 - IH-35 Corridor interim rezonings (*underway – estimated completion Apr.*)
 - Initiate IH-35 Corridor vision study (*Apr.-May*)
 - Update landscaping regulations (CZO) (*initiate March*)
 - Evaluate (and possibly amend) non-conforming properties regulations (CZO) (*initiate May*)
 - Update parking regulations (CZO) (*late summer*)

Other Items

- Additional action items (longer term)
(Council requested)
 - Determine strategy to address hotel uses throughout the city
 - 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)

Other Items

- Additional action items (longer term)
(P&Z Commission requested)
 - Consider alternate fence types (residential)
 - Receive presentation regarding approved bond items including general time line for implementing the bond related projects
 - Receive presentation from FB Police regarding potential safety measures for multi-family developments
 - Tour of various recently completed development projects, as well as new projects that may be under construction



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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