

# Planning & Zoning Commission

*FY 2021-2022 Work Program Update*

*October 18, 2021*



FARMERS  
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# Planning and Zoning Commission Work Program

## FY 2021 - 2022

► **Commission's work program aligns with Council Strategic Initiatives and Critical Business Outcomes (CBO)**

- CBO1 - Ensure strategic planning alignment to current status of City and mission/vision
- CBO2 - Improve access to responsible and diverse housing
- CBO3 - Identify and implement a solution for managing drainage and retention
- CBO4 - Plan for, build, and maintain high quality public assets
- CBO5 - Support the evolution of the arts and culture in Farmers Branch
- CBO6 - Strategically identify and acquire property to further the goals of the City
- CBO7 - Execute sustainability initiatives
- CBO8 - Implement the recommendations from the IH-35 Corridor Study
- CBO9 - Improve overall and targeted community engagement



# Planning and Zoning Commission Work Program FY 2021 - 2022

- Accomplish the City's mission
- Big-picture objectives that are the basis for all the work the City undertakes in a given year
- City's key focus areas
- City's four Strategic Objective categories:
  - ✓ **Serve Our Customers**
  - ✓ **Manage the Business**
  - ✓ **Provide Financial Stewardship**
  - ✓ **Promote Learning & Growth**



# Planning and Zoning Commission Work Program FY 2021 - 2022

## **MANAGE THE BUSINESS**

### ✓ **B2 Enhance Service Delivery Through Continual Process Improvement**

- Assess the current plan review process to provide better timelines and processes to applicants
- Research and review legislation and make policy changes in accordance with law changes and Texas Best Practices.

### ✓ **B5 Adhere to The Strategic Management System**

- Develop a citywide comprehensive plan.
- Complete a Station Area Code expansion/update.
- Adopt revised standards within the Comprehensive Zoning Ordinance pertaining to accessory dwelling units.



# Planning and Zoning Commission Work Program FY 2021 - 2022

## **SERVE OUR CUSTOMERS**

- ✓ **C2 Provide Attractive, Unique and Connected Spaces for Community Interaction**
  - Establish IH-35E Tax Increment Financing District (TIF4).
  
- ✓ **C5 Attract and Retain Top-Tier Businesses to Drive A Unique and Sustainable Economic Environment**
  - Complete the redevelopment plan for the Station Area.
  - Rezone Target Area 2, 3 and 4 of the IH-35E Corridor Vision Study.
  - Create a multi-family development policy.



# Planning and Zoning Commission Work Program FY 2021 - 2022

## 1. Adopt a City wide Comprehensive Plan – CBO 1

- Kick off Spring 2022 – 2 year

## 2. Implement the recommendations from the IH-35E Corridor Vision Study – CBO 8

- Establish IH-35E TIF District (TIF4)
  - Adoption Fall 2021 – 25 year term
- Rezone Target Area 1 – Update and expand the Station Area Code
  - Kick off Spring 2022 est. completion 6 – 8 months
- Rezone Target Area 2
- Rezone Target Area 3
- Rezone Target Area 4



# Planning and Zoning Commission Work Program FY 2021 - 2022

- 3. Adopt multifamily development policy – CBO 2**
  - Adoption Fall 2021
  
- 4. Adopt revised standards within the CZO pertaining to accessory dwelling units – CBO 2**
  - Est. completion Summer 2022
  
- 5. Revive Landscape Ordinance Amendment**
  - Est. adoption Summer 2022
  
- 6. Update and streamline development review processes**
  - Continuous – possible update to overall review processes Fall 2022



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## Additional Items

- ✓ Update on **Quality of Life Bond** projects:
  - ✓ **\$4,000,000 for Neighborhood Revitalization Program**
    - ✓ Demo – Rebuild program
    - ✓ Neighborhood Renaissance program
  - ✓ **\$4,000,000 for Pike Street Bond (Station Area)**
    - ✓ IH-35E Betterment at Valley View and Valwood PKWY Intersections
  - ✓ **\$7,000,000 for Parks and Open Space**
    - ✓ John F. Burke Nature Preserve
    - ✓ Bee Street – wider sidewalks
    - ✓ Pedestrian crossings - Valley View Lane at Rawhide Dr and Tom Fields Rd





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## Additional Items (cont.)

- ✓ New Urbanism Presentation – January/February 2022
- ✓ Bus tour – Spring 2022
- ✓ Quarterly update on development - ongoing
- ✓ Monthly update on Council action items - ongoing

**Is there anything that the Commission would like to have added to the work program?**



Thank you!



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