



Legislation Text

File #: 24-271, Version: 1

Discuss and provide feedback regarding the implementation of the Comprehensive Plan, including prioritizing implementation projects and tracking implementation metrics.

BACKGROUND:

This item is being brought forward at the request of Councilmember Merritt. On August 1, 2023, the City Council approved the Farmers Branch 2045 Plan (Comprehensive Plan) to establish a clear vision and values for the City's development over the next two decades. This plan outlines a land use, development, and redevelopment strategy to maximize existing infrastructure and community assets to meet long-term needs through infill, targeted redevelopment, and neighborhood revitalization projects.

Since its adoption, the Comprehensive Plan (the "Plan") has been a crucial reference for the Council in reviewing rezoning applications and guiding City-initiated projects. For instance, the Trails Master Plan Update (also known as the Active Transportation Plan) process has aimed to stay in line with the Plan. Projects that adhere to this plan, like the Trails Master Plan Update, will contribute to realizing the residents' vision.

The Plan also outlines key values and a vision that requires proactive support and action for realization. It includes implementing projects to advance these values and vision, encompassing various City endeavors like policy initiatives, partnerships, and capital projects. These projects, ranging from one-time efforts like creating a conceptual master plan for a catalyst site to longer-term programs like a safe streets campaign, aim to align the City with its vision progressively. Each project is assigned a timeline-short-term (0-7 years), mid-term (8-14 years), or long-term (15-20 years)-to guide initiation post-adoption of the Plan.

The Staff has compiled two tables (Attachments 1 and 2) grouping implementation projects from the Plan based on suggested timelines (short-term and mid- to long-term). These tables also include additional information on program areas and guiding values each project supports. Since the Plan outlines a citywide vision, it serves as a municipal-wide document, directing projects to departments across the City. Staff has highlighted priority short-term projects for consideration and discussion. These projects, identified based on previous City Council discussions, are crucial for advancing and achieving the Plan's vision. The identified projects are as follows:

Economic Development/Catalyst Sites:

- Conceptual Master Plans for Four Corners and the East Side will lay the groundwork for future rezoning and development in their respective catalyst sites, aligning them with the citywide vision over time.

Land Use:

- Review and Revise Residential Zoning Districts: Assess residential zoning districts in the Comprehensive Zoning Ordinance (CZO) to address gaps hindering the construction of missing middle housing. This may involve considering townhouse or urban-style multifamily districts.
- IH-35E Corridor Implementation: Continuously implement the IH-35E Corridor Vision Study, which was integrated into the Comprehensive Plan. Staff is currently working on rezoning for the identified Target Areas, including drafting a Planned Development District for Target Area 2.

Housing:

- Update the Demo Rebuild and Builders of Hope Programs to expand scope, secure funding, and launch a marketing campaign to attract participants.

- Consider potential involvement with Dallas County Housing Replacement Program.

Mobility:

- Trails Master Plan Update: Currently under review to align with the Comprehensive Plan.
- Sidewalk Gap Infill: Allocate funds annually to fill sidewalk gaps, prioritizing areas outlined in the Comprehensive Plan, especially those near schools, hospitals, and libraries.
- Livable Street Retrofits: Scope, design, and implement retrofits on five streets identified in the Comprehensive Plan. Develop planning, concept design, and project scoping processes, along with public engagement programs for retrofit corridors.
- Safe Streets Campaign: Conduct two annual activities alongside City events to promote street safety and awareness.
- Neighborhood Safety Improvement Program: Analyze crash and speed data and develop a traffic calming toolkit for implementation in high-risk areas.

Staff is currently working to identify metrics for each project to measure their impact on the City and with other departments to determine suitable tracking methods. This agenda item allows discussion and feedback on Plan implementation, including project prioritization and metric tracking. Further discussion on the Plan will take place at the joint meeting of the Planning and Zoning Commission and City Council on June 10th.

DISTRICT:

Citywide

ATTACHMENT(S):

1. Comprehensive Plan Implementation - Short-Term Projects (Table)
2. Comprehensive Plan Implementation - Mid- to Long-Term Projects (Table)
3. Presentation