

Development Services

**Current and Long-Range Planning
Work Plan 2005/2006**

Development Services Workplan

Purpose:

To brief the Council on the department's workplan and seek direction on upcoming efforts.

Current Planning

Customers:

- City Council
- City Plan Commission
- Board of Adjustment
- Special Purpose Sign Committee
- Develop community and neighborhood groups
- Property owners

Current Planning

Staffing:

- Assistant Director
- 10 Planners (1 vacancy)
- 5 Administrative

Current Planning Ongoing Programs

Board and Commission Caseload:

- Zoning review and processing through City Plan Commission and City Council (225 applications)
- Variance, special exception and appeal review processing through Board of Adjustment (300 requests)
- Special purpose sign district administration (40 cases)
- Council agenda coordination (285 cases)

Current Planning Ongoing Programs

Code Amendments:

- Development, Landscape, Site Plan Amendments
- Ch 51 Alcoholic Beverage and Restaurant Use Correction
- Shared Access Regulations
- Local Utility Screening
- Home Occupation Ordinance
- Homeless Issues
- SRO's
- Bazaar Use classification
- Smart Growth Initiatives
- Institutional Uses in Residential Districts
- Live/work units
- Single Family/Duplex Parking in CA
- Board of Adjustment Process
- Cul-de-sac Length and Lots Served
- Drive-thru other than Bank or Restaurant
- SF Design Standards
- MF Design Standards
- Fence and Screening Standards
- New SF District for Zero and Garden Homes

Current Planning Ongoing Programs

Authorized Hearings:

- Review of authorized hearing process
- Oak Cliff Gateway
- Mountain Creek – Hensley Field
- PD 571 (I-35 and Trinity)
- Cherrywood at Inwood and Lemmon

Current Planning Ongoing Programs

Special Assignments:

- Kiosk Program Implementation
- Annexations and ETJ Issues
- Appointed Officials Training Program

Long Range Planning

Customers:

- City Council
- City Plan Commission
- Landmark Commission
- Property Owners
- Neighborhoods
- Preservation Community
- Development Community
- Comprehensive Plan Advisory Committee

Long Range Planning

Staffing:

- Assistant Director (interim)
- 16 Planners (7 vacancies)
- 1 Administrative

Long Range Planning Ongoing Programs

Board and Commission Caseload:

- Individual landmark designations (8)
- Certificates of appropriateness, routine maintenance requests and demolitions (600)
- 106 reviews (1,100)
- Historic property tax incentives (10)
- Conservation district permits (500)
- Appeals from Landmark Commission to City Planning Commission (10)

Long Range Planning Ongoing Programs

New special districts:

- Historic Districts (3)
- Conservation Districts (6)

Long Range Planning Ongoing Programs

Conservation Districts:

- 2 Conservation Districts underway (Edgemont Park and Vickery Place)
- 3 petitions submitted (Lakewood North, Northern Hills, Stevens Park Estates)
- 8 neighborhoods actively collecting signatures on petitions (North Oak Lawn, L.O. Daniel, Meadow Wood Estates, Perry Heights, Hillcrest Estates, Elmwood, Preston Hollow East, Greenway Crest)
- 15 neighborhoods inquiring and organizing to collect petitions)

Long Range Planning Ongoing Programs

Special Assignments:

- Complete Forward Dallas Comprehensive Plan
- Complete and implement Neighborhood Overlay Ordinance
- District 10 Plan and Implementation
- Northwest Highway/Bachman Land Use Study and Implementation
- South Dallas and 10th Street Historic District Surveys
- East Kleberg Land Use Study

Long Range Planning Upcoming Work Program

Comprehensive Plan Implementation:

- Trinity River Implementation
- Four Mixed Use form-based zoning districts, including TOD zoning tools
- Urban Design Overlays
- New Parking Standards implementation

Long Range Planning Upcoming Work Program

Comprehensive Plan Implementation TOD/Emerging Employment Center Plans (complete in two years):

- University of North Texas Campus Area Plan
- Stemmons Corridor/Medical District/Station Area Plan
- Westmoreland DART Station Area Plan
- Southern Sector Intermodal/Agile Port/Freight-oriented District/Industrial Sanctuary Strategy

Long Range Planning Upcoming Work Program

Transit Oriented Development Plans:

- Monroe Shops TOD Plan
- Mockingbird TOD Plan
- Bachman Lake TOD Plan
- Lancaster Corridor Plan
- Cedars/Farmers Market

Long Range Planning

Other Projects Identified, but not scheduled:

- Entertainment District
- Vickery Meadow Plan
- Asian Trade District
- Arts District update
- MLK Entertainment District
- Policy framework to address Conversion/Stabilization of Ailing Multifamily
- Proactive infrastructure planning for strategic Greenfield and redevelopment areas
- School Planning Coordination
- Context Sensitive Design Manual

Development Services Workplan

ADDITIONAL REQUESTS:

- Code Amendments
- Authorized Hearings
- Neighborhood Plans
- Special Studies

Current Approach:

- First come, first serve

Development Services Workplan

Advantages:

- Flexible
- Quickly respond to controversial issue

Disadvantages:

- Backlog continues to grow
- No prioritization
- Lacks “big picture” view
- Unrealized expectations

Development Services Workplan

Council direction:

Staff recommends an annual review and approval of the departmental workplan (similar to the Auditor's office approach).

Development Services Workplan

Questions?



Long Range Planning

Trinity River Planners:

- Prepare an implementation plan - based on council priorities for Trinity recommendations
- Work on adoption of new zoning code amendments needed to implement Trinity River recommendations on a broad scale
- Hold numerous stakeholder and public meetings
- Prepare detailed rezoning plans for each area to apply new zoning codes
- Coordinate other implementation activities relevant to rezoning with other departments
- Initiate and complete rezoning hearing process