



## DEVELOPMENT SERVICES

**To:** Town Council

**From:** Khara C. Dodds, AICP, Director of Development Services

**Through:** Harlan Jefferson, Town Manager  
Rebecca Zook, Executive Director of Development and Infrastructure Services

**Re:** Town Council Special Meeting – January 13, 2022

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**Agenda Item:**

Conduct a work session to discuss and consider the Dallas North Tollway Design Guidelines Project.

**Description of Agenda Item:**

Draft guidelines have been prepared for the Dallas North Tollway. These guidelines are proposed to be adopted as part of the Town's Comprehensive Plan. A presentation was given at the regular Council meeting on December 14<sup>th</sup> and included the following topics:

- A recap of the DNT planning process to date, from Fall 2020 to present.
- An overview of the purpose, intent, and components of the guidelines
- A summary of this Fall's outreach efforts and feedback received.
- Review of proposed amendments to the guidelines, as a result of public comments received.
- Update on the Planning and Zoning Commission action which occurred on 12/7/21
- Recommended actions to be taken at the next Town Council meeting to adopt the guidelines.

**Components of Design Guidelines**

- Description of the Project Area
- Purpose and Intent of the document including the why, when and how the document is proposed to be used.
- Establishment of Subdistricts which include Gateway districts and a neighborhood district.
- Gateway Subdistrict- description and desired elements such as community branding and public art
- Encouraged and Discouraged Business Establishments
- Other Components of the Guidelines include additional items such as: building placement, building form, pedestrian-friendly guidelines, landscaping and signage.

**Community Outreach and Engagement Program**

Per Council direction this Fall, there were a series of outreach and engagement efforts completed to gather input on the design guidelines. Please see attached report summarizing outreach efforts.

### DNT Proposed Amendments

As a result of comments that were received from citizens and property owners and/or their representatives, a list of proposed amendments to the Guidelines for consideration to incorporate is attached. A request for Council decision on inclusion of the amendments into the guidelines is requested.

### Planning and Zoning Commission Action

At the regular meeting of December 7<sup>th</sup>, the Planning and Zoning Commission recommended approval of the design guidelines with a vote of 4-2. During the presentation, the Commission received an update on the public survey results and the information that was requested by the Commission during the work session for the design guidelines on November 16<sup>th</sup>. The requested information included a second round of outreach to other municipalities that developed overlay zones and to property owners affected by and within the DNT project area. They also requested a gap analysis of a sample of the Planned Developments on the DNT. The gap analysis has been attached. Round 2 of outreach has been completed.

### **Attachments:**

1. Draft Design Guidelines
2. DNT Proposed Amendments
3. Community Outreach Report
4. Virtual Meeting #1-Public Comments
5. Virtual Meeting #2-Public Comments
6. Comments from DNT property owners
7. DNT Webpage-Public Comments
8. Survey Report
9. PD Gap Analysis