

Meeting Summary

Subject	Coordinated Land Use and Transportation Planning Task Force	Date	January 20, 2022
Facilitator(s)	Travis Liska, Shawn Conrad, Sydnee Steelman, Catherine Osborn	Time	2:00 pm – 4:00 pm
Location	Zoom Meeting	Recorded by	Sydnee Steelman
Meeting Purpose	Coordinate with cities and other interested parties on the coordination of land use and transportation planning in North Texas. The theme of this meeting was zoning for multiple modes of transportation.		

Discussion Items

Welcome and introductions by NCTCOG staff.

1. Local Updates

Jack Wierzenski with Dallas Area Rapid Transit (DART) provided an overview of DART and member city Transit-Oriented Development (TOD) partnerships to redevelop underutilized DART parking lots into TODs. Using a previous market analysis of DART properties, park and ride utilization studies, and city/developer interest, DART has formally moved forward with TOD partnerships in Carrollton, Addison, Dallas, Richardson, and Garland. With these partnerships the city manages the request for proposals (RFP) resulting in master development and sub-lease agreements approved with DART. The deals will ultimately use an interlocal agreement (ILA) committing the city to follow a TOD plan that reflects DART’s TOD performance requirements, outlined in DART’s [2020 TOD Guidelines and Policy](#). It was noted that DART is required by law to seek fair market value when leasing/selling their property and also seeks escalating rent as value increases. The latest and largest partnership, following a year of coordination, is one memorandum of understanding for six park and ride lots where the City of Dallas will lead solicitation of redevelopment proposals. Dallas is seeking to use these sites to help meet its 1,000-unit affordable housing challenge goal.

Stuart Burzette with NCTCOG discussed the recently completed regional TOD inventory. The inventory used national design criteria to identify 239 developments around rail transit stations that qualify as TOD. The inventory was developed to serve as regional resource, possible TOD performance measure, and generally encourage conversation around local implementation of TOD. LUTTF members are asked to review the inventory and provide feedback by March 31, 2022. The inventory can be accessed here: www.nctcoq.org/tod

2. Zoning for Multiple Modes of Transportation

Travis Liska, NCTCOG, provided an introduction on zoning for multiple modes of transportation, highlighting the importance of a form-based development code and its impact on transportation.

Clayton Comstock with the City of North Richland Hills provided an overview of the City’s efforts to consider multimodal transportation using form-based codes. North Richland Hills has two TEXRail stations, featuring the Iron Horse and Smithfield TOD projects; and 30 miles of trail system, some of which is located on the [NCTCOG Veloweb](#). The City aimed to leverage these connections in new TODs through a form-based development code. Clayton also discussed the City’s Hometown project that also consisted of form-based design requirements to support trail-oriented development. The City will soon begin to implement its Vision2030 Transportation Plan, explore bike share opportunities, expand and enhance the trail system, and begin reconstruction for Smithfield Main Street.

Tim Corcoran and Michael Divita with the City of South Bend, Indiana shared challenges, strategies, the process, and lessons learned from implementing a new, city-wide form-based zoning code in South Bend. The City decided to

develop a new zoning ordinance after the previous one failed to address issues caused by deindustrialization and suburbanization since the 1960s. Years of neighborhood disinvestment had led to residential market failure, disproportional effects on minorities, under-utilized infrastructure, and negative fiscal impacts and property tax implications. To develop the new code, city staff first identified which goals and values they wanted to address through the new code, then began an internal audit to review the existing code. The internal audit sought to remove confusing and extraneous development requirements. This was followed by an external audit and code testing, which produced the “quick fix” code. The “quick fix” code was meant to allow for testing, which reduces risks, builds trust with citizens, and allowed meaningful engagement opportunities. The new code took three years to develop, but led to more housing choice, a zoning district for missing middle housing, setback eliminations/reductions, reductions/eliminations of off-street parking requirements, and revised subdivision regulations.

Jay Narayana with Livable Plans and Codes, Inc. presented on using zoning as a revitalization tool for aging commercial corridors. Jay discussed the many miles of aging commercial corridors throughout Texas and how they are often characterized by poor pedestrian conditions; auto-oriented, often obsolete development; and having negative impacts on adjacent neighborhoods. Jay highlighted several case studies of corridor revitalization in the region, including IH 35E Corridor Overlay in Lewisville, Jacksboro Highway Corridor Plan in Sansom Park/Fort Worth, and East Lancaster Transit Corridor in Fort Worth. Lastly, she provided key takeaways for how to approach these types of projects, including the importance of a plan and vision for the corridor, understanding the market, ability to approve projects and modify code provisions administratively.

3. Panel Discussion

The following are general comments and questions that were discussed throughout the meeting and during the Panel Discussion.

- **Question: Jay, would you say some of the lessons learned in the example communities that are redeveloping would apply, in terms of form and design, to our new communities on the edge of DFW that are more-so greenfield development?**
 - **Response:** Jay responded that in terms of greenfield development, she believes it’s a lot easier, but the challenge is working with individual property owners and maybe there are tools that are available to cities that can structure the standards in a more tailored fashion. They have worked with cities in greenfield development situations to have more of a transit-based, mixed-use district that can be calibrated through a PD process.

- **Question: What are some common themes to plan for the transition of market demand from drivable, low-density development styles to more walkable and mixed-use?**
 - **Response:** Clayton responded on the importance of being flexible to market needs. He summarized that most developers ask for planned developments (PDs), which allow for more flexibility than the city-wide development code. Another strategy was to build a “first floor flex-area” into the code. In this case, a development that might start as residential could easily be converted into commercial. He also emphasized that it’s important to be flexible when developing a new code to support TODs and development that is supportive of multi-modal transportation.

- **Question: To the City of South Bend – DFW has a lot of exclusively single-family zoning and development, how did you address exclusive zoning and strategies to increase density?**
 - **Response:** Tim responded, explaining the benefit of using additional/accessory dwelling units (ADUs) to increase density. Tim recommended using AARP as a resource to support the adoption of ADUs: www.aarp.org/adu. Tim also mentioned how they tried to build financial incentives into their codes to help people implement it. For example, the City has many residential properties that are “underwater” financially. Some of the financial tools put in place can be used to help spur reinvestment in these properties through ADUs.

4. Announcements and Closing:

Shawn Conrad announced the NCTCOG Connected Street Network & Subdivision Design Webinar on January 28, 2022. More information here: <https://www.nctcog.org/trans/plan/bikeped/saferoutestoschool>.

Travis announced the Mobility Transportation Plan update, which is the region's long-range transportation plan. Draft recommendations for the plan are available for review now and a public comment period will open in April 2022. More information here: <https://www.nctcog.org/trans/plan/mtp/mobility-plan-update>.

The next Coordinated Land Use and Transportation Planning Task Force meeting will be Thursday, April 21, 2022.

Action Item(s)			
	Item	Responsibility	Target Completion Date
1	NCTCOG to post meeting materials on website	NCTCOG	January
2	NCTCOG to distribute meeting notes and other materials to Task Force participants	NCTCOG	January

Next Meeting:

Date: April 21, 2022

Time: 2PM-4PM

Location: Virtual Meeting

Attendance

Name	Agency
Aaron Bloxham	City of McKinney
Aaron Zilz	City of Royse City
Alek Miller	City of McKinney
Angela Self	City of Garland
Angie Manglaris	City of Lake Dallas
Anthony Cisneros	City of Arlington
Burton Barr	Town of Sunnyvale
Carolyn Horner AICP	NCTCOG
Catherine Osborn	NCTCOG
Charles Houk	City of Royse City
Chris Titze	Transpo Group
Clayton Comstock	City of North Richland Hills
Don Raines	City of Dallas
Drew Brawner	City of Plano
Eric Wilhite	Pacheco Koch
Erin Curry	NCTCOG
Jack Wierzenski	DART

Jayashree Narayana	Livable Plans & Codes
Jocelyn Murphy	City of Irving
Joe Clemens	DART
John Webb	City of Corinth
Karla Weaver	NCTCOG
Kevin Kokes	NCTCOG
Kira Wauwie	City of Granbury
Loren Shapiro	City of Carrollton
Luis Tamayo	City of Dallas
Michael Divita	South Bend, IN
Michael Huston	Livable Plans & Codes
Michael Kovacs	City of Fate
Nathan Chadwick	Kimley-Horn
Nathaniel Barnett	City of Garland
Phil Dupler	Trinity Metro
Pritam Deshmukh	City of Denton
Rachel Jenkins	NCTCOG
Rachel Roberts	City of Crowley
Ramie Hammonds	City of Sanger
Rashad Jackson	City of Grand Prairie
Ray Watson	Town of Flower Mound
Robin Bentley	City of Dallas
Sandip Sen	Trinity Metro
Scott McDonald	City of Denton
Shane Shepard	City of Lancaster
Shawn Conrad	NCTCOG
Skye Thibodeaux	City of Duncanville
Stu Burzette	NCTCOG
Surupa Sen	City of Farmers Branch
Sydnee Steelman	NCTCOG
Tejali Mangle	City of Crowley
Tim Palermo	DCTA
Tim Corcoran	South Bend, IN
Travis Liska	NCTCOG
Troy Wynne	City of Irving
Venus Wehle	City of Forest Hill
Whitney Jenkins	
8172972201	City of Crowley