



City Council

May 7, 2019

**FARMERS
BRANCH**

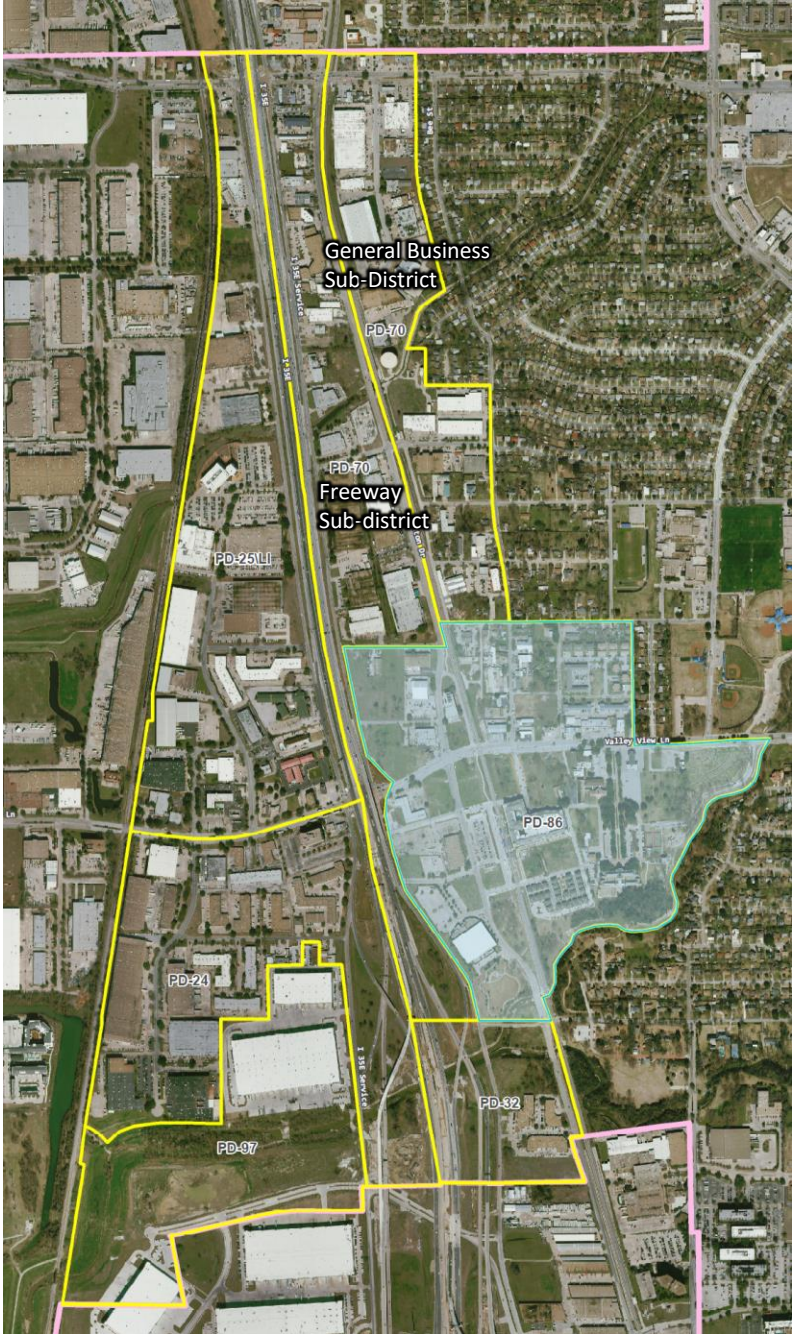
Purpose

The goal of the proposed amendments is to prohibit uses within the corridor that are not in keeping with current policy and the anticipated longer term vision for the corridor based on feedback received from Council related to a market study conducted in 2018 .

Staff reviewed 6 PD districts in the I-35 corridor, and recommended amendments to 5 districts. Amendments to PD-24, PD-25, PD-97, located on the west side of the IH-35 corridor were approved on March 5, 2019.

Amendments to PD-70, and PD-86 are being presented to the Commission today.

Study Area



Proposed amendments

- Amendments follow the direction provided by City Council and the Commission.
- In support of the amendments a total of 538 notification letters were sent out, and 191 courtesy notices were sent out to businesses and tenants within the PD districts. A total of 12 signs were placed in the area
 - 19-ZA-01: PD-70 – received a blue notice
 - 19-ZA-02: PD-86 – received a white notice.

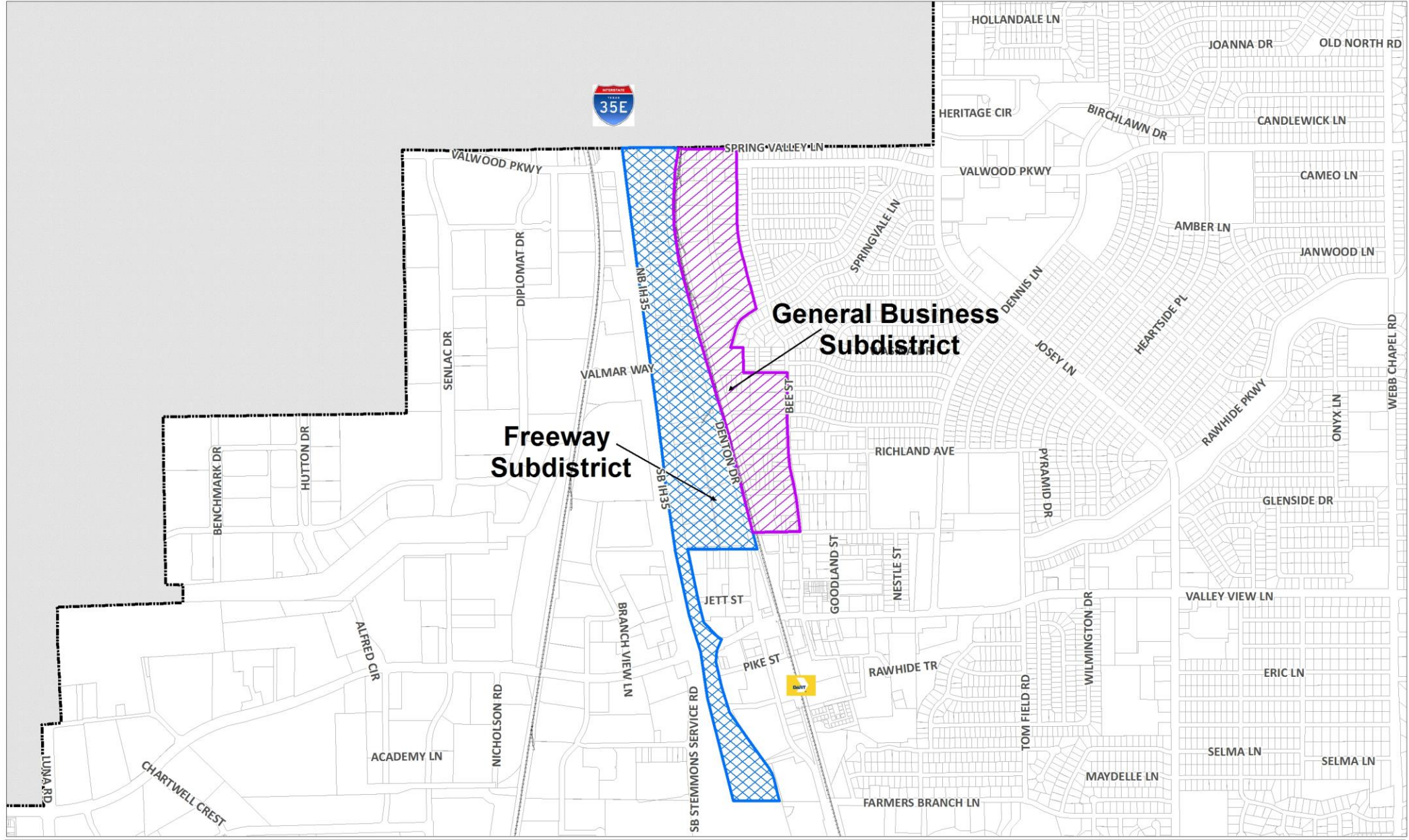


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19-ZA-01

PD-70

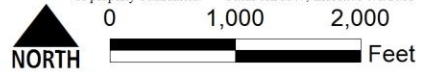


- Subdistrict**
-  Freeway Subdistrict
 -  General Business Subdistrict
 -  City Limit
 -  Tax Parcels

19-ZA-01 Subdistrict Map

Planned Development District No. 70 (PD-70)

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Texas HB1147, Effective 9/1/2011



Proposed amendment (City Initiated)

Prohibited Uses:

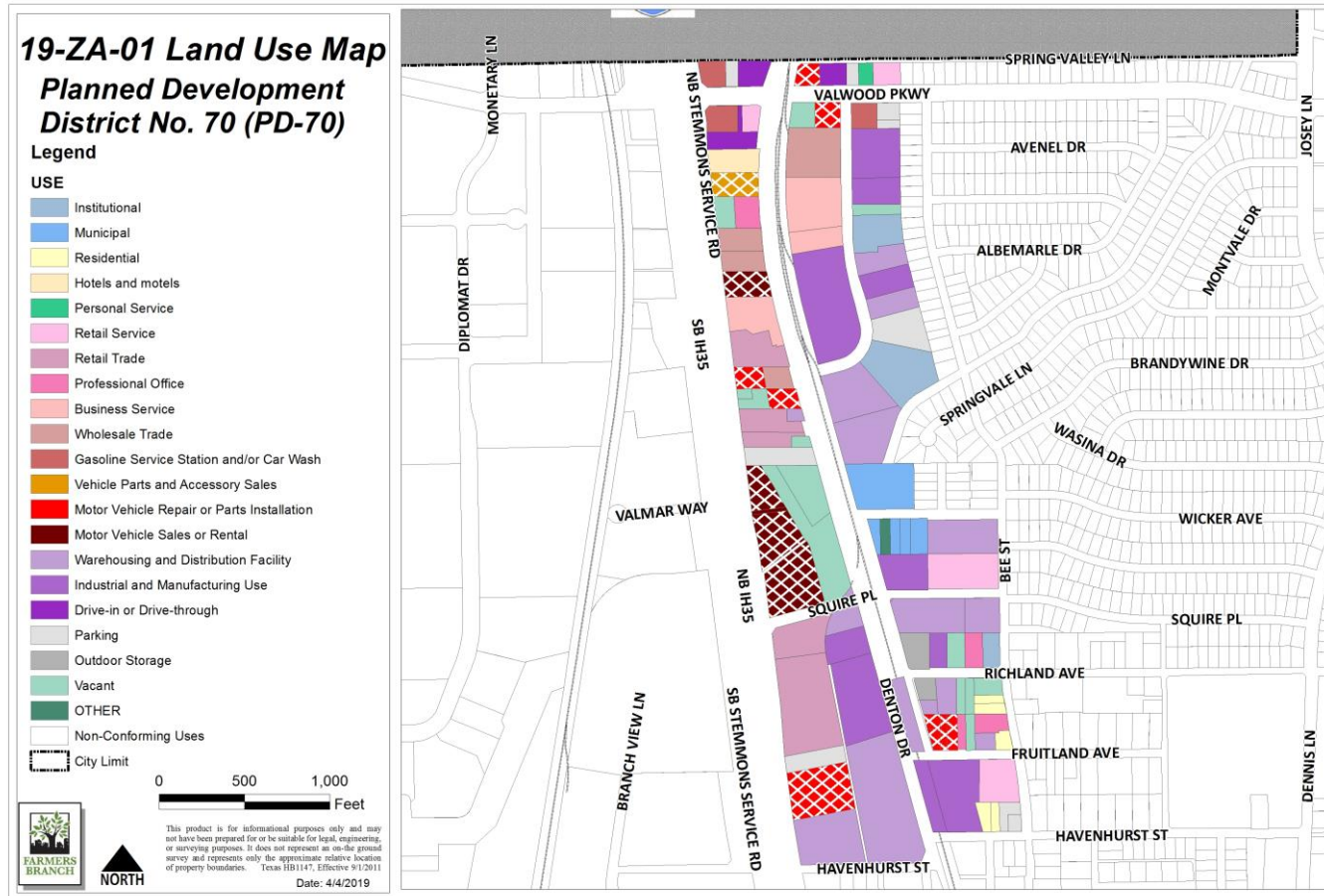
General Business Sub-District:

- Commercial parking lot or garage
- Enclosed vehicle storage facility
- Motor vehicle repair, maintenance or parts installation of any type
- Motor vehicle sales, leasing or rental of any type
- Tires and wheel accessories
- Vehicle parts and accessory sales

Freeway Sub-District:

- Any permitted use having outdoor storage or display (except as may be permitted by other City codes and ordinances)
- Commercial parking lot or garage
- Enclosed vehicle storage facility
- Motor vehicle repair, maintenance or parts installation of any type
- Motor vehicle sales, leasing or rental of any type
- Tires and wheel accessories
- Vehicle parts and accessory sales

Land Uses



- Uses within PD-70 are largely retail in nature within the Freeway Sub-district, and warehouse and industrial in the General Business Sub-district
- One vehicle parts and accessory sales, four motor vehicle sales or rental business, and six motor vehicle repair or parts installation uses are anticipated to become non-conforming as a result of these amendments.