



## **City Council**

March 5, 2019

**FARMERS  
BRANCH**

# IH-35 corridor amendments

- Purpose
- Study Area
- Project History
- Process

# 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 are bringing forward proposed amendments to 3 PD districts, PD-24, PD-25, PD-97, located on the west side of the IH-35 corridor.

City led amendments to PD-70, and PD-86 will be brought forward in the spring of this year.

# Study Area



# History

- **06/19/2018**

- Council received a presentation on the IH-35 Corridor Market Study Analysis. It outlined future opportunities for development within the corridor based on current and projected future demand.
- City Council directed staff to conduct amendments to limit all-terrain vehicles (ATV) and similar related uses, outdoor storage, and other uses that may not be indicative of higher quality office, retail and restaurants that are desired along the corridor.

- **11/12/2018 – Planning and Zoning Commission Study Session**

- Staff presented the Planning and Zoning Commission with recommendations for amendments within the IH-35 corridor. The Commission concurred with the recommendations.
- In addition, the Commission requested that a map showing existing uses within each district and a summary of properties that would become non-conforming as a result of the amendments, to be provided at the time of rezoning.

# History

- **12/10/2018 - Council Study Session**

- City Council was presented with recommendations for amendments within the IH-35 corridor. Council concurred with the recommendations brought forth by staff.
- Council also requested that PD-86 be amended to require a special use permit for hotels.

# Proposed amendments

The proposed amendments:

- Focus on uses that are in conflict with:
  - Current long range planning policies
  - Future anticipated vision for the corridor
  - Direction provided by City Council
  - Current development form in the area and existing zoning intent
- Consistently recommend that uses related to vehicle sale, storage and repair be prohibited.
- Are proposed to amend 5 districts: PD 25, PD-24, PD-70, PD-86, and PD-97.

# Proposed amendments

- Proposed amendments before City Council today are for the three Planned Development Districts on the west side of the IH-35 Corridor.
- Amendments follow the direction provided by City Council and the Commission.
- In support of the amendments a total of 197 notification letters were sent out, and 140 courtesy notices were sent out to businesses and tenants within the PD districts. A total of 12 signs were placed in the area
  - 18-ZA-16: PD-24 – received a blue notice
  - 18-ZA-17: PD-25 – received a green notice
  - 18-ZA-18: PD-97 – received a white notice.



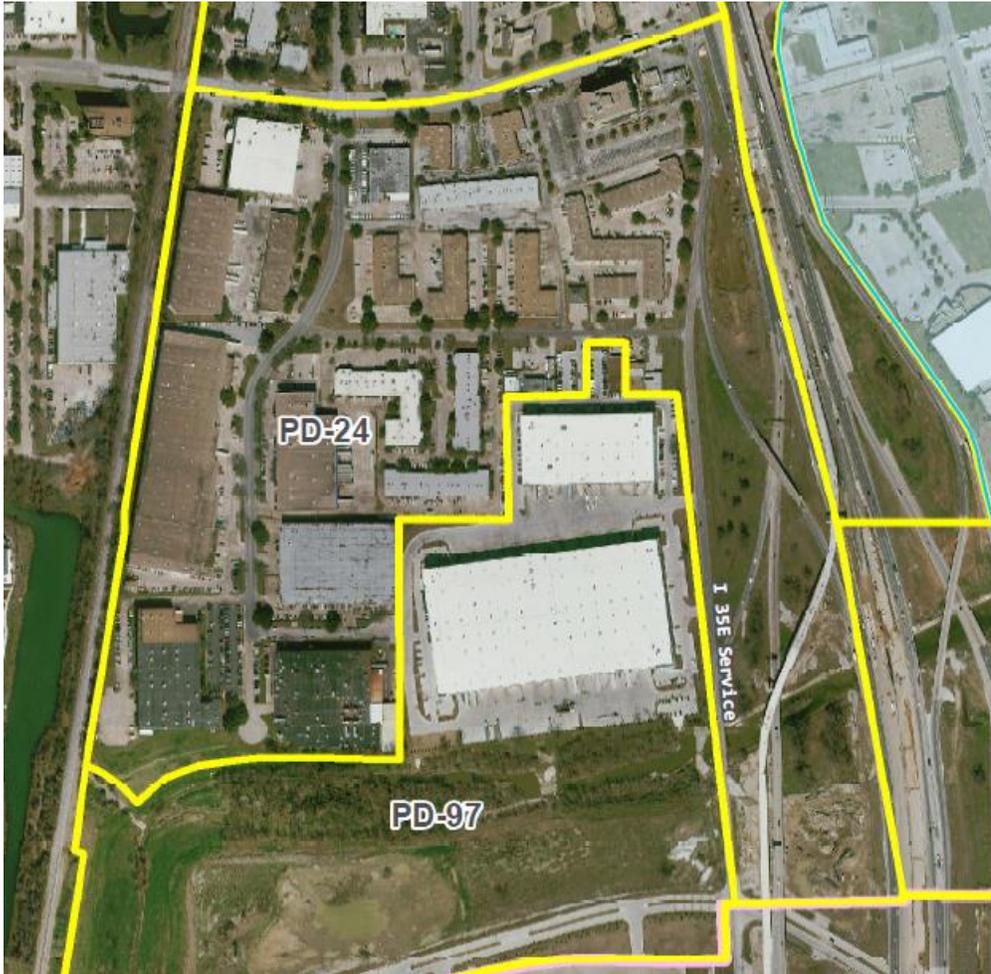
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**City Council**

**18-ZA-16**

**PD-24**

# Zoning – Amend Planned Development No. 24 (PD-24) (City Initiated)



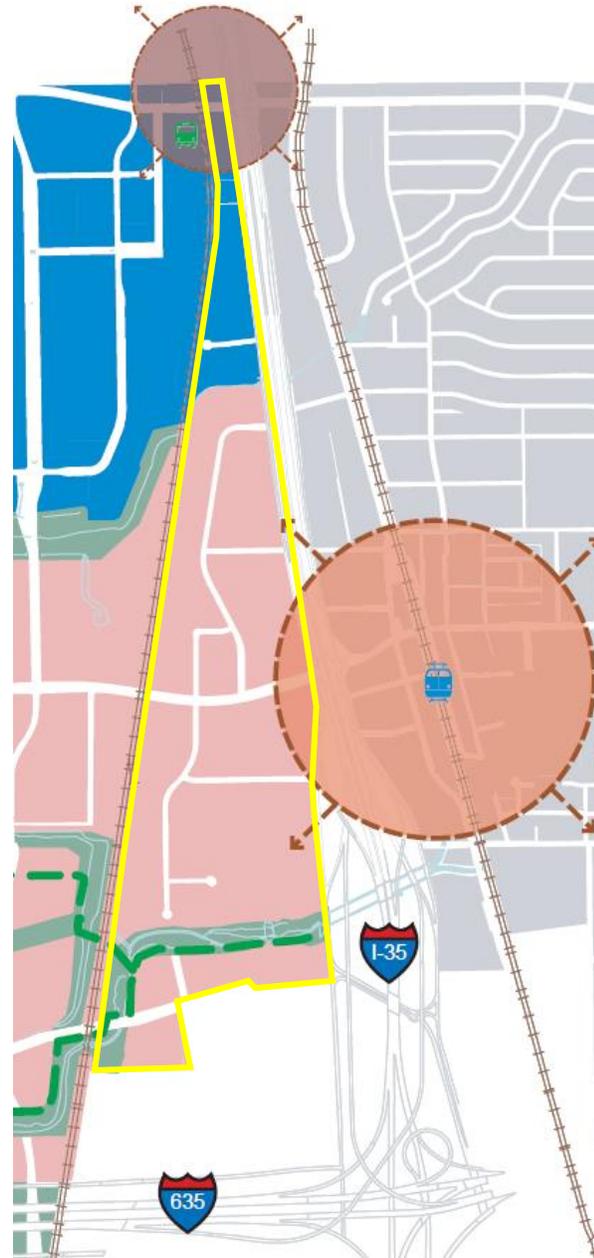
- PD-24 is located within the IH-35 corridor.
- Generally bound by the City of Dallas, a portion of Springlake Rd., the south property line of lots fronting Springlake Rd., east property line of lots at the terminus of Valley Branch Cir., and Farmers Branch Creek on the south; Chicago, Rock Island, and Pacific Railroad on the west; IH-35 on the east; and Valley View Lane on the north.
- North of PD-24 is PD-25, PD-97 is located to the south, IH-35 is located to the east and PD-88 and PD-77 are located to the west.



# PD- 24 Zoning History

- **1978:** PD-24 was established (Ordinance No. 1179) allowing for light industrial uses provided for within the LI district of the CZO
- **1993:** Ordinance No. 2190 rezoned approximately 25.4 acres of land from PD-61 to PD-24
- **1998:** Ordinance No. 2417 established a range of uses, and added a provision prohibiting loading dock doors and truck courts from fronting IH-35
- **2009:** Ordinance No. 3007 amended PD-24 including prohibiting SOBs and allowing uses permitted by right in the LI district, and uses permitted by right or by SUP as outlined within the ordinance.

# West Side Plan



## Districts

-  Industrial District
-  Employment District

## Centers

-  Regional Center
-  Urban Center
-  Town Center
-  Neighborhood Center

# Proposed Amendment (City Initiated)

- This is a City initiated zoning amendment to PD-24 as it relates to allowable uses within the district.
- Proposed amendments to PD-24 are based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor.
- Staff is recommending uses that are vehicle related or of a level of intensity that is not in keeping with the direction provided be prohibited. If approved PD-24 will be brought into closer alignment with Council direction and the West Side Plan.

# Proposed amendment (City Initiated)

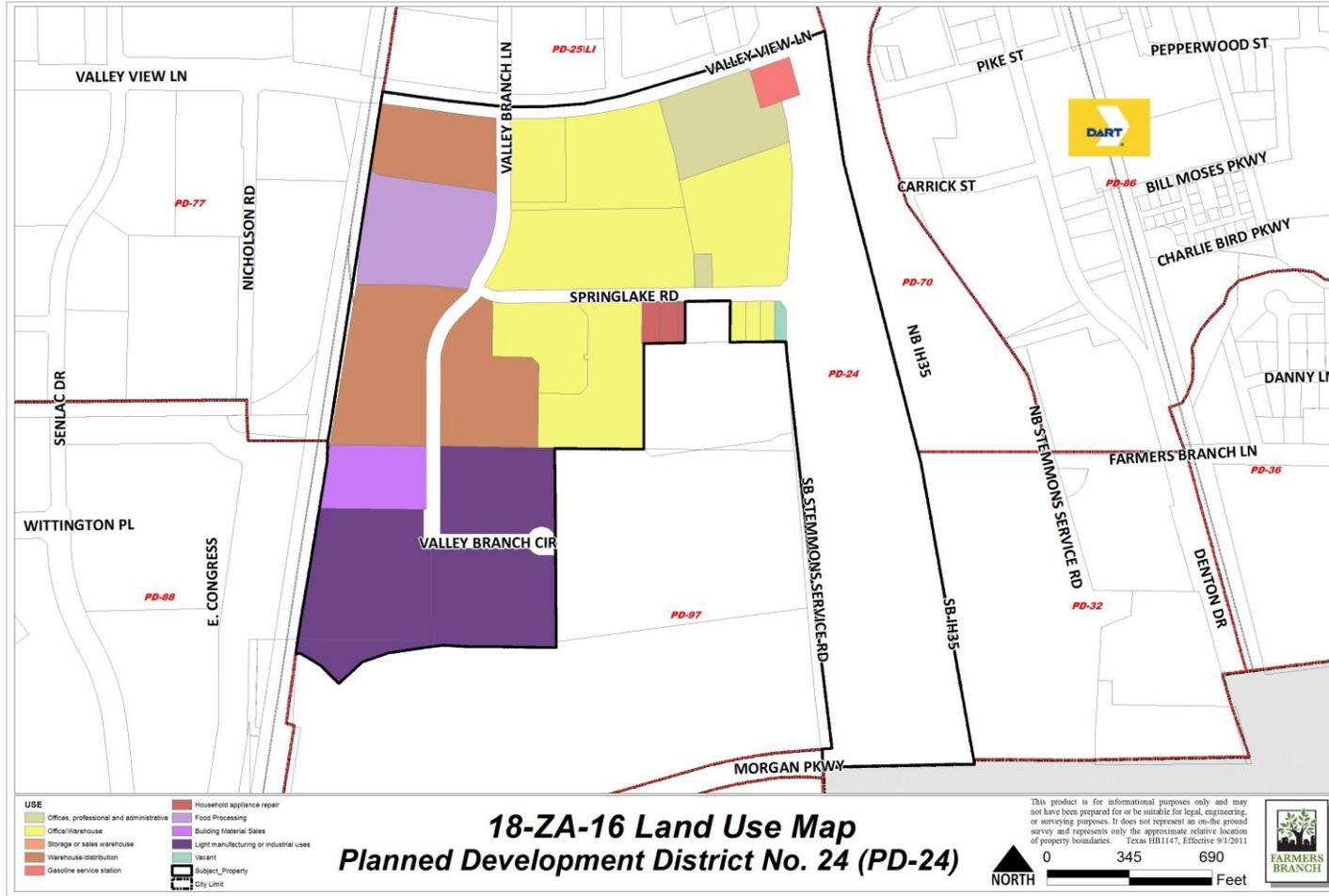
## Proposed prohibited uses:

- Auto or motorcycle sales and repair
- Auto-Related Sales, Repair and Service
- Bakery (Wholesale)
- Bottling Plant
- Brake and alignment
- Building Material Sales
- Bus Station or Terminal
- Commercial parking lot for cars
- General repairs (garage and auto repair)
- Enclosed auto storage
- Engine & motor repairing
- Hauling or Storage Company
- Heavy Machinery Sales and Storage
- Manufacture or assembly of auto / trucks new
- Milk Depot, Dairy or Ice Cream Plant
- Muffler, shock absorbers
- New Accessories and/or Parts Sales (Retail Only) (indoor)
- New Accessories and/or Parts Sales (Wholesale) No Installation
- New Auto Parts Retail or Wholesale (Inside Storage Only)
- Outdoor sales or storage of any type (primary or accessory uses)
- Paint & body repair shop
- Petroleum Products Storage - Wholesale
- Public utility shop or storage
- Public building, shop or storage
- Re-building of auto parts (engine, transmission, etc.)
- Recycling Plant (non-putrescent material only)
- Reflexology (Hand and Foot Massage)
- Tires, batteries and accessories
- Tires and Wheel Accessories
- Tobacco Sales (Including E-Cigarette)
- Transfer, Storage & Baggage Terminal
- Tune-up ignition carburation
- Upholstery, tops, fabric, carpet, seat covers
- Vehicle Maintenance
- Vehicle Parts and Accessory Sales (Indoor)
- Vehicle Repair
- Welding or Machine Shop

# Proposed Amendment (City Initiated)

- Three administrative amendments to the ordinance are also proposed:
  - Land use terminology within the proposed ordinance has been updated to reflect the terminology used in the current CZO (2017) for consistency.
  - In the past PD-24 has used the permitted by right uses of Light Industrial (LI) as a base zoning district, this ordinance has consolidated uses permitted by right in the LI district of the CZO and uses permitted by right, and by specific use permit in Ordinance No. 3007.
  - The proposed ordinance rescinds all previous ordinances related to PD-24.
- Each of these updates has been made with the goal of increasing the ease and consistency of interpretation of PD-24 over time.

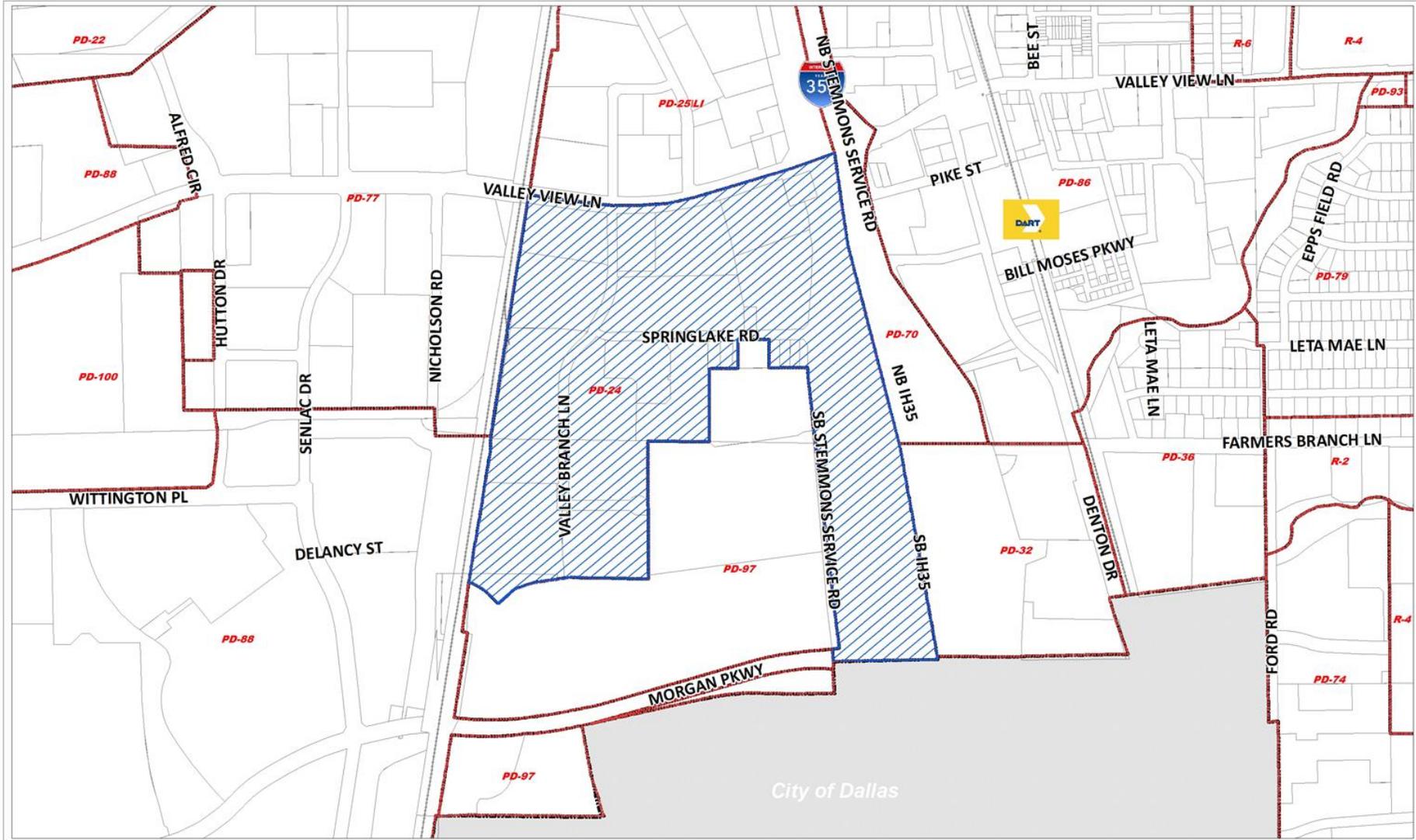
# Land Uses



- Uses within PD-24 are mainly office / warehouse in nature.
- No uses are anticipated to become non-conforming as a result of these amendments.

# Recommendation

- In support of the proposed amendment 51 notices were sent out to landowners and 78 courtesy notices were sent out to business owners/tenants (blue notices).
- Proposed amendments bring the area into closer alignment with:
  - the current long range planning policies
  - future anticipated vision for the corridor
  - direction provided by City Council.
- Planning and Zoning Commission recommends approval of the proposed amendments.



-  Subject\_Property
-  Zoning
-  Tax Parcels
-  City Limit

## 18-ZA-16 Location Map

### Planned Development District No. 24 (PD-24)

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

 NORTH

