

IH-35 CORRIDOR AMENDMENTS

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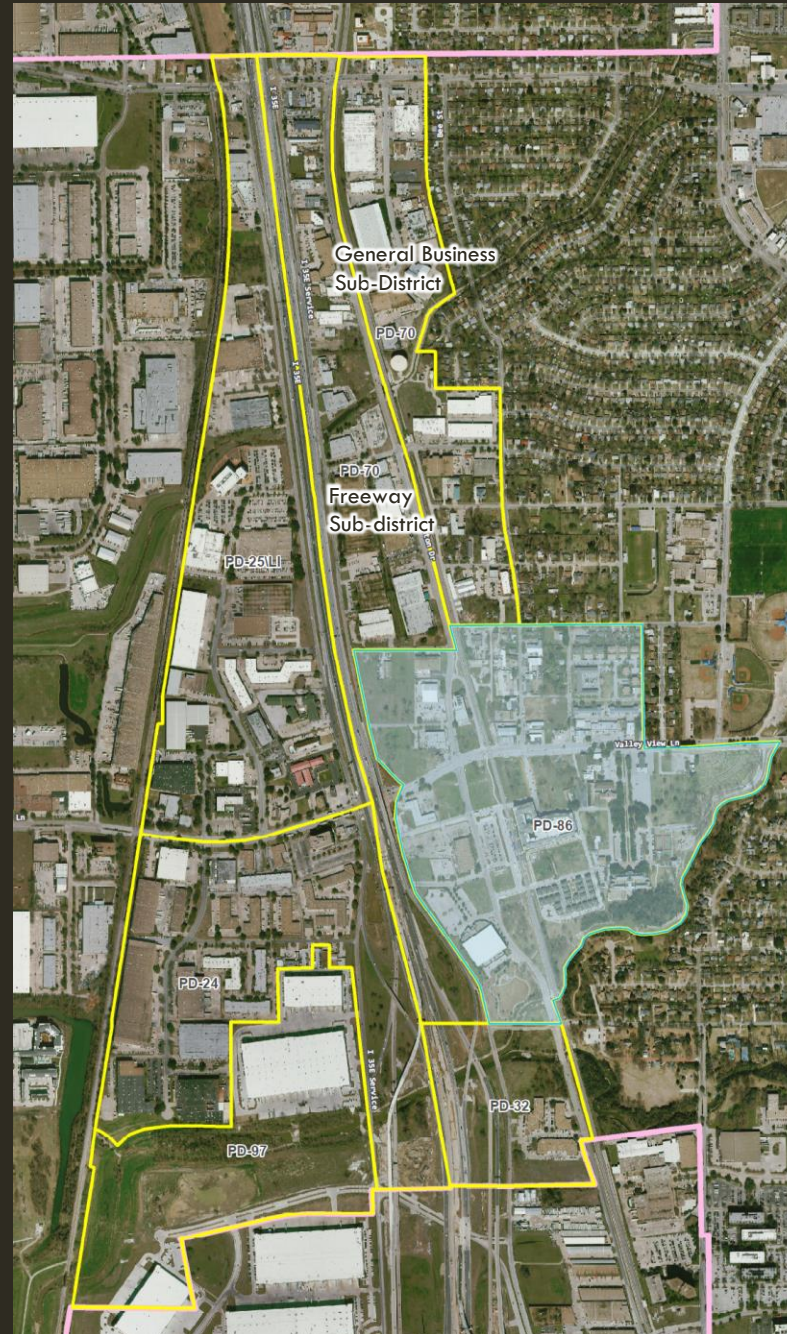
- Purpose
- Study Area
- Policy Context
- Recommendations
- Planning and Zoning Commission Direction
- Next Steps
- Discussion

PURPOSE

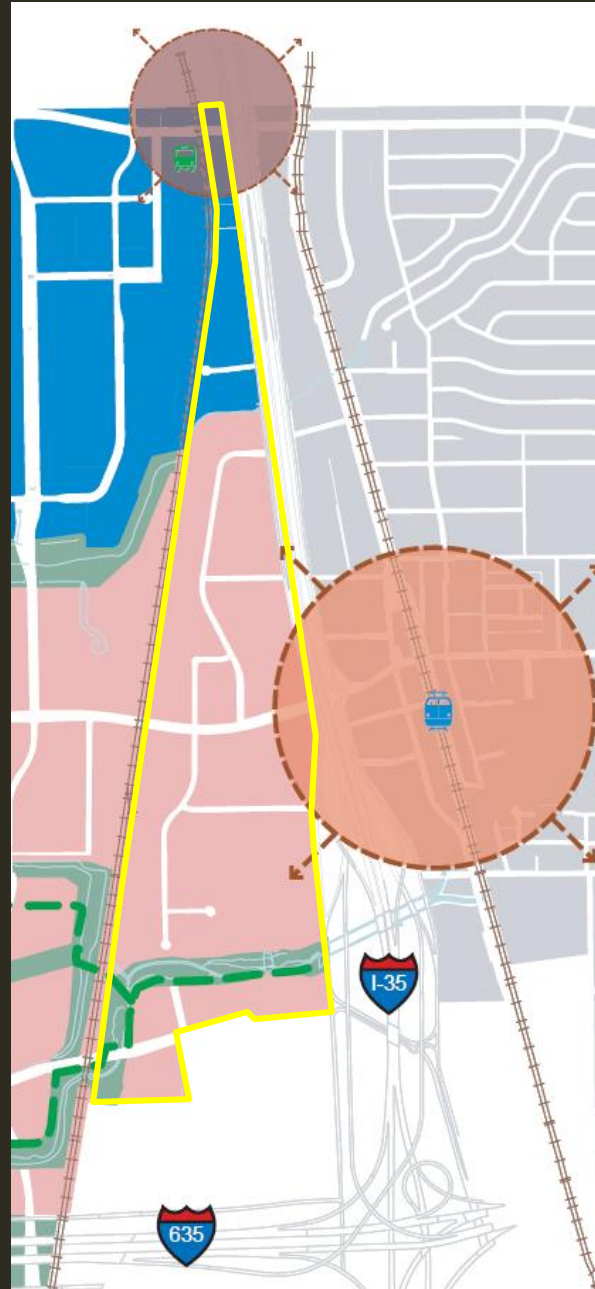
To present a review of PD districts located within the IH-35 corridor. The review identified uses that are not in keeping with current policy and the anticipated longer term vision for the corridor based on feedback received from Council related to a market study conducted earlier in 2018 for the corridor.

Staff is seeking feedback and direction prior to moving forward with proposed zoning amendments.

STUDY AREA



WEST SIDE PLAN

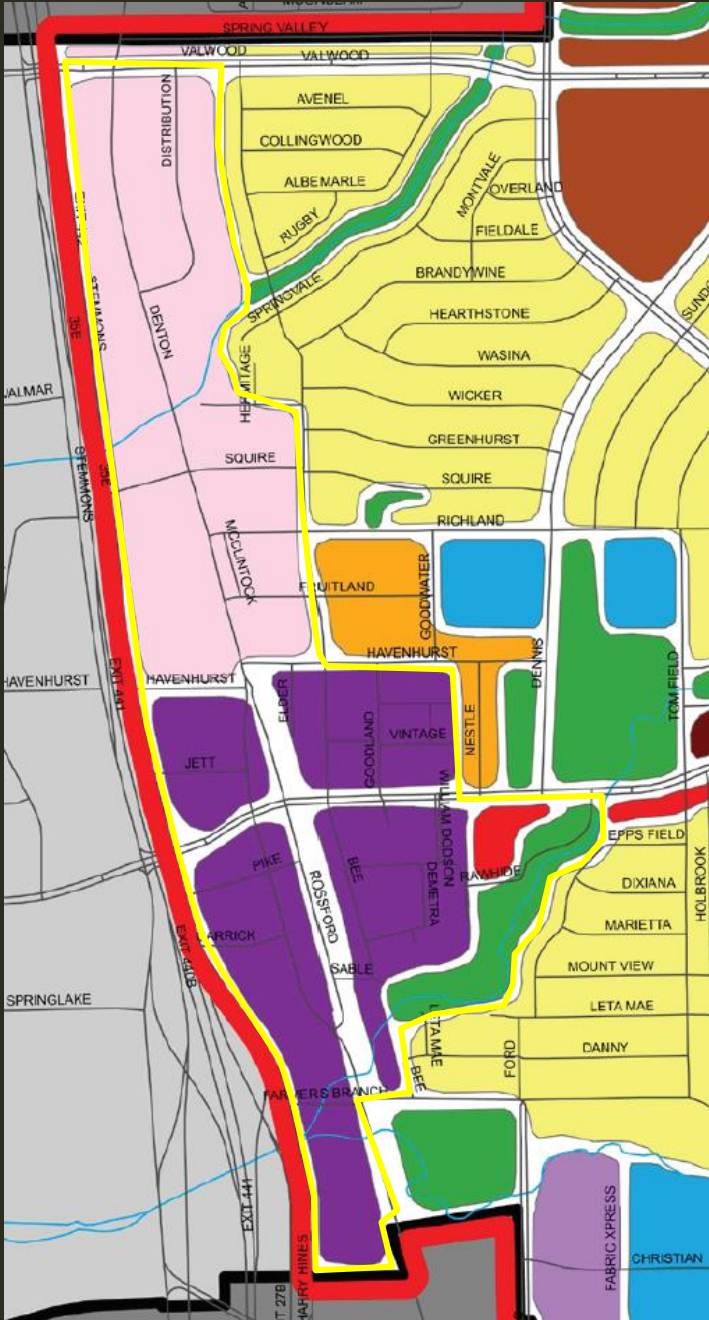


Districts














-  Industrial District
-  Employment District

Centers

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



Future Land Use

- | | | | |
|---|----------------------------|---|-----------------------------------|
|  | Low Density Residential |  | IH 635 District |
|  | Medium Density Residential |  | IH 35 District |
|  | High Density Residential |  | Shops at Branch Crossing District |
|  | Parks and Open Space |  | DART Station District |
|  | Private Recreation |  | Valwood Center District |
|  | Public/Semi-Public |  | Beltline Road District |
|  | Retail | | |

PD - 24



- Facilitates light industrial uses
- Identified as a future Employment District by the West Side Plan (high quality office and research and development uses)
- Most development is currently industrial / warehouse in form
- Proposed prohibited uses:
 - Public utility shop or storage
 - Public building, shop or storage
 - Auto or motorcycle sales and repair
 - Engine & motor repairing
 - Petroleum products storage –wholesale
 - Transfer, storage & baggage terminal
 - Commercial parking lot for cars
 - General repairs (garage and auto repair)
 - Brake and alignment
 - Tune-up ignition carburation
 - Muffler, shock absorbers
 - Upholstery, tops, fabric, carpet, seat covers
 - Tires, batteries and accessories
 - Paint & body repair shop
 - Enclosed auto storage
 - Manufacture or assembly of auto / trucks new
 - Re-building of auto parts (engine, transmission, etc.)
- Allows hotels and motels with a SUP

PD - 25



- Facilitates light industrial uses
- Identified as a future Employment District (south of Cooks Branch Creek), and Industrial District (north of Cooks Branch Creek) by the West Side Plan
- Most development is currently industrial / warehouse
- Proposed prohibited uses:
 - Bakery (wholesale)
 - Building Material Sales
 - Heavy machinery sales and storage
 - Milk depot dairy or ice cream plant
 - Petroleum products storage - wholesale
 - Transfer storage & baggage terminal
 - Cemetery or mausoleum
 - Reflexology hand and foot massage
 - Tobacco sales (including e-cigarette)
 - Bottling plant
 - Recycling plant (non-putrescent materials only)
 - Welding or Machine shop
 - Bus station or terminal
 - Hauling or storage company (no outdoor storage)
 - Private utility shop or storage
 - Commercial parking lot for automobiles
 - Tires and Wheel Accessories
 - All Auto relate repair and service uses

PD - 97

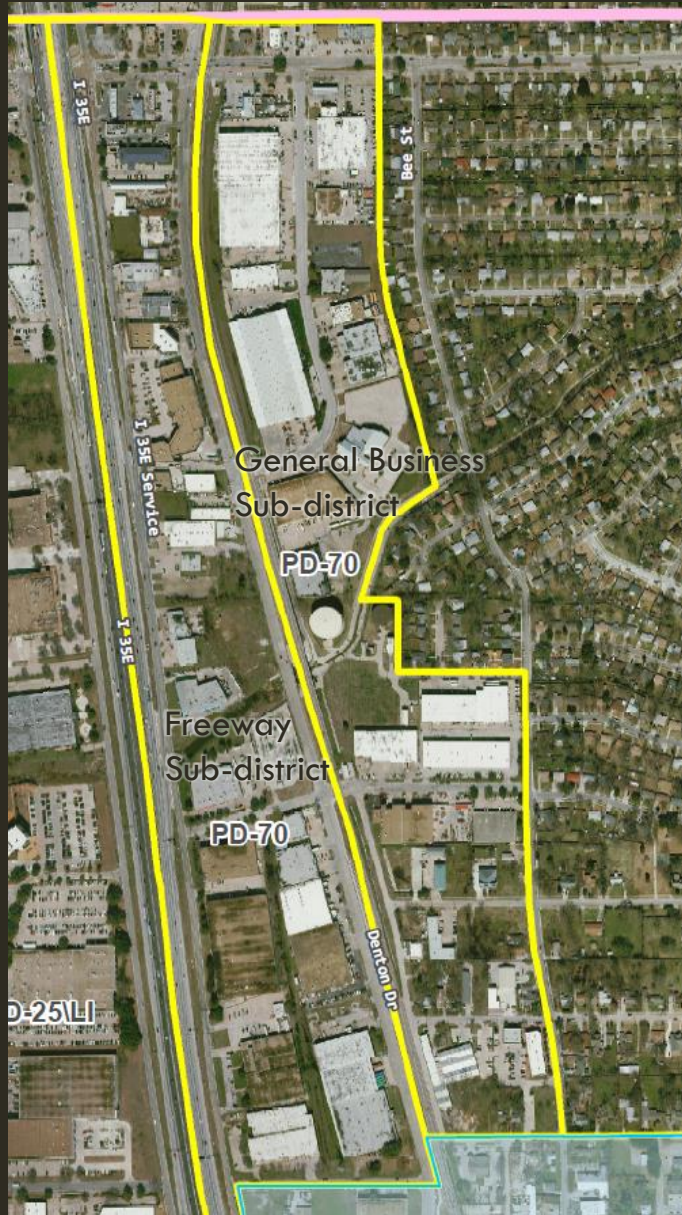


- Facilitates light industrial uses
- Identified as a future Employment District by the West Side Plan (high quality office and research and development uses)
- Most development is currently industrial / warehouse in form
- Allows hotels and motels with a SUP

PD — 97 CONT...PROPOSED PROHIBITED USES

- Bakery wholesale
- Building Material Sales
- Heavy machinery sales and storage
- Milk depot dairy or ice cream plant
- Petroleum products storage - wholesale
- Transfer storage & baggage terminal
- Cemetery or mausoleum
- Reflexology hand and foot massage
- Tobacco sales (including e-cigarette)
- Bottling plant
- Recycling plant (non-putrescent materials only)
- Welding or Machine shop
- Bus station or terminal
- Hauling or storage company (no outdoor storage)
- Private utility shop or storage
- Commercial parking lot for automobiles
- Heavy Construction Equipment Rental
- Self storage facility
- Trailer rental and sales
- Extraction storage of sand, Caliche, Stone, or Gravel
- Mining Storage or Mining Wastes
- Outside sales (Permanent)
- Retail Store consisting Primarily of Specialty and Novelty Items
- Batching Plant (Permanent) Asphalt or Concrete
- Dump or Sanitary fill area
- Railroad Freight Terminal
- Electrical Generating Plant
- Sewage Treatment Plant
- Boat Sales
- Commercial Parking lot for Trucks
- Enclosed Vehicle Storage Facility

PD - 70



- Contains a General Business Sub-district and a Freeway Sub-district
- Identified as IH 35 district in the Central Area Plan
- Most development is currently commercial and light industrial
- Proposed prohibited uses in the General Business Sub-district:
 - Commercial parking lot or garage
 - Motor vehicle repair or parts installation of any type
 - Motor vehicle sales or rental of any type
- Proposed amendments to the Freeway Sub-district:
 - Any permitted use having outdoor storage or display
 - Commercial parking lot or garage
 - Motor vehicle repair or parts installation of any type
 - Motor vehicle sales or rental of any type
- Both sub-districts allow hotels and motels with a SUP

PD - 86



- Based on form based code
- Identified as DART Station district in the Central Area Plan
- Development currently includes the DART station, residential and commercial development
- No proposed amendments to this district
- Hotels are permitted by right

PD - 32



- Facilitates a narrow range of uses mostly office and retail in nature
- Identified as a part of the Dart Station District in the Central Area Plan
- There are no proposed amendments to this PD district
- Allows hotels and motels with a SUP

PLANNING AND ZONING COMMISSION DIRECTION

- Presentation made at November 12, 2018 Planning and Zoning Commission Study Session
- Commission concurred with the amendments proposed by staff
- Commission requested that at the time zoning applications are presented, that the following information be provided:
 - Map showing existing uses within each PD district
 - Summary of uses that would become non-conforming as a result of zoning amendments
- Based on further review of all districts, staff has modified the lists of proposed prohibited uses to include all auto related uses that are intensive or require outdoor storage.

NEXT STEPS

- Further refine proposed amendments following direction from City Council.
- Initiate the zoning process on the western side of IH-35 with city-led applications for amendments to PD-24, PD-25 and PD-97.
- Initiate the zoning process on the eastern side of IH-35 with city-led applications for amendments to PD-70.

CONCLUSION

- Review has focused on uses that are in conflict with:
 - Current long range planning policies
 - Future anticipated vision for the corridor
 - Previous 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.
- Proposing amendments to 4 districts: PD 25, PD-24, PD-97 and PD-70

DISCUSSION