



**FARMERS  
BRANCH**

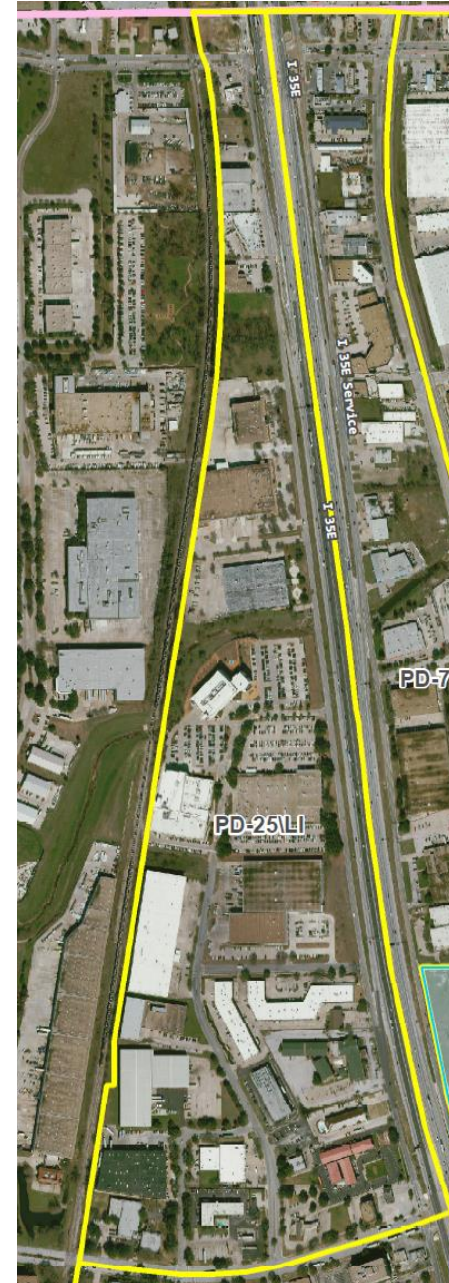
**City Council**

**18-ZA-17**

**PD-25**

## Zoning – Amend Planned Development No. 25 (PD – 25) (City Initiated)

- PD-25 is located within the IH-35 corridor.
- Generally bound by Valley View Lane on the south; the Chicago, Rock Island, and Pacific Railroad on the west; I-35 on the east; and the city limit of the City of Farmers Branch on the north.
- North of PD-25 is the City of Carrollton, south is PD-24, east is IH-35 and west is PD-77 and PD-22.



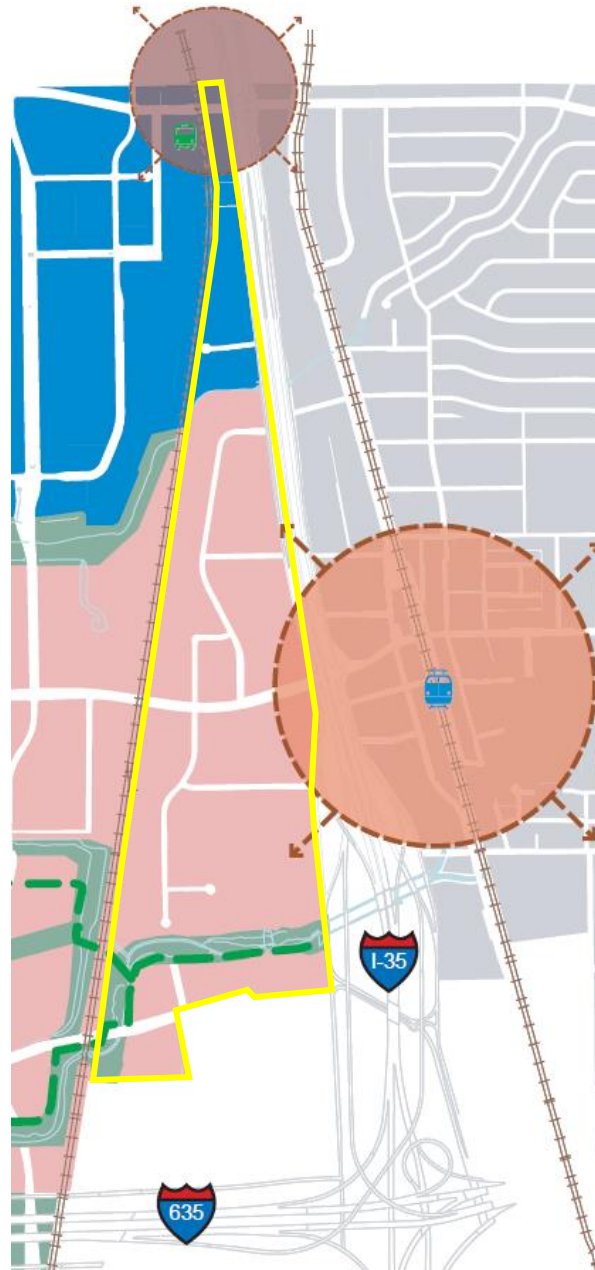




# PD-25 Zoning History

- **1979:** Ordinance No. 1263 established PD-25 allowing for light industrial uses as provided for within the LI district of the CZO
- **1983:** Ordinance No. 1454 amended PD-25 to allow “Quick Oil Change and Lube Facility” as an allowable use with a SUP
- **1986:** Ordinance No. 1648 amended the allowable site coverage for warehouse and light industrial uses on a specified tract of land
- **2009:** Ordinance No. 3008 amended PD-25 prohibiting sexually oriented businesses from PD-25, and allowing uses permitted by right only as provided in the LI district, and auto related repair and service with a SUP.

# 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-25 as it relates to allowable uses within the district.
- Proposed amendments to PD-25 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-25 will be brought into closer alignment with Council direction and the West Side Plan.

# Proposed Amendment (City Initiated)

## **Proposed prohibited uses:**

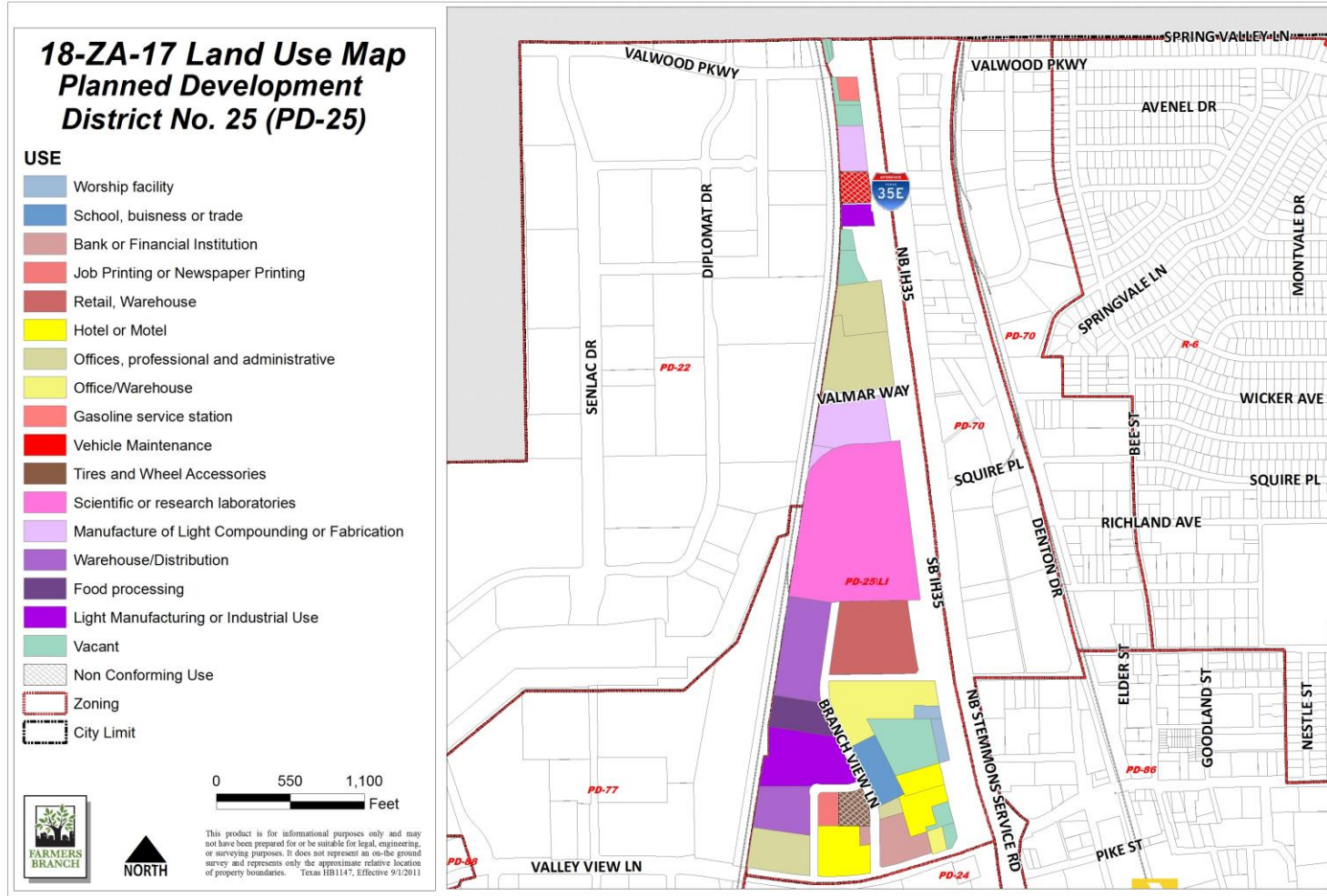
- All Auto related repair and Service uses
- Bakery (wholesale)
- Bottling Plant
- Building Material Sales
- Bus Station or Terminal
- Cemetery or Mausoleum
- Commercial parking lot for automobiles
- Hauling or storage company (no outdoor storage)
- Heavy machinery sales and storage
- Milk depot dairy or ice cream plant
- Petroleum products storage - wholesale
- Private utility shop or storage
- Recycling plant (non-putrescent materials only)
- Reflexology hand and foot massage
- Tires and Wheel Accessories
- Tobacco sales (including e-cigarette)
- Transfer storage & baggage terminal
- Vehicle Maintenance
- Vehicle Repair
- Vehicle Parts and Accessory Sales (Indoor)
- Welding or Machine shop

# Proposed Amendment (City Initiated)

- One administrative amendment to the ordinance is also proposed:
  - The proposed ordinance rescinds all previous ordinances related to PD-25.
- This update is proposed with the goal of increasing the ease and consistency of interpretation of PD-25 over time.



# Land Uses



- Uses within PD-25 are light industrial in nature with some research and development uses present as well.
- It is estimated that 3 uses will become non-conforming as a result of these amendments:
  - Paint and body repair shop
  - New vehicle accessories and/or parts sales (retail)
  - Tires and Wheel accessories.

# Recommendation

- In support of the proposed amendment 92 notices were sent out and 38 courtesy notices were sent out to business owners/tenants (green notice).
- 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.

