



**FARMERS
BRANCH**

City Council

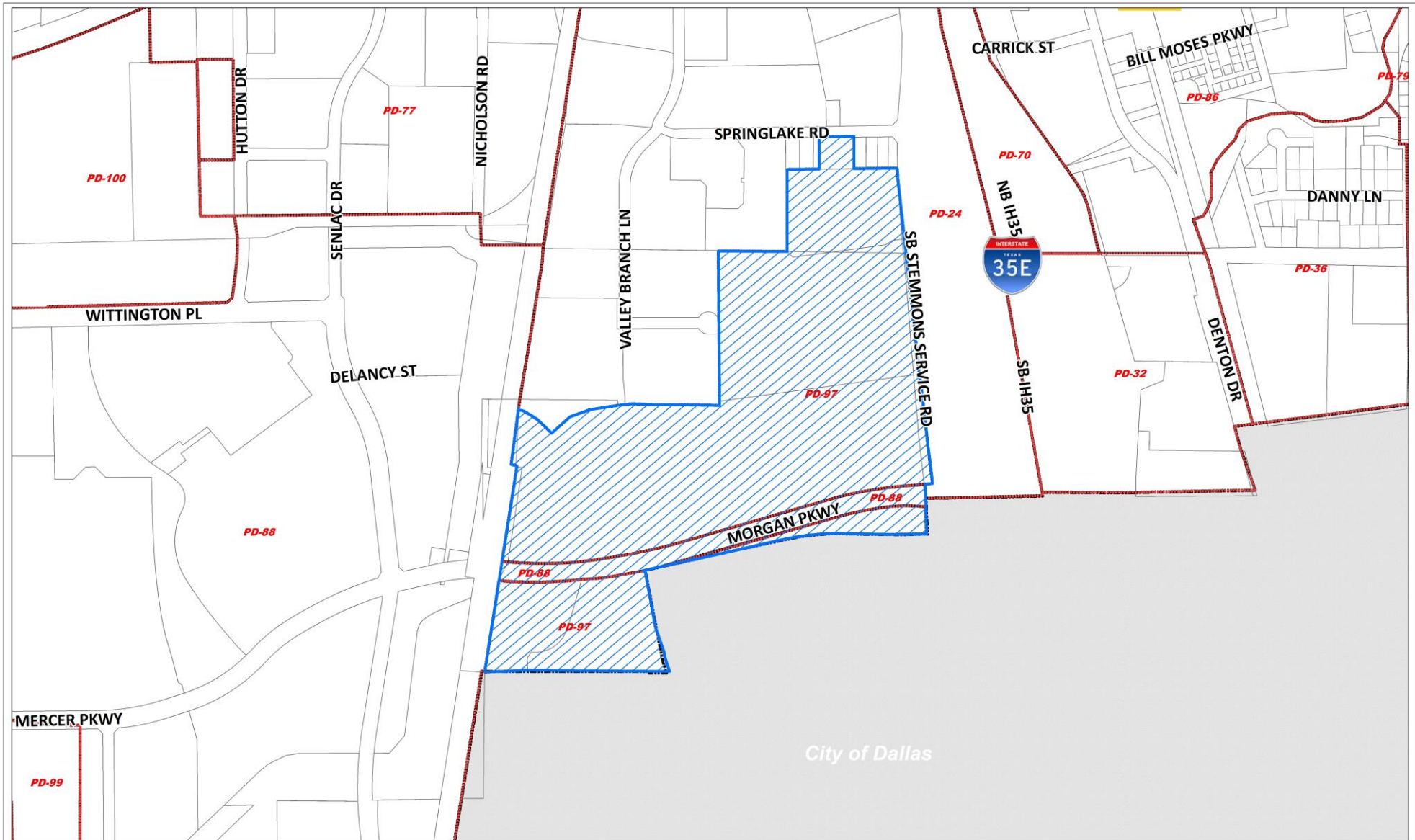
18-ZA-18

PD-97

Zoning – Amend Planned Development No. 97 (PD-97) (City Initiated)

- PD-97 is located within the IH-35 corridor.
- Generally bound by the southern boundary of the City of Farmers Branch on the south; the Chicago, Rock Island, and Pacific Railroad on the west; I-35 on the east; and PD-24 on the north.
- North of PD-97 is PD-24, south is the City of Dallas, east is IH-35 and west is PD-88 and PD-24.





-  Subject Property
-  Zoning
-  Tax Parcels
-  City Limit

18-ZA-18 Location Map

Planned Development District No. 97 (PD-97)



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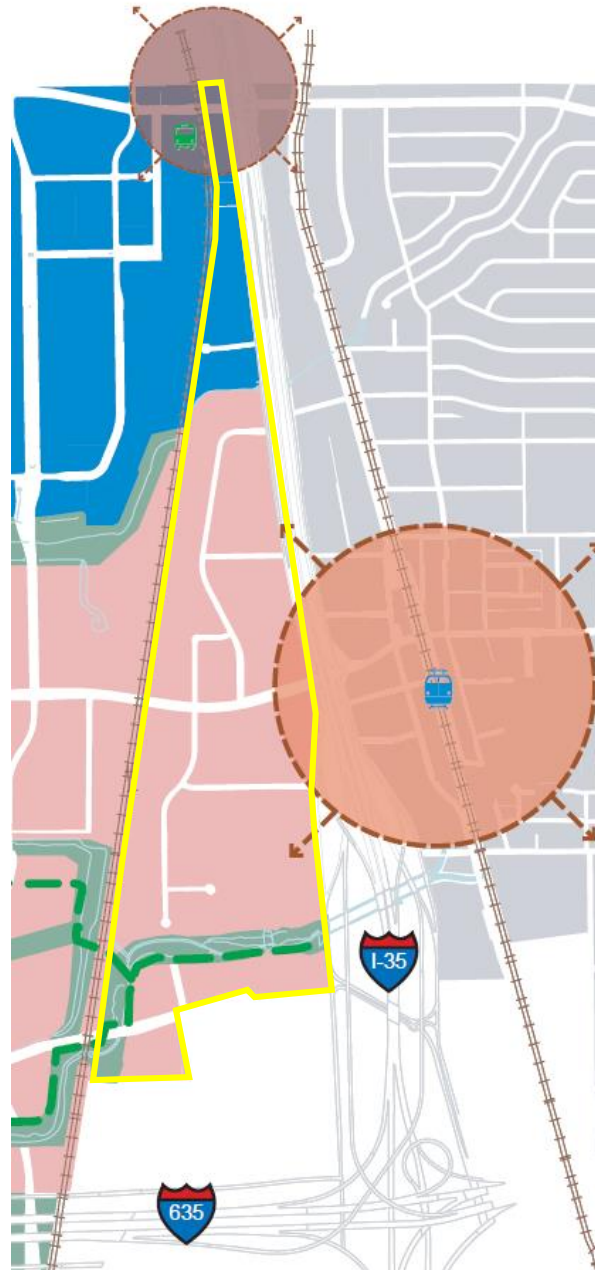
0 500 1,000 Feet



PD – 97 Zoning History

- **2013:** PD-97 is established (ordinance No. 3230) and rezoned lands from PD-88 to PD-97. PD-97 facilitates permitted by right and SUP light industrial uses; uses that provide services to the public; and corporate, business and office uses.
- **2014:** Ordinance No. 3292 Rezoned additional lands from PD-88 to PD-97.

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-97 as it relates to allowable uses within the district, in addition staff is recommending that a portion of PD-88 (Morgan Parkway) be amended into PD-97.
- Proposed amendments to PD-97 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-97 will be brought into closer alignment with Council direction and the West Side Plan.

Proposed Amendment (City Initiated)

- **Proposed prohibited uses:**

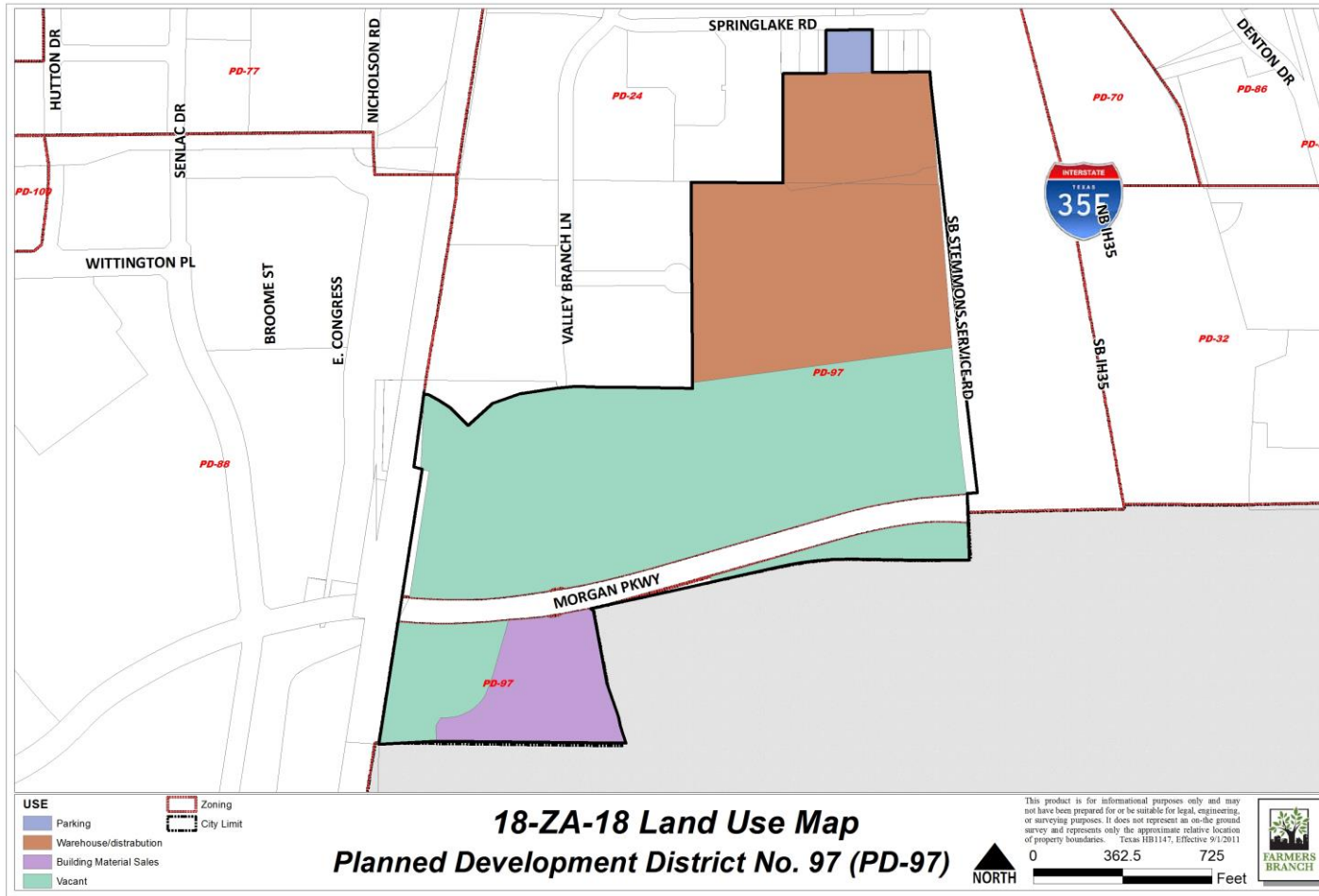
- Batching Plant (Permanent) Asphalt or Concrete
- Boat Sales
- Bottling plant
- Bus station or terminal
- Cemetery or mausoleum
- Commercial parking lot for automobiles
- Commercial Parking lot for Trucks
- Dump or Sanitary fill area
- Electrical Generating Plant
- Enclosed Vehicle Storage Facility
- Extraction storage of sand, Caliche, Stone, or Gravel
- Milk depot dairy or ice cream plant
- Mining Storage or Mining Wastes
- Outside sales (Permanent)
- Petroleum products storage - wholesale
- Private utility shop or storage
- Railroad Freight Terminal
- Recycling plant (non-putrescent materials only)
- Reflexology hand and foot massage
- Retail Store consisting Primarily of Specialty and Novelty Items
- Sewage Treatment Plant
- Tobacco sales (including e-cigarette)
- Transfer storage & baggage terminal
- Trailer rental and sales
- Welding or Machine shop

Proposed Amendment (City Initiated)

- This zoning request also includes rezoning an approximately 6 acre tract of land know as Morgan Parkway extending eastward from the Chicago, Rode Island, and Pacific Railroad to the Southbound Stemmons Service Rd. from Planned Development District No. 88 (PD-88) to Planned Development District No. 97 (PD-97).



Land Uses



- Uses within PD-97 are storage and distribution.
- No uses are anticipated to become non conforming as a result of these amendments.

Recommendation

- In support of the proposed amendment 54 notices were sent out to landowners and 24 courtesy notices were sent out to business owners/tenants (white notice).
- Proposed amendments bring the area into closer alignment with:
 - the current long range planning policies of the City of Farmers Branch
 - future anticipated vision for the corridor
 - direction provided by City Council
 - make the PD-97 area contiguous and rezone a portion of PD-88 bisecting the area.
- Planning and Zoning Commission recommends approval of the proposed amendments.

