



Legislation Details (With Text)

File #: 19-ZA-01 **Version:** 2

Type: Zoning Amendment **Status:** Public Hearing

File created: 3/31/2019 **In control:** Planning and Zoning Commission

On agenda: 4/8/2019 **Final action:**

Title: Conduct a public hearing and consider a request to amend Planned Development No. 70 (PD-70) as it relates to the allowable uses, development standards, and administration provisions within the zoning district, approximately 163.55 acres generally bounded by the city limit of the City of Farmers Branch to the north; the centerline of IH-35 on the west; Farmers Branch Lane on the south; Harry Hines Boulevard/IH35 frontage road on the southeast; and Havenhurst Street, Bee Street, Wicker Avenue, the rear property lines of properties fronting on Hermitage Street, the Cooks Creek Channel, and the west property lines of the residential lots fronting Bee Street on the east; and take appropriate action.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Proposed Ordinance, 5. Land Use Map, 6. Notification Map, 7. Summary of Mailed Notices, 8. Summary of Mailed Courtesy Notices

Date	Ver.	Action By	Action	Result
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Conduct a public hearing and consider a request to amend Planned Development No. 70 (PD-70) as it relates to the allowable uses, development standards, and administration provisions within the zoning district, approximately 163.55 acres generally bounded by the city limit of the City of Farmers Branch to the north; the centerline of IH-35 on the west; Farmers Branch Lane on the south; Harry Hines Boulevard/IH35 frontage road on the southeast; and Havenhurst Street, Bee Street, Wicker Avenue, the rear property lines of properties fronting on Hermitage Street, the Cooks Creek Channel, and the west property lines of the residential lots fronting Bee Street on the east; and take appropriate action.

BACKGROUND:

This is a city-initiated zoning amendment to Planned Development No. 70 (PD-70) as it relates to allowable uses, development standards and administration provisions within the district. Proposed amendments to allowable uses are based on City Council direction to prohibit uses within the Interstate 35 (IH-35) corridor that are not in keeping with the anticipated longer term vision for the corridor. Amendments to the development standards and administration provisions are proposed to reflect changes to PD-70 over time, and to increase ease of implementation and consistency with the Comprehensive Zoning Ordinance (CZO).

Staff has reviewed PD-70 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-25, PD-97, PD-86, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor.

Staff is recommending that a list of uses be prohibited within PD-70. Uses that are proposed to be added to the prohibited list include those that are motor vehicle related or are of a level of intensity that is not in keeping with the direction provided. If approved, PD-70 will be brought into closer alignment with Council direction

and the Central Area Plan.

A large portion of PD-70 including all of the City Hall Sub-district, was rezoned to PD-86 in 2005. PD-70 had not been updated to reflect this zoning change, as well as other subsequent PD-70 amendments. Therefore, Staff is recommending changes to the development standards of PD-70 to reflect its current boundaries and remaining applicable provisions. Staff is also proposing amendments to the administration provisions related to special exceptions notification procedures.

RECOMMENDATION:

Staff recommends approval of the proposed Zoning request.

ACTIONS:

1. Motion to recommend approval of the Zoning request.
2. Motion to recommend approval of the Zoning request with the following changes...
3. Motion to recommend denial of the Zoning request.
4. Motion to continue the discussion as the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Proposed Ordinance
5. Land Use Map
6. Notification Map
7. Summary of Mailed Notices
8. Summary of Mailed Courtesy Notices