



## Legislation Details (With Text)

**File #:** 18-ZA-10      **Version:** 1

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

**File created:** 8/6/2018      **In control:** Planning and Zoning Commission

**On agenda:** 8/13/2018      **Final action:**

**Title:** Conduct a public hearing and consider the request to amend Planned Development District No. 95 (PD-95) including but not limited to landscaping, building materials and signage requirements for the 9.6-acre property located on the west side of Dallas North Tollway and approximately 360 feet south of Spring Valley Road; and take appropriate action.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Aerial Map, 2. Location Map, 3. Staff Report, 4. Proposed PD-95 standards (strike-through edited, draft), 5. Site Photographs, 6. Notification Map, 7. Summary of Mailed Notices

Date	Ver.	Action By	Action	Result
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**Conduct a public hearing and consider the request to amend Planned Development District No. 95 (PD-95) including but not limited to landscaping, building materials and signage requirements for the 9.6-acre property located on the west side of Dallas North Tollway and approximately 360 feet south of Spring Valley Road; and take appropriate action.**

### BACKGROUND:

The City of Farmers Branch has received a request from JPI Real Estate Acquisition, LLC, to amend Planned Development District No. 95 (PD-95) as it relates to landscaping, building materials and signage requirements. The applicant believes that due to unique characteristics of the site, strict compliance with the standards set forth in PD-95 is not feasible; therefore the applicant is requesting the abovementioned zoning amendments.

PD-95 consists of 9.6 acres, and is located on the west side of Dallas North Tollway and approximately 360 feet south of Spring valley Road.

### RECOMMENDATION:

Staff recommends approval of the Zoning amendment.

### ACTIONS:

1. Motion to recommend approval of the Zoning amendment.
2. Motion to recommend approval of the Zoning amendment with the following modifications ...
3. Motion to recommend denial of the Zoning amendment.
4. Motion to continue discussion at the next meeting.

### ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Proposed PD-95 standards (strike-through edited, draft)
5. Site Photographs

6. Notification Map
7. Summary of Mailed Notices