



## Legislation Text

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File #: 18-ZA-16, Version: 1

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**Conduct a public hearing and consider a request to amend Planned Development No. 24 (PD-24) as it relates to the allowable uses within the zoning district, approximately 105.59 acres generally bound by the City of Dallas, Springlake Road, the south property line of lots fronting Springlake Road, east property line of lots at the terminus of Valley Branch Circle, and Farmers Branch Creek on the south; Chicago, Rock Island, and Pacific Railroad on the west; IH-35 on the east; and Valley View Lane on the north; and take appropriate action.**

### BACKGROUND:

This is a city-initiated zoning amendment to Planned Development No. 24 (PD-24) as it relates to allowable uses within the district. Proposed amendments 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.

Staff has reviewed PD-24 along with the other Planned Development Districts within the IH-35 corridor (PD-25, PD-97, PD-70, 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-24. 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-24 will be brought into closer alignment with Council direction and the West Side Plan.

This zoning request is being brought forward concurrent with proposed amendments to PD-25 and PD-97, of which all are located along the west side of the IH-35 corridor.

### RECCOMENDATION:

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