



Legislation Text

File #: 19-ZA-02, Version: 2

Conduct a public hearing and consider a request to amend Planned Development No. 86 (PD-86) as it relates to the allowable uses, street types, and administration provisions within the district, approximately 143.39 acres generally bounded by: Havenhurst Street on the north; Harry Hines Boulevard/IH35 frontage road on the west; Farmers Branch Lane on the south; Rawhide Creek, Valley View Lane, and the rear property line of properties on Nestle Street on the east; and take appropriate action.

BACKGROUND:

This is a city-initiated zoning amendment to Planned Development No. 86 (PD-86) as it relates to allowable uses within the district. Staff is also proposing amendments to street types and the administration provisions within the district.

Proposed amendments to allowable uses are based on City Council direction to amend uses within the Interstate 35 (IH-35) corridor. Staff has reviewed PD-86 along with the other Planned Development Districts within the IH-35 corridor (PD-24, PD-25, PD-97, PD-70, and PD-32), based on Council direction, existing land use policy, existing development form, and the anticipated future vision for the corridor. Additionally, staff is proposing to allow breweries by right within a limited area of the zoning district.

This application also includes a request to amend the street type for Vintage Street, west of Bee Street and east of Goodland Street. Additionally, an amendment to the administration provisions of PD-86 as it relates to notification procedures for special exceptions is also proposed.

This zoning request is being brought forward concurrent with proposed amendments to PD-70 also located along the east side of the IH-35 corridor. Amendments to PD-24, PD-25, and PD-97 were approved by Council on March 5, 2019.

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. Notification Map

6. Summary of Mailed Notices
7. Summary of Mailed Courtesy Notices