



Legislation Text

File #: ORD-3569, Version: 1

Conduct a public hearing and consider adopting Ordinance No. 3569 amending Planned Development No. 70 (PD-70) relating to the allowable uses, development standards, and administration provisions within the district for approximately 163.5 acres generally located south of the northern city limit; east of the centerline of IH-35; north of Havenhurst Street; and west of Bee Street; 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:

On April 8, 2019, the Planning and Zoning Commission unanimously recommended approval of the Zoning change as presented in Ordinance No. 3569.

ACTIONS:

1. Motion to adopt Ordinance No. 3569.
2. Motion to adopt Ordinance No. 3569 with the following modifications ...
3. Motion to deny Ordinance No. 3569.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map

2. Location Map
3. Information Memorandum
4. Ordinance No. 3569
5. Land Use Map
6. Staff Presentation
7. Planning and Zoning Commission Meeting Minutes, April 8, 2019 (excerpt - agenda item C.1)