



## Legislation Text

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File #: ORD-3570, Version: 1

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**Conduct a public hearing and consider adopting Ordinance No. 3570 amending Planned Development No. 86 (PD-86) relating to the allowable uses, street types, and administration provisions within the district for approximately 143.4 acres generally located on the north and south sides of Valley View Lane and east of IH-35; 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:

On April 8, 2019, the Planning and Zoning Commission unanimously recommended approval of the Zoning change as presented in Ordinance No. 3570.

### ACTIONS:

1. Motion to adopt Ordinance No. 3570.
2. Motion to adopt Ordinance No. 3570 with the following modifications ...
3. Motion to deny Ordinance No. 3570.
4. Motion to continue discussion at the next meeting.

### ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Ordinance No. 3570
5. Portions of Existing PD-86 with Proposed Red-lined Edits Only
6. Letter of Opposition

7. Staff Presentation
8. Planning and Zoning Commission Meeting Minutes, April 8, 2019 (excerpt - see item C.2)