

Planning Staff Analysis

Z24-0011/DISD Transportation Facility

City Council District #2

REQUEST:

Request to rezone approximately 10.51 acres from Residential 6 (R6) to Public Facilities (PF) District.

SITE DATA:

The 10.51-acre subject site includes two platted lots and one unplatted tract of land located on the south side of Mills Road and abutting the north boundary of the Ryan High School campus. The easternmost tract of the subject property was previously developed with a rural residence, and a small pond associated with prior agricultural use of the land exists on the central lot. The site does not contain any Environmentally Sensitive Areas or floodplain.

The subject property has approximately 980 feet of frontage on Mills Road. Mills Road is classified as a Secondary Arterial roadway in the 2022 Mobility Plan, which typically requires 110 feet of right-of-way and four travel lanes separated by a median. Ten-foot-wide multi use paths are intended to run along both sides of a Secondary Arterial. Currently, the road is constructed with two 11-foot-wide lanes, intermittent curb and gutter, and no sidewalks.

Overall, while some areas east of Mayhill Road between East McKinney Street and East University Drive remain undeveloped or agricultural in use, existing development generally becomes more intense south of Mills Road. Surrounding development includes a range of residential uses from very low-density single-family dwellings north of Mills Road and higher density manufactured home developments, commercial, and institutional facilities south of Mills Road. Additional detail regarding the adjacent land uses and zoning pattern of the area is provided below.

SURROUNDING ZONING AND USES:

Northwest: Zoning: Rural Residential (RR) District and Extraterritorial Jurisdiction (ETJ) Use: Single-family detached residential	North: Zoning: RR District and ETJ Use: Single-family detached residential	Northeast: Zoning: RR District Use: Single-family detached residential
West: Zoning: Residential 6 (R6) District Use: Heavy Commercial (auto-related)	SUBJECT PROPERTY	East: Zoning: R2 District Use: Manufactured Home Development
Southwest: Zoning: Public Facilities (PF) District Use: High School Campus and school transportation facility	South: Zoning: PF District Use: High School Campus	Southeast: Zoning: R2 District Use: Manufactured Home Development

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CONSIDERATIONS:

A. Section 2.4.5.E of the DDC provides approval criteria applicable to all applications.

1. *General Criteria*

a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The review criteria were applied as required.

b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.7.2.D of the DDC applies to this rezoning request. An analysis of this request per those criteria can be found below in Consideration B.

c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for zoning requests.

2. *Prior Approvals*

Apart from the 2002 City-wide rezoning and the 2019 DDC implementation, there are no prior approvals for the site.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies, or strategies with this proposal.

b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

Future Land Use

Per the Denton 2040 Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated as Low Residential. This land use designation applies to predominately single-family subdivisions, up to 5 dwelling units per acre. This category may also include land uses that support residential neighborhoods, such as neighborhood scaled commercial at arterial and collector street corners, and appropriately scaled public and quasi-public uses, such as religious and educational institutions.

The proposed PF District is consistent with the Future Land Use Designation, as it would facilitate development of a public use to further the educational mission of DISD and serve the community. Furthermore, the site's location on a Secondary Arterial roadway, outside of the nearby established neighborhoods meets the intent of Low Residential.

Education

According to the Denton 2040 Comprehensive Plan Element 7, DISD is the number one fastest-growing school district in North Texas. As residential development continues to occur in and around Denton, DISD must keep pace with this activity, as specified by the Plan's Housing and Neighborhoods Goal 3: Maintain and improve the livability of Denton's neighborhoods through provision of adequate schools and community facilities.

The proposed rezoning would allow DISD to maintain their bus fleet and operations near its current location, adjacent to an existing school and near the district's service center, thus continuing transportation support services to ensure students arrive at school safely. Therefore, it is consistent with Denton 2040 Comprehensive Plan's goals for neighborhoods and the community.

Preferred Land Preservation Plan

The site does not contain any areas identified on the Preferred Land Preservation Map.

4. Compliance with this DDC

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

This request is for a rezoning of the subject site. All subsequent development on this site must comply with applicable standards in the DDC, including, but not limited to, minimum lot size and dimensions, building coverage, parking, tree preservation, street trees, buffers, and architectural design.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

If the rezoning request is approved, the proposal will be reviewed during the development and platting process to ensure conformance with all zoning, transportation, drainage, public utility, tree preservation, and subdivision requirements. Any deficiencies in the plans must be addressed prior to approval.

5. Compliance with Other Applicable Regulations

This proposed rezoning complies with all other applicable regulations.

6. Consistent with Interlocal and Development Agreements

There are no interlocal or development agreements for the subject site.

7. Minimizes Adverse Environmental Impacts

Development of the subject site will be required to comply with the DDC regulations related to drainage and tree preservation. No Environmentally Sensitive Areas are identified on the subject property.

8. *Minimizes Adverse Impacts on surrounding Property*

If approved, any use permitted in the PF District could be developed (see Exhibit 7); however, since the site is owned by DISD, the more intense uses such as a Landfill or Airport are unlikely. According to DISD, the subject property is intended to accommodate a relocation of the district's transportation facility from its current location approximately 420 feet to the west in order to facilitate expansion of the existing high school campus. The transportation facility provides a secure location to manage, store, and maintain the district's bus fleet. It includes offices, parking for drivers, maintenance bays, and fueling pumps. Because the proposed rezoning and subsequent development is not expected to introduce any new activities to the area, the proposal is not anticipated to create adverse impacts on the surrounding property.

However, in order to smooth the transition between the proposal and the surrounding neighborhoods, conformance with the DDC's site design standards will be required, including the following:

- **Street trees:** one street tree must be planted every 30 feet along all Mills Road in accordance with DDC Subsection 7.7.7.
- **Landscaping:** per DDC Subsection 7.7.5F, parking lot screening and internal landscaping is required.
- **Buffers:** A 15-foot-wide landscaped buffer is required along the east property boundary in accordance with DDC Subsection 7.7.6
- **Site Design:** all nonresidential development must conform to the minimum site and building design standards in DDC Subsection 7.10.5, including building orientation, mass and form, and pedestrian connectivity.

9. *Minimizes Adverse Fiscal Impacts*

Staff used the *Fiscal Impact Tool* to analyze the proposed rezoning. Assumptions were used to generate the overall projected General Fund revenues and expenses, including fees, roadway maintenance costs, utility usage, solid waste costs, and public safety costs. The *Fiscal Impact Summary* indicates that the proposal would result in a net \$764,600 cost to the General Fund over a 40-year project duration.

Although the proposed rezoning is not expected to result in a net positive for revenue, fiscal impacts were not used as a primary criterion for Staff's recommendation, particularly since as a government entity, DISD partners with the City to deliver necessary services. Like many government and community facilities, school buildings and associated services don't often directly generate revenue for the City, rather, they are investments in the overall quality of the life for residents.

10. *Compliance with Utility, Service, and Improvement Standards*

This proposed rezoning will not affect utilities, services, or improvements. When the site is developed, it will be reviewed to ensure compliance with all applicable standards.

11. *Provides Adequate Road Systems*

The applicant provided a trip generation analysis for the proposed use. Since the ITE Manual does not include a use which matches the proposal, the following table was provided using data provided by DISD and their current bus schedule:

Denton ISD				
Time	Weekdays			Notes
	In	Out	Total	
5:00 AM	30	30	60	School Bus Driver Arrival/School Bus Departure
6:00 AM	40	40	80	School Bus Driver Arrival/School Bus Departure
7:00 AM	30	30	60	School Bus Driver Arrival/School Bus Departure
8:00 AM	60		60	Office Employee Arrival/School Bus Return
9:00 AM	50		50	School Bus Return
10:00 AM - 1:00 PM				
2:00 PM		50	50	School Bus Departure
3:00 PM		50	50	School Bus Departure
4:00 PM	30	10	40	School Bus Return/Office Employee Departure
5:00 PM	40	30	70	School Bus Return/School Bus Driver Departure
6:00 PM	30	40	70	School Bus Return/School Bus Driver Departure
7:00 PM		30	30	School Bus Driver Departure
8:00 PM - 4:00 AM				

Because the trips associated with transportation facility would not exceed 1,000 per day or 100 per peak hour, a Traffic Impact Analysis was not required. Additionally, since the proposal is a relocation of the existing transportation facility that currently has access off of Mills Road, it should be noted that approval of the request would not result in a significant increase in daily trips or a change in the types of vehicles associated with the use.

Nevertheless, development of the site will require a dedicated right turn lane into the site to be constructed on Mills Road. That will allow the buses to move out of the travel lanes to make right turn movements. Additionally, a 10-foot-wide multi-use-path will be constructed along the south side of Mills Road as part of the development.

12. Provides Adequate Public Services and Facilities

The proposed rezoning is not anticipated to negatively impact public services and facilities.

13. Rational Phasing Plan

This proposed rezoning does not have a phasing plan.

B. Section 2.7.2.D of the DDC states that an application for a rezoning may be approved based on the following conditions:

a. *The proposed rezoning is consistent with the Comprehensive Plan.*

As discussed in A.3.b above, the proposed zoning of PF District is consistent with the goals and Future Land Use designation of the Denton 2040 Comprehensive Plan and will permit the development of a facility to meet the needs of DISD students and parents.

b. *The proposed rezoning is consistent with relevant Small Area Plan(s).*

There is no small area plan approved for this site.

c. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.*

Per Section 3.5.4A, “The PF district is intended to provide adequate lands for public and quasi-public community uses and services, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, utilities, and other public-related facilities.”

The proposed PF District is consistent with the purpose statement, as the site will provide for a necessary supporting facility to support the needs of Denton students and parents.

- d. There have been or will be significant changes in the area to warrant a zoning change.*

Residential growth has expanded in all parts of Denton, creating the need for larger school campuses with better designed facilities. In order to meet the demand, DISD continues to reconfigure existing campuses where possible and add new facilities when needed. In this case, DISD acquired the subject property for a new transportation facility, allowing the district to repurpose the site of the current transportation facility for new parking and athletic grounds on the Ryan High School campus.

- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.*

As discussed above, while the PF District allows for some intense uses, they are unlikely to develop primarily due to ownership of the land by DISD. Furthermore, the proposed transportation facility would not introduce any new uses or activities to the area, as the existing facility is located approximately 420 feet from the subject property. Finally, development of the site must meet all current design standards, minimizing any potential impacts.

- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.*

Water and Wastewater

Development of the site will require an extension of both water and wastewater facilities along the Mills Road frontage.

Nearest Fire Station

The subject property is approximately 1.5 miles from Fire Station #2 (110 Mockingbird Lane), within the eight minute or less response time boundary.

Parks

The Park Dedication Ordinance (98-039 & 22-254) only pertains to residential developments of 5 or more dwelling units and thus would not be applicable.

- g. There was an error in establishing the current zoning district.*

There was not an error in the assignment of the current zoning district.