

Z17-0011
Blue Beacon

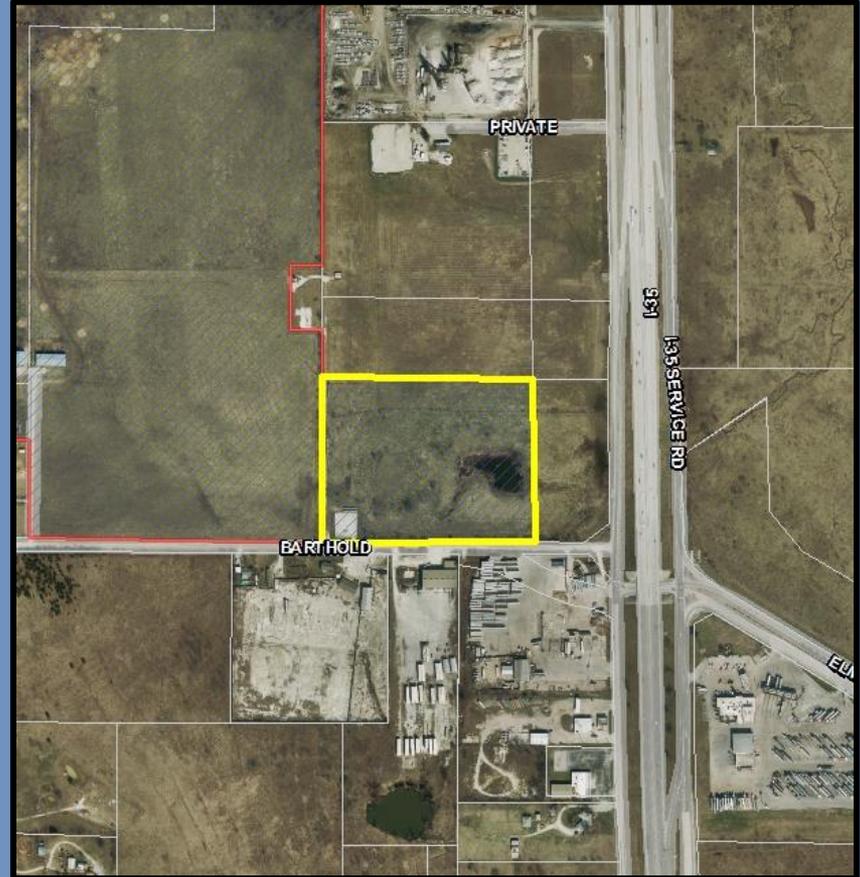
Planning Division

August 15, 2017



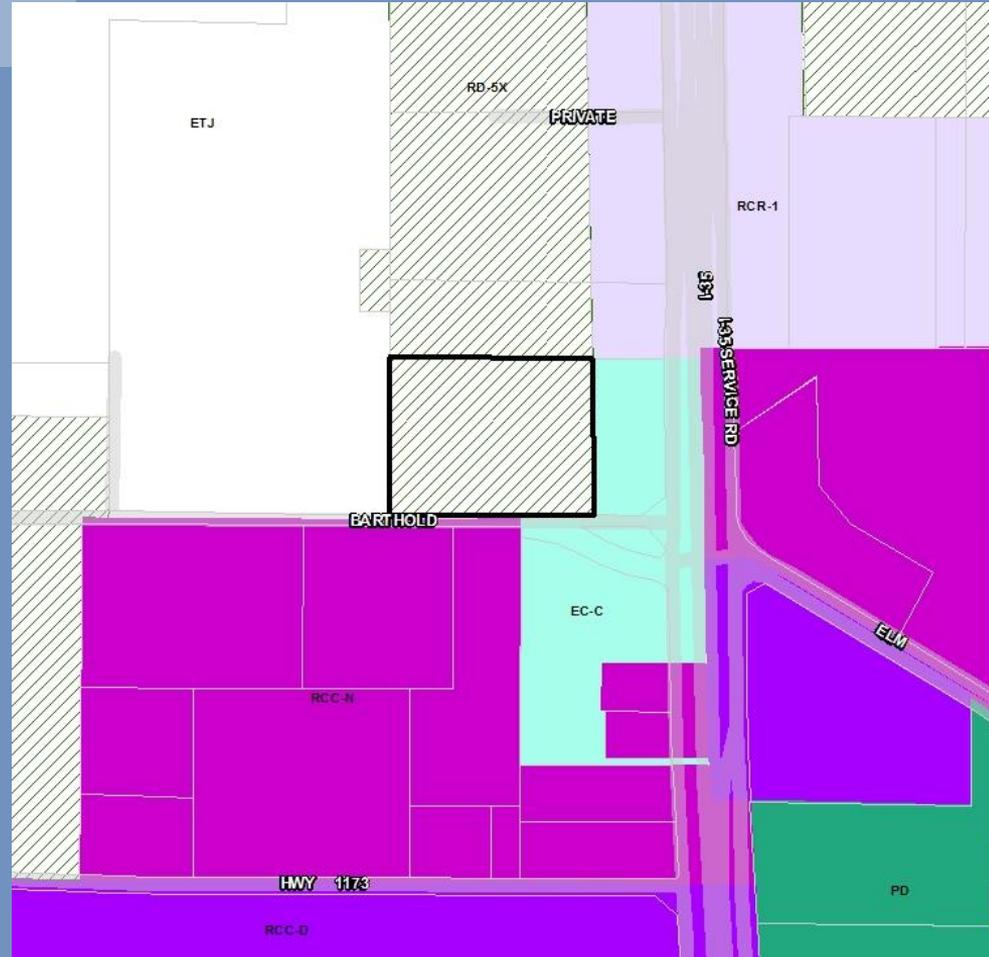
Z17-0011 Request

- ▶ Hold a public hearing and consider adoption of an ordinance for an initial zoning of Employment Center Commercial (EC-C) District on approximately 16 acres.
- ▶ North side of Barthold Road, approximately 340 feet west of the I-35 Southbound Service Road



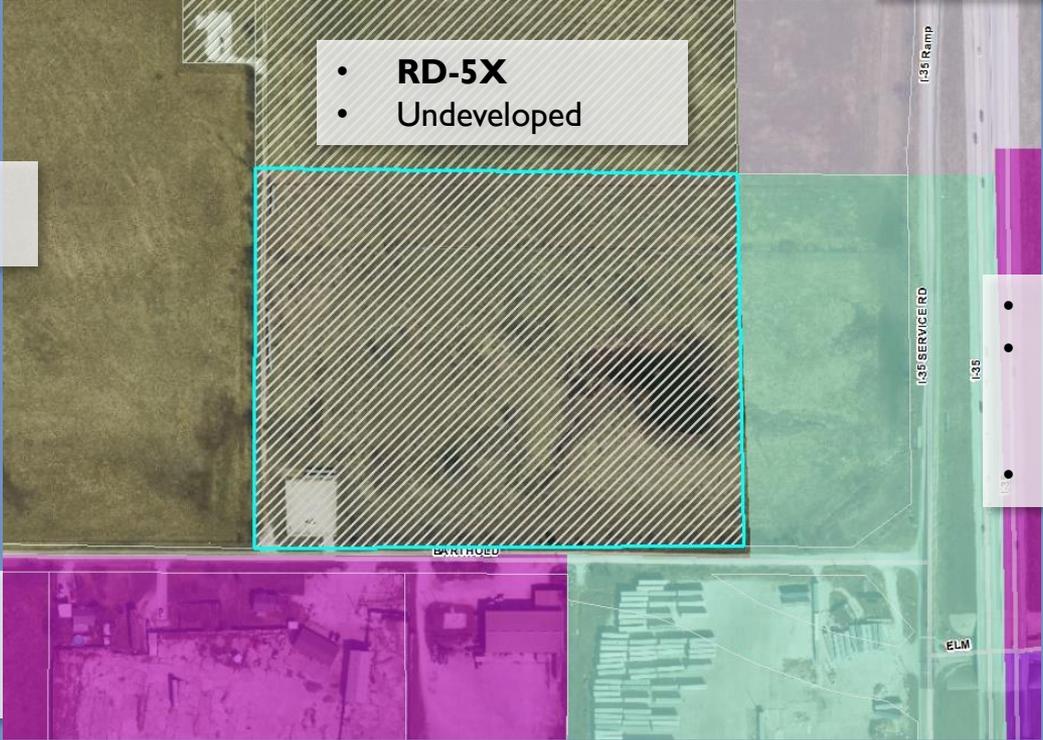
Site Data

- ▶ Current zoning is RD-5X District
- ▶ Proposed commercial use



Analysis: Compatibility

- **RCR-I**
- **Undeveloped**



- **RD-5X**
- **Undeveloped**

- **ETJ**
- **Undeveloped**

- **EC-C**
- **Proposed commercial development**
- **Travel uses**

- **RCC-N**
- **Commercial development**

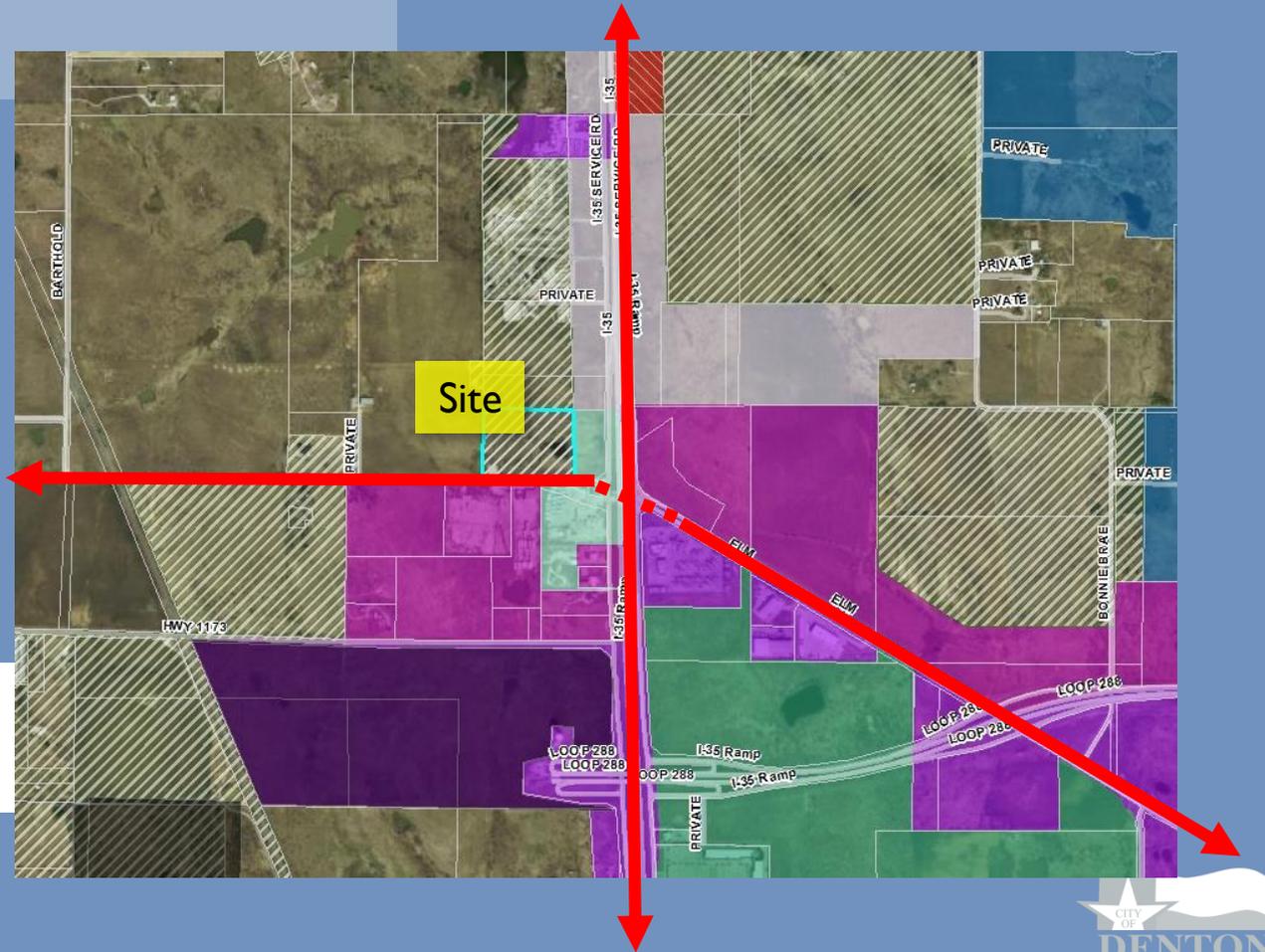
Area within approximately 200 feet of the subject property

Analysis: Compatibility



Area within approximately 500 feet of the subject property

Mobility

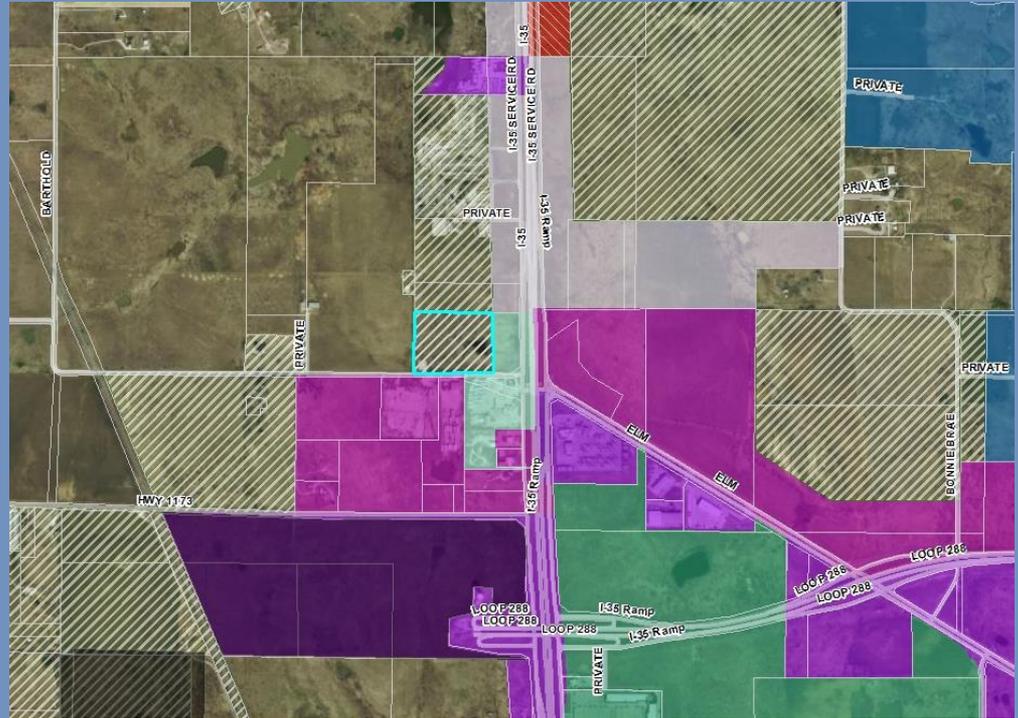


Legend

- Future Arterial 
- Arterial Roadway 

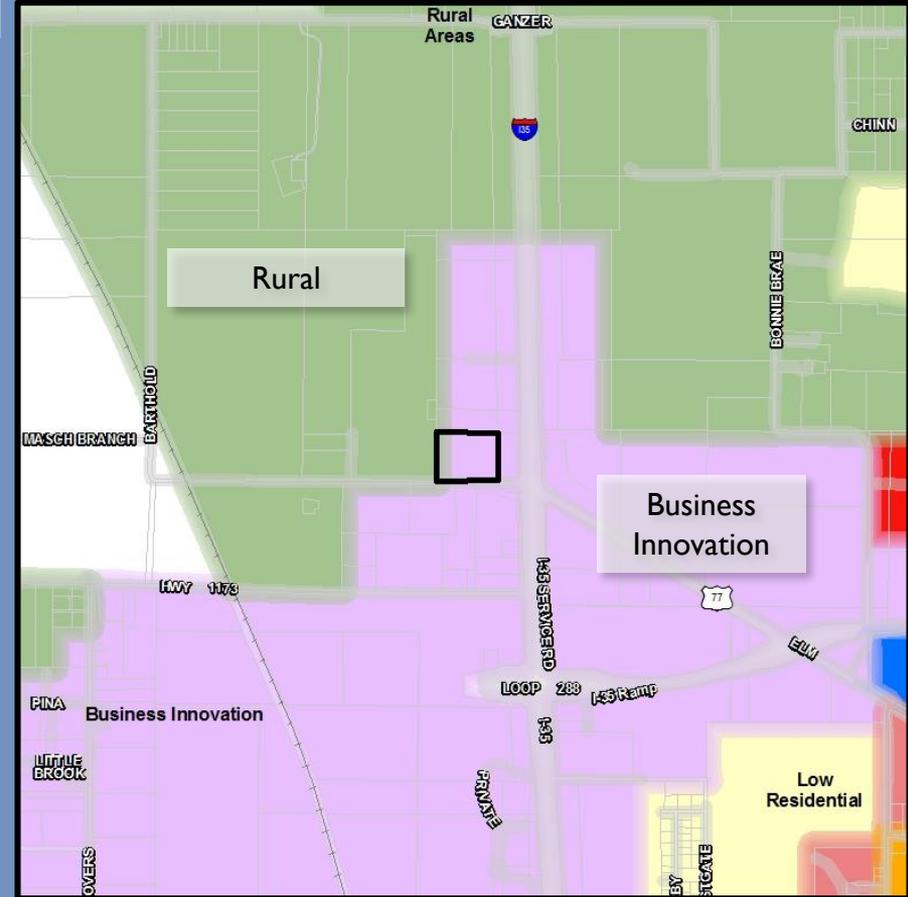
Analysis: Compatibility

- Surrounding area comprised of travel center commercial developments and large undeveloped tracts of land
- Access from I-35, US 77/North Elm
- RCC-N and EC-C Districts currently permits large-scale commercial and employment uses.
- EC-C District is appropriate as it permits employment and commercial uses at a scale suitable along highway corridors
- EC-C District is a logical extension of the existing EC-C District



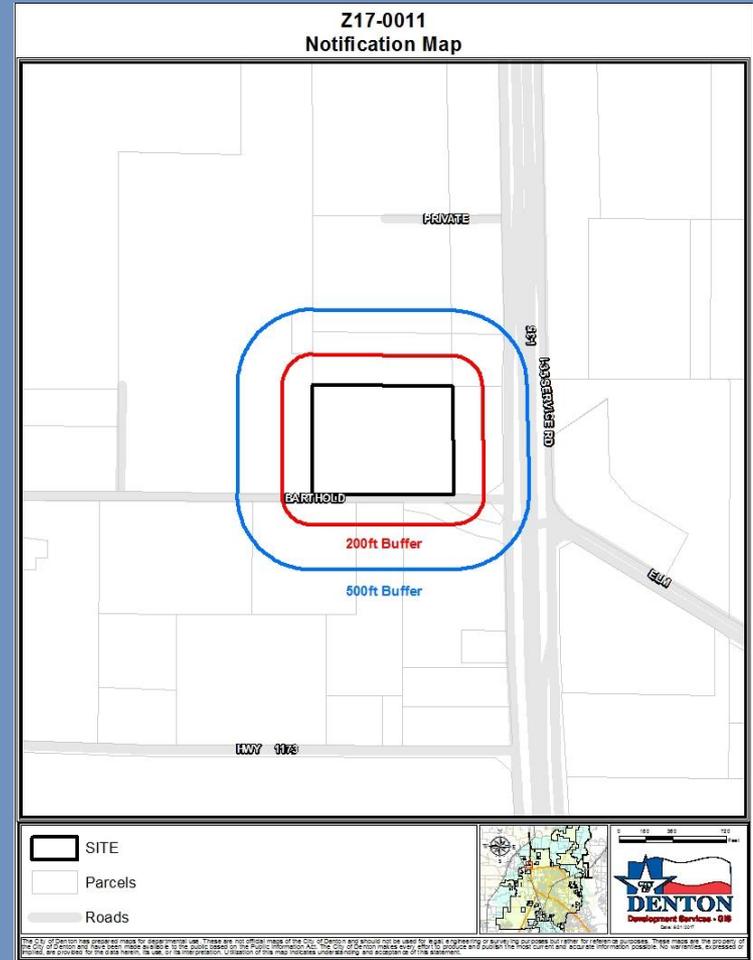
Denton Plan 2030

- ▶ Business Innovation
 - ▶ Larger scale office and employment parks with supporting uses such as retail, hotels, and residential. Primary uses include office, research and development, and light manufacturing.
 - ▶ The mix of commercial and light industrial uses permitted in the proposed EC-C District meets intent of Business Innovation, as it encourages employment uses with associated commercial development necessary to support the business centers



Public Notification

- ▶ Public Notification Date:
June 25, 2017
- ▶ 200 ft. Public Notices sent via certified mail: **7**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **4**
- ▶ Responses to 200' Legal Notice:
In Opposition: **0**
In Favor: **1**
Neutral: **0**



Recommendation

- ▶ The Planning and Zoning Commission recommends **APPROVAL** of the request (6-0).
- ▶ Staff recommends **APPROVAL** of the request as it is compatible with the surrounding land uses. It is also consistent with the goals and objectives of the Denton Plan 2030.