

# ZCP24-0046 Project Narrative

Friday, March 28, 2025 7:00 PM



## **PROJECT: City of Denton Fire Station 6**

The Fire Department continues to see an increase in overall call-for-service volume. Data and response trends allow staff to predict future workload. Staff conducted a response analysis and compared call response times to the National Fire Protection Association Standard 1710, which addresses the organization and deployment of fire suppression operations, emergency medical operations, and special operations by career fire departments. The new fire stations will help reduce extended response times and improve coverage for the western part of the city.

The property Fire Station 6 is proposed to be built upon is directly addressing the data collected above and is a prime location for reduced response times for current and future growth of the area. The property is approximately 3.2 acres and is at the corner of Hunters Creek Road and Teasley Ln. The Building itself is not out of place with the surrounding community either as there are other new commercial developments planned for the area. There are two driveway connections to Hunters Creek Road proposed, and the existing site is a greenfield with trees with the majority of the site remaining undisturbed. The site currently drains to an existing culvert at the southwest corner of the property.

The current zoning of the site is PD-SC, but is being proposed to be changed to PF due to the public nature of the facility and the unique requirements a fire station needs to maintain to be operational and reduce response times. The current zoning of PD-SC would not allow unobstructed views for responders at the front of the station based on the tree requirements, would require fencing off the natural landscape with a solid masonry fence, and require placement of trees within the art installation area along Teasley Ln. The proposed change to PF zoning will allow the department to keep the natural environment visible, increase response times, and allow the art installation to remain fully visible to the public. If rezoning is approved the site will still provide many new trees and landscaping elements to fit within the surrounding area, but will be in more strategic locations allowed by zone PF.