

Z23-0012a

Teasley Commercial Rezoning

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Associate Planner

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Request Summary

Request: Rezoning from Planned Development (PD) District (PD 176) to Suburban Corridor (SC) District

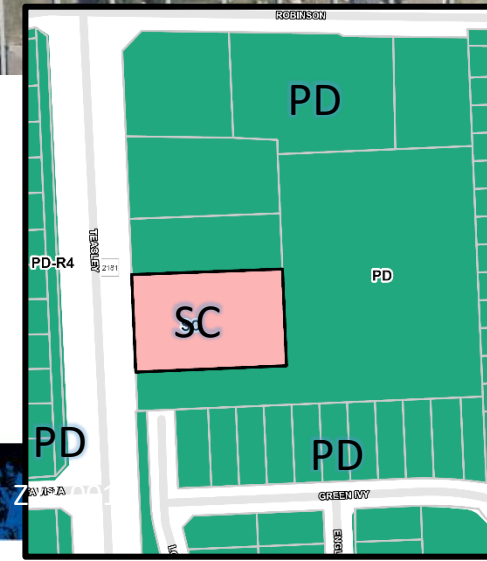
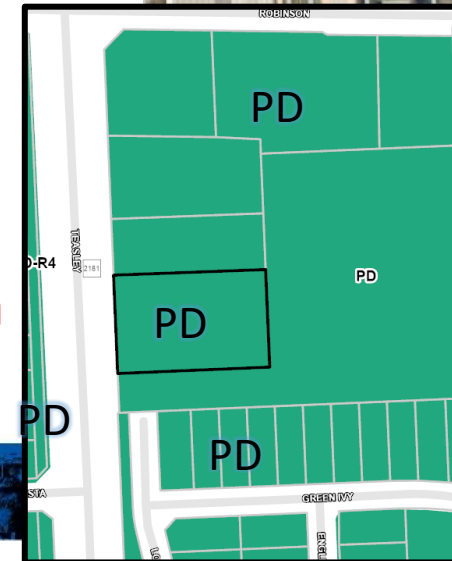
Site: 1.09-acre tract east of Teasley & south of Robinson

Background: PD created in 1999; designates property for commercial, vests property in a variety of outdated codes. Currently requires Detail Plan to develop.

Outcome: Rezoning would allow development of SC uses under current DDC standards

Recommendation:

- Staff recommends approval
 - ✓ Request consistent with Denton 2040 Comp. Plan
 - ✓ Request meets approval criteria



Detailed Summary

- **History**

- PD 176 approved in 1999; designated ~9ac commercial area
- Subsequent PD Amendments enabled development of surrounding properties as commercial or industrial

- **Today**

- Currently vacant; last remaining lot in commercial/industrial area
- Drive aisle and infrastructure connect it to surrounding lots
- Mix of outdated codes apply; PD Amendment to develop.
- No previously approved conditions of approval apply to this lot

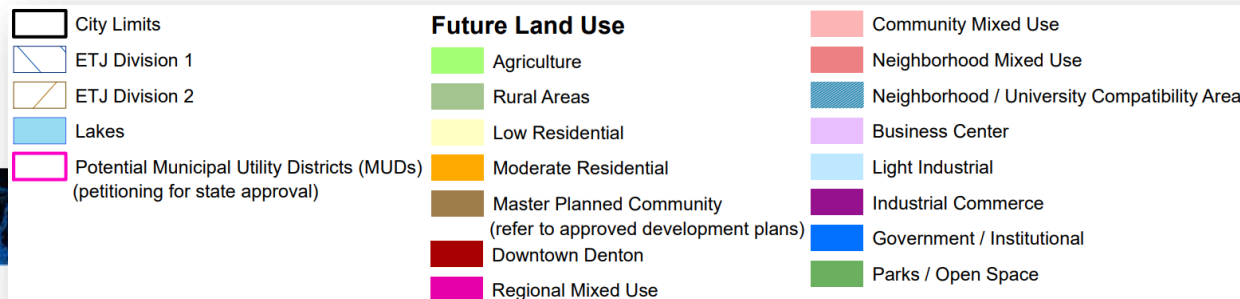
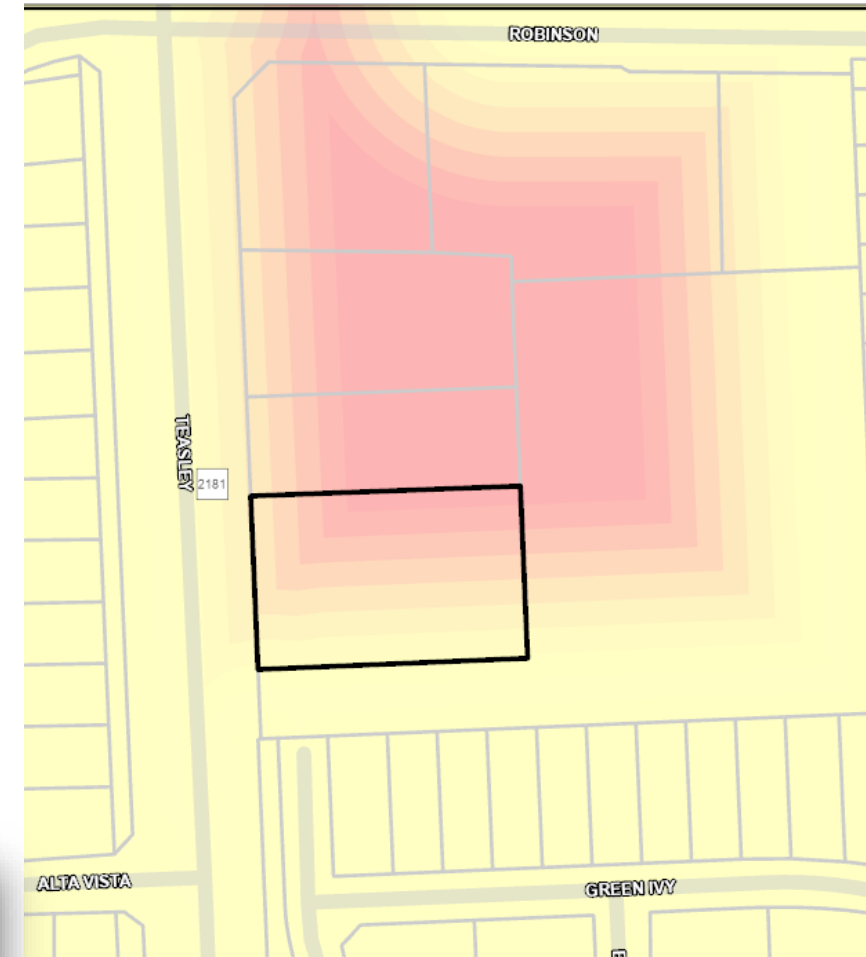
- **Impact of Rezoning to SC**

- Enable development of a similar mix of uses as permitted by PD
- Exclude uses permitted by PD that may be inappropriate to the area
 - Ex.: Heavy Machinery Sales and Storage, Car Sales, Commercial Laundry, Dormitory/Rooming House/Boarding House
- Requires development to comply with current DDC standards

	PD Standards	SC Standards
Landscape:	1998 Landscape Code	Current DDC Landscape Code
Parking:	2003 Parking Standards	Current DDC Parking Standards
Uses:	1991 DDC Commercial Uses	Current SC Permitted Uses
Process:	PD Detail Plan Amendment – P&Z and Council Approved	Zoning Compliance Plan – Staff Approved

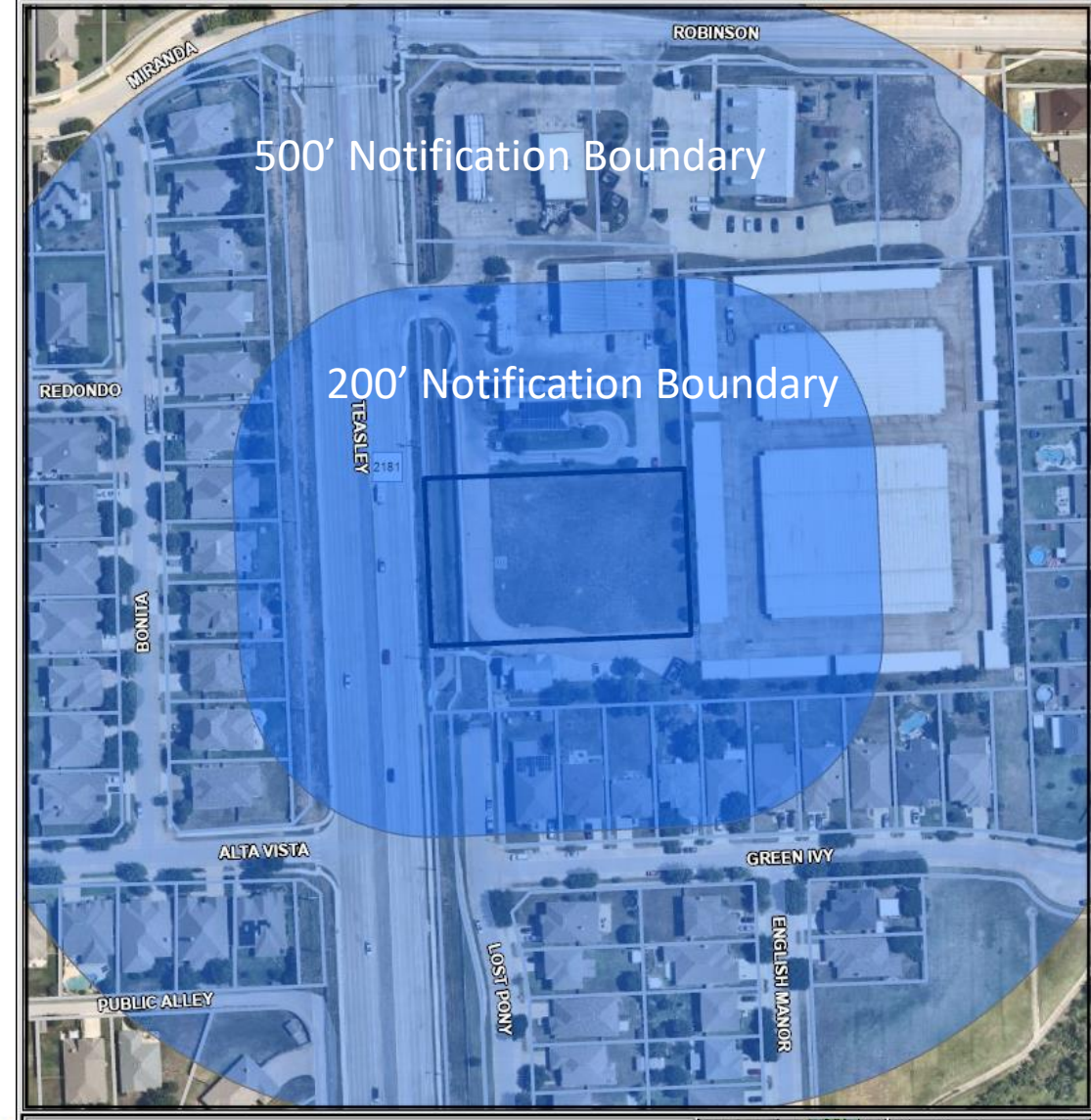
Consistency with Comprehensive Plan & Future Land Use Map

- SC is consistent with primary Community Mixed-Use Designations
- Community Mixed-Use designation is intended to promote a mix of uses where **commercial uses are predominant** and encourage future development that complements existing uses and **raises the standard of design**
- SC zoning is intended to provide commercial uses with “elevated building and landscape design.” Allows **similar uses to PD, but under current DDC design, parking, and landscape standards.**
- Furthers Denton 2040 Comprehensive Plan **Goal LU-3: Grow our assets: Maintain and Strengthen Neighborhoods, Commercial and Employment Areas**
 - **Action 2.10.2** “Create and apply design and development standards to improve development quality and functionality of commercial . . . areas.”



Notification

- **Newspaper and City's website notice**
- **Mailed notices**
 - 200 ft. Public Hearing Notices mailed: 20
 - 500 ft. Courtesy Notices mailed: 167
- **Responses:**
 - In Opposition: 0 (0%)
 - In Favor: 0
 - Neutral: 0
- One public hearing sign posted
- Neighborhood meeting on 11/6/23; no neighbors attended.



Recommendation

Planning and Zoning Commission voted [5-1] to recommend approval.

Staff recommends **approval** of the zoning change request to a Suburban Corridor (SC) Zoning District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).

QUESTIONS?

Sean Jacobson
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Development Services