

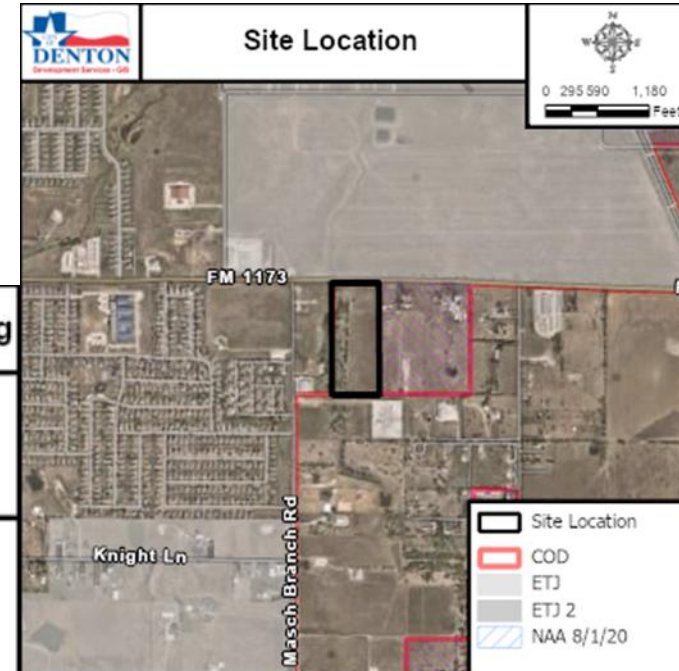
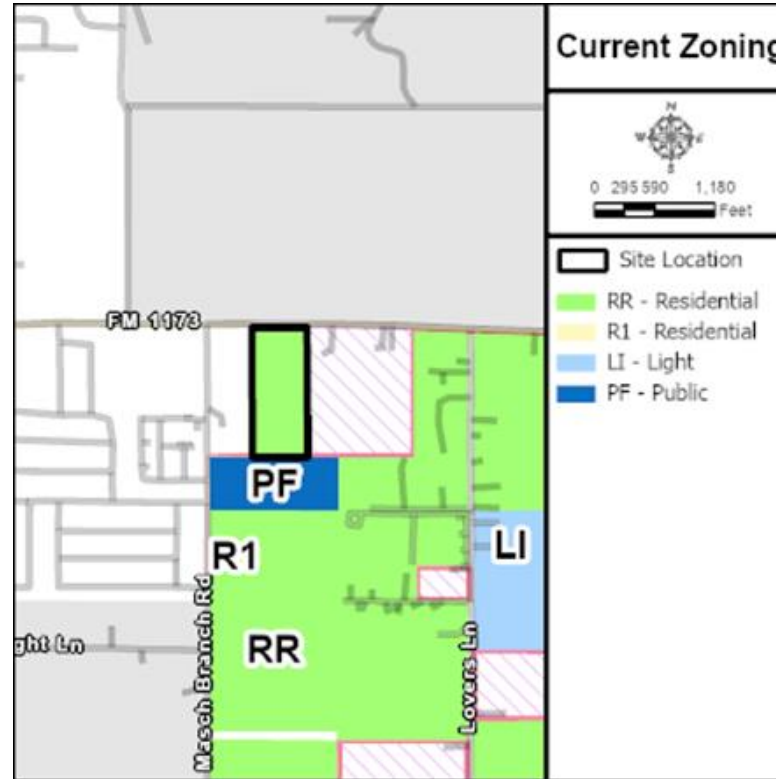
# Z24-0010a Metal Towns Rezoning

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Assistant Planner  
January 7, 2025



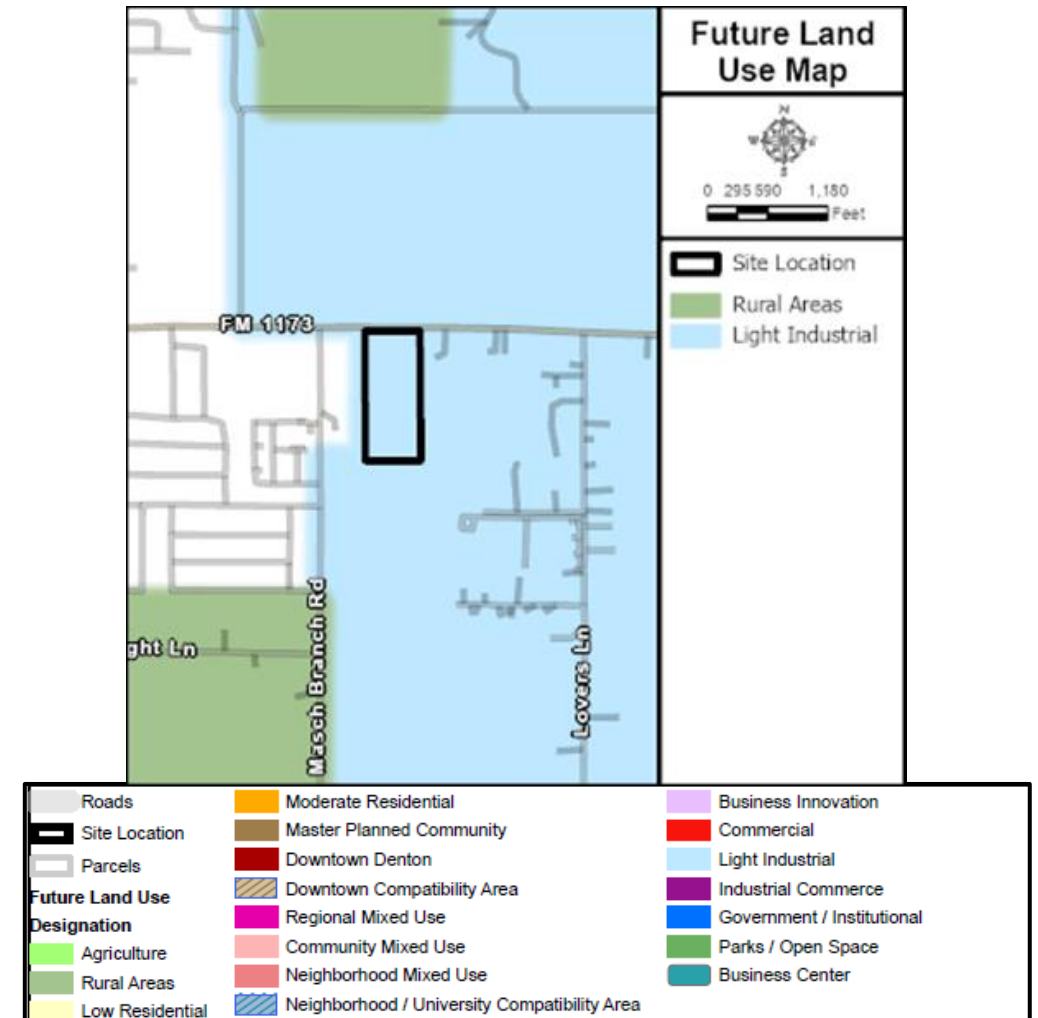
# Request & Site Data

- Rezoning 16 acres from Rural Residential (RR) to a **Light Industrial (LI)**
- Located east of Masch Branch Road and on the south side of FM 1173
- Site is currently undeveloped and consists of open pasture.
- Purpose of request is to allow for the development of the following uses:
  - Commercial
  - Industrial
- Zoning in the vicinity includes Rural Residential, Public Facility, and Light Industrial



# Denton 2040 Comprehensive Plan and Future Land Use Map

- **Light industrial** Future Land Use designation
- Light industrial intended for tracts of land that are appropriate for light industrial activity. Primary uses include light manufacturing, assembling, and **warehousing and distribution**, and include associated supporting uses, such as offices, **retail**, and restaurants. Light Industrial areas should have **adequate access to infrastructure**, including the transportation network. It is important in future development that transitions to adjacent sensitive land uses are considered.



# Criteria for Approval – Development Code

## Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with LI Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

## General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts on surrounding Property
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

## Zoning Criteria for Approval (Sec 2.7.2.D)

- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. There have been or will be significant changes in the area to warrant a zoning change.
- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

# Notification

- **Newspaper notice posted:** November 24, 2024 and December 21, 2024
- **City website notice posted:** November 21, 2024 and December 17, 2024
- **Property posted:** November 22, 2024
- **Mailed notices**
  - 200 ft. Public Hearing Notices mailed: 4
  - 500 ft. Courtesy Notices mailed: 4
- **Responses:**
  - In Opposition: 0
  - In Favor: 0
  - Neutral: 0

The applicant did not conduct a neighborhood meeting but did reach out to neighboring property owners individually.



# Recommendation

Staff recommends **approval** of the zoning change request 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).

On December 11, 2024, the Planning and Zoning Commission voted to recommend approval [5-0].

# QUESTIONS?

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