

# S24-0006a

# National Equipment Dealers

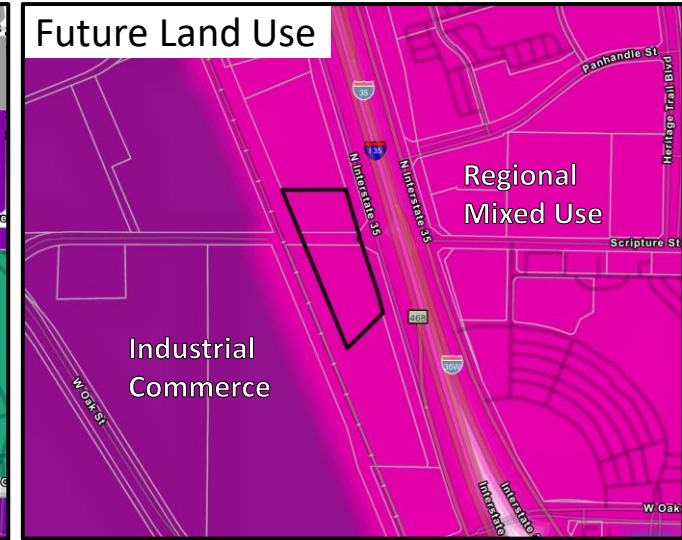
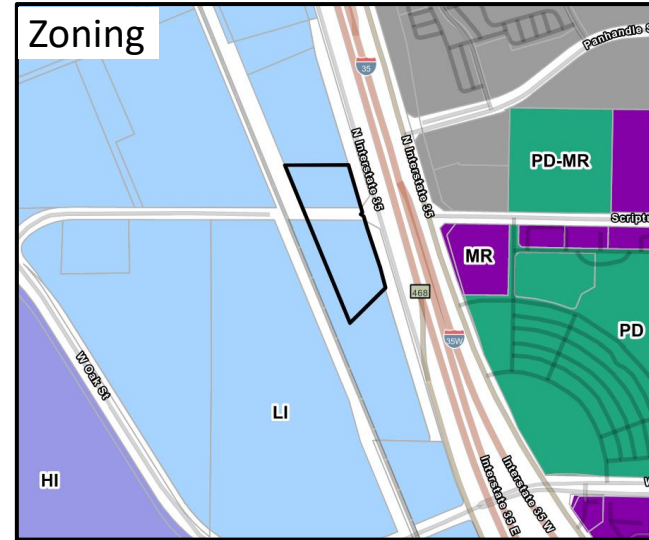
Erin Stanley  
Associate Planner  
April 15, 2025





# Request

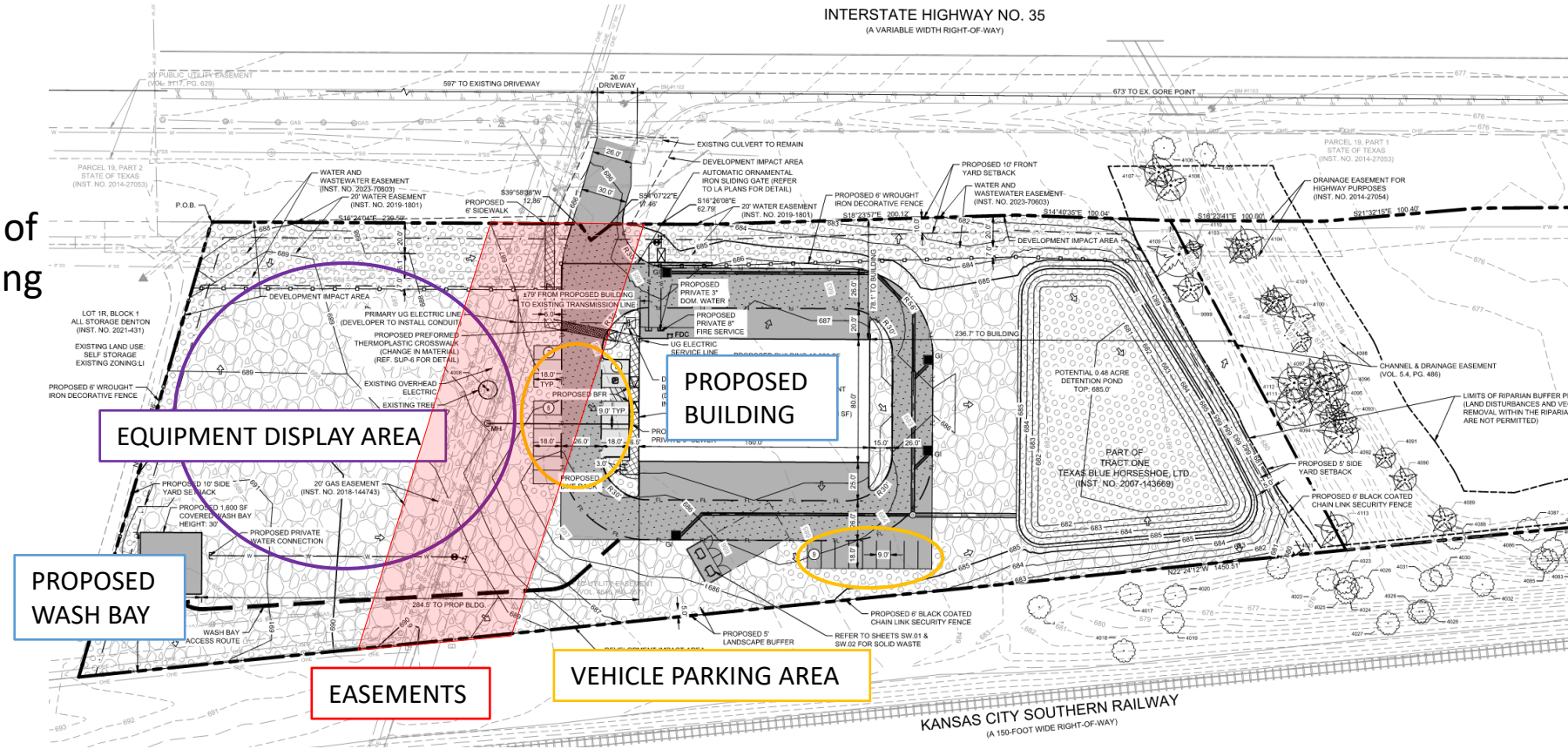
- **Request:** Specific Use Permit (SUP) to allow an **Equipment Sales and Rental** use
- **Purpose:** National Equipment Dealers commercial business will consist of Equipment Sales and Rental with accessory retail, sales offices, product displays, warehousing, and equipment servicing
- Generally located west of N I-35, east of Jim Christal Road
- Approximately 4.25 acres
- Zoned Light Industrial (LI)
- Regional Mixed Use Future Land Use





# Proposed Site Plan

- 12,000 square foot (SF) building
  - 5,000 SF sales and rental space
  - 7,000 SF warehouse
- Equipment display area north of the proposed building and along ROW
- 31.5-foot building height
- 30-foot wash bay height
- 24 vehicular parking spaces



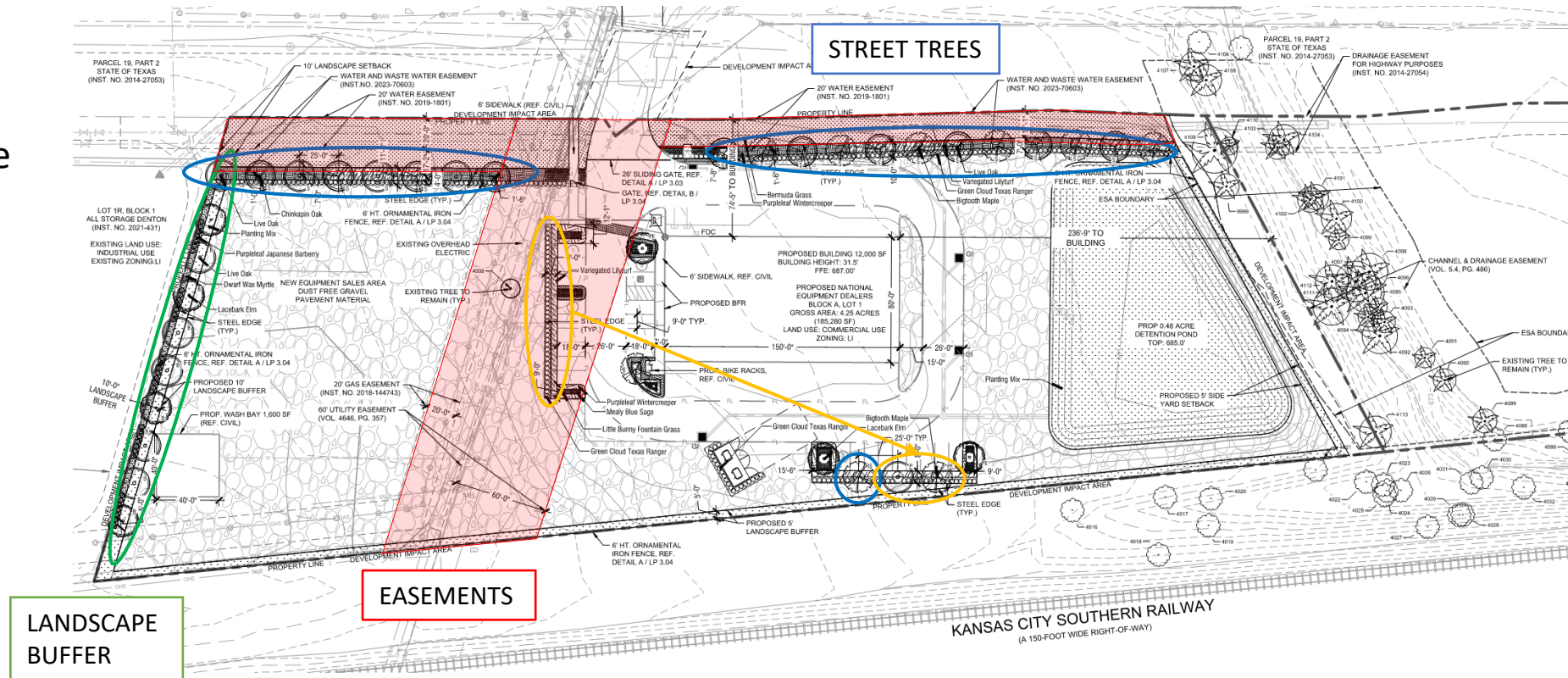


# Proposed Landscape Plan

- 27.6% landscaped area
- 23.4% tree canopy cover
- Landscape compatibility buffer between proposed use and Self-Service Storage use to the north\*

## Authorized alternatives:

- Street trees located 20-30 feet behind the property line, 1 relocated\*
- Two parking landscaping trees relocated\*



# Criteria for Approval – Development Code

## 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

## Specific Use Permit Criteria for Approval (Sec 2.5.2D)

1. The specific use proposed is compatible with the surrounding area;
2. The specific use proposed has no negative impacts on future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

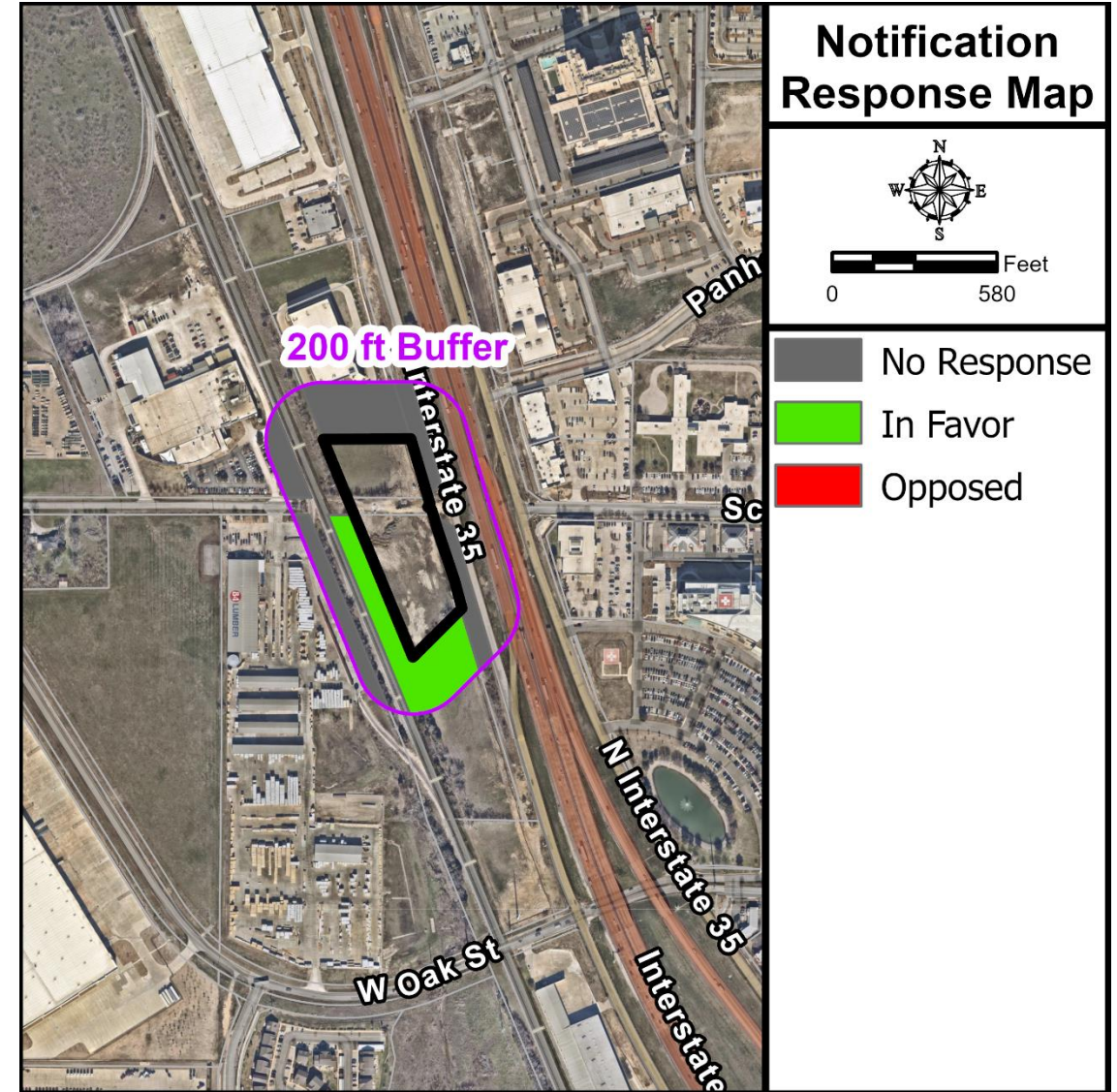
### Summary:

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



# Public Outreach

- Newspaper Ad: March 2 & March 29, 2025
- City Website Posted: February 27 & March 27, 2025
- Property Posted: March 6, 2025
- Mailed Notices:
  - 200 ft. Public Notices mailed: 5
  - 500 ft. Courtesy Notices mailed: 12
- Responses:
  - In Opposition: 0
  - In Favor: 1 (38.48%)
  - Neutral: 0



# Recommendation

Staff recommends **approval** of the request with the conditions as provided for in the agenda materials as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.5.4.D of the DDC for approval of a Specific Use Permit.

The Planning and Zoning Commission recommended **approval** of the request (4-0) with the conditions as provided for in the agenda materials.

# QUESTIONS?

Erin Stanley  
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Development Services