

Planning Staff Analysis

S25-0013a / Milo Insulation of Texas

City Council District 3

REQUEST:

Specific Use Permit (SUP) to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, on an approximately 8.702-acre lot, identified on the associated site plan as Suite #100. The subject property is zoned Light Industrial (LI). The Medium-Impact Manufacturing use is an allowed use with an approved Specific Use Permit.

OWNER:

Automoco Corporation C/O Northbridge Management and Consulting

APPLICANT:

Tom Martin of Milo Insulation of Texas, LLC

STAFF RECOMMENDATION:

Staff recommends **approval** of the SUP request with the following conditions:

1. The proposed Medium-Impact Manufacturing use is limited to 4,500 square feet within Suite #100 on the subject property. Any expansion or alteration beyond this area shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The proposed use shall not add any parking, pavement, or expand the building footprint on the subject property without approval of a Specific Use Permit amendment in accordance with the Denton Development Code.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.

SITE DATA:

The subject property is currently developed with mixed-use Warehouse, Office, Auto Repair and Light Industrial development constructed in 2008 containing trucking companies, aircraft parts assembly, and auto modification and detailing. In 2019, rezoning of the property was approved from Regional Center Commercial Downtown (RCC-D) district to Employment Center Industrial (EC-I) with use specific standards. This zoning transitioned to Planned Development-Light Industrial (PD-LI) with the adoption of the 2019 DDC, carrying over the use specific standards as a PD overlay. These standards are proposed to be met in this request and are detailed under Consideration A.2 herein.

The property is served by public water and sewer, and no changes to these connections are needed for this request. There is no FEMA floodplain, floodway, or Environmentally Sensitive Area (ESA) on site.

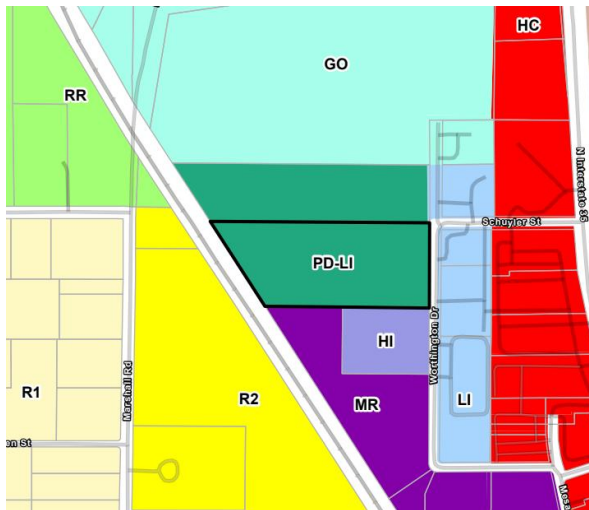
Worthington Drive is a public road that connects via Schuyler Street to I-35 Service Road and Mesa Drive to US380. Access in and out of the site will be through one driveway located on Worthington Drive.

SURROUNDING ZONING AND LAND USES:

Northwest:	North:	Northeast:
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<ul style="list-style-type: none"> • Zoning: Residential 2 (R2) • Use: Canadian Pacific Kansas City (CPKC) Railroad ROW 	<ul style="list-style-type: none"> • Zoning: Planned Development-Light Industrial (LI) District • Uses: Mixed Use-Warehouse, Light Industrial, Office, and Auto Repair 	<ul style="list-style-type: none"> • Zoning: LI • Use: Worthington Drive ROW, Auto-Repair across the ROW
West: <ul style="list-style-type: none"> • Zoning: R2 • Use: CPKC Railroad ROW 	SUBJECT PROPERTY	East: <ul style="list-style-type: none"> • Zoning: LI • Use: Worthington Drive ROW, Veterinary Clinic across the ROW
Southwest: <ul style="list-style-type: none"> • Zoning: R2 • Use: CPKC Railroad ROW 	South: <ul style="list-style-type: none"> • Zoning: Heavy Industrial (HI) and Mixed-Use Regional (MR) • Use: Office and Outdoor Storage 	Southeast: <ul style="list-style-type: none"> • Zoning: LI • Use: Worthington Drive ROW, Low-Impact Manufacturing across the ROW

See images of the current zoning (left) and surrounding land uses (right) below and provided as Exhibits 5 and 3, respectively.



CONSIDERATIONS:

A. Section 2.4.5E of the Denton Development Code (DDC) provides approval criteria applicable to all applications.

1. General Criteria

1. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The general criteria have been applied.

2. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.5.2D of the DDC applies to Specific Use Permit (SUP) requests. An analysis of this request per those criteria can be found below in Consideration B.

3. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for Specific Use Permit requests.

2. *Prior Approvals*

In 2019, a rezoning of the subject property was approved (ordinance Z18-0023b), establishing the following use specific standards:

1. Electric Substations and Switch Stations, Craft Alcohol Production, and Kennels are not permitted uses.
2. A Type-C Buffer is required between any new private improvements and the west property boundary. A Type C Buffer is a fifteen (15) foot planted strip that includes a combination of six (6) evergreen and deciduous trees and twenty (20) shrubs per one hundred (100) linear feet.
3. Engines on parked tractor trucks may not be allowed to idle for more than one hour at a time.

The proposed use is classified as Medium-Impact Manufacturing, and the applicant has stated that no truck idling will occur. A planted buffer approximately 40 feet wide exists along the western property boundary, and no change to the landscape buffer is proposed.

3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

1. *Shall weigh competing goals, policies, and strategies.*

The proposed Specific Use Permit is consistent with the goals, policies, and actions of the Comprehensive Plan and with the Future Land Use Designation of Light Industrial (see inset map below and in Exhibit 4), including the goals and actions listed below:

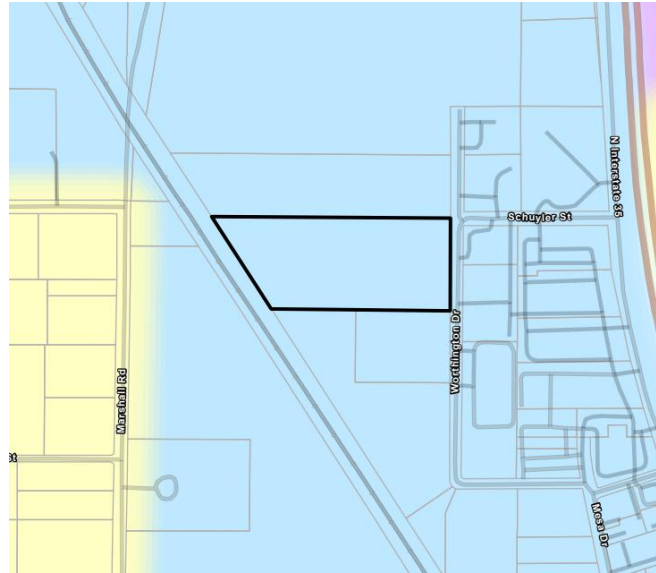
GOAL LU-1: Grow Compactly: Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.

GOAL FEV-2: Improve the City's job-to-worker ratio by increasing the number of jobs available to the resident workforce and local graduates.

The applicant's proposed use is consistent with the overall goals of the Denton 2040 Comprehensive Plan to increase jobs and grow compactly in coordination with transportation and infrastructure systems. The approval of this request will allow an existing Denton business to stay within the City of Denton and grow their business. It will also redevelop space that is already served by utilities rather than generating greenfield development.

2. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*

The use and scale of the proposed Medium-Impact Manufacturing use conforms to the Future Land Use element of the Denton 2040 Comprehensive Plan.



Per the Future Land Use Map in the Denton 2040 Comprehensive Plan, the subject property is designated as Light Industrial (see image above and provided as Exhibit 4). The description for the Future Land Use designation is provided below:

The **Light Industrial** designation is 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.

While classified as Medium-Impact Manufacturing due to the use of raw materials for production, the proposed use functions with little impact outside the enclosed operating area. The machine used to process the grain-based material does not generate hazardous byproducts nor offensive sounds or smells and is appropriate for the area as the proposed location both on the subject property and as situated within the City of Denton is adequately spaced and buffered from sensitive land uses. Furthermore, the use is compatible with the uses immediately adjacent on both the subject property, and the uses directly to the north and south.

4. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

If the Specific Use Permit request is approved, a commercial alteration permit and a Certificate of Occupancy will be reviewed for compliance with all DDC standards. No exterior alterations to the building or site are proposed, and sufficient parking exists on site for the requested use.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

No exterior alterations to the building or site are proposed, and sufficient parking exists on site for the requested use, as described below. If the proposed Specific Use Permit request is approved, a commercial alteration permit and a Certificate of Occupancy will be reviewed for compliance with all DDC standards.

Parking

Two parking spaces are required for the proposed use. This number was calculated based on the Medium-Impact Manufacturing parking ratio of DDC Table 7.9-I for total square feet of gross floor area. A total of 101 vehicular parking spaces exists on the subject site, providing more than sufficient parking for the proposed use as well as the other existing businesses.

Access

The proposed use will take access off Worthington Drive via an existing drive aisle and curb cut. No change to site access is proposed.

5. *Compliance with Other Applicable Regulations*

This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject site.

7. *Minimizes Adverse Environmental Impacts*

The raw product used by Milo Insulation of Texas is a biodegradable grain-based material, and the proposed use is not expected to generate any harmful smells or byproduct from production. No change is being made to the site's drainage, landscaping, or building coverage as part of this request. Therefore, no adverse environmental impacts are expected.

8. *Minimizes Adverse Impacts on Surrounding Property*

The proposed use is not expected to have any adverse impact on surrounding property. All activity associated with the insulation production will occur in the designated enclosed structure and is not expected to generate offensive sound or odors outside of the building suite. Furthermore, the existing land use pattern in the immediately surrounding area is a mix of industrial and commercial uses that similarly manufacture and repair products using machinery. The closest home is over 1,000 feet away from the proposed use, west of the subject use and across the Canadian Pacific Kansas City railway. A Charter School (North Texas Collegiate Academy) and two hotels are approximately 500 feet east of the subject site, located along I-35.

9. *Minimizes Adverse Fiscal Impacts*

The proposed use is not expected to generate adverse fiscal impacts. The business exists in the City today and is relocating to a new location. No site or infrastructure changes are needed.

10. Complies with Utility, Service, and Improvement Standards

The proposed use does not require any changes to utilities existing on site.

11. Provides Adequate Road Systems

Two points of access to Worthington Drive serve the site. No change to site access is proposed with this request.

12. Provides Adequate Public Services and Facilities

The proposed use will not affect public services and facilities within the area.

13. Rational Phasing Plan

The project does not have a phasing plan.

- B. Section 2.5.2D of the DDC states that in reviewing a proposed SUP, the Planning and Zoning Commission and City Council shall consider the general approval criteria in Subsection 2.4.5E and whether:

1. *The specific use proposed is compatible with the surrounding area;*

The proposed Medium-Impact Manufacturing use is compatible with the surrounding area containing multi-tenant Warehouse, Manufacturing, Office, and Auto Repair uses. Furthermore, the proposed insulation production is not expected to generate hazardous byproducts or offensive sound or smell outside of the building suite.

2. The specific use proposed has negative impacts on future development of the area; and

The proposed Medium-Impact Manufacturing use is not anticipated to have negative impacts on future development of the area. The area is already developed with a variety of commercial and industrial uses and has a Future Land Use designation of Light Industrial. The proposed insulation production, while classified as Medium-Impact Manufacturing due to its use of raw materials, has minimal impact outside of the enclosed suite it may be permitted in.

3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

The proposed use is not anticipated to generate offensive odors, fumes, dust, or noise. A Trip Generation report was reviewed, and a Traffic Impact Analysis was not triggered. Sufficient parking exists on the site, and the site is accessible by two points of access onto Worthington Drive and has convenient access to both I-35 Service Road and US380 via Schuyler Street and Mesa Drive respectively.

No exterior building or site alterations are requested with this Specific Use Permit, and the site is expected to continue to function as it does today.