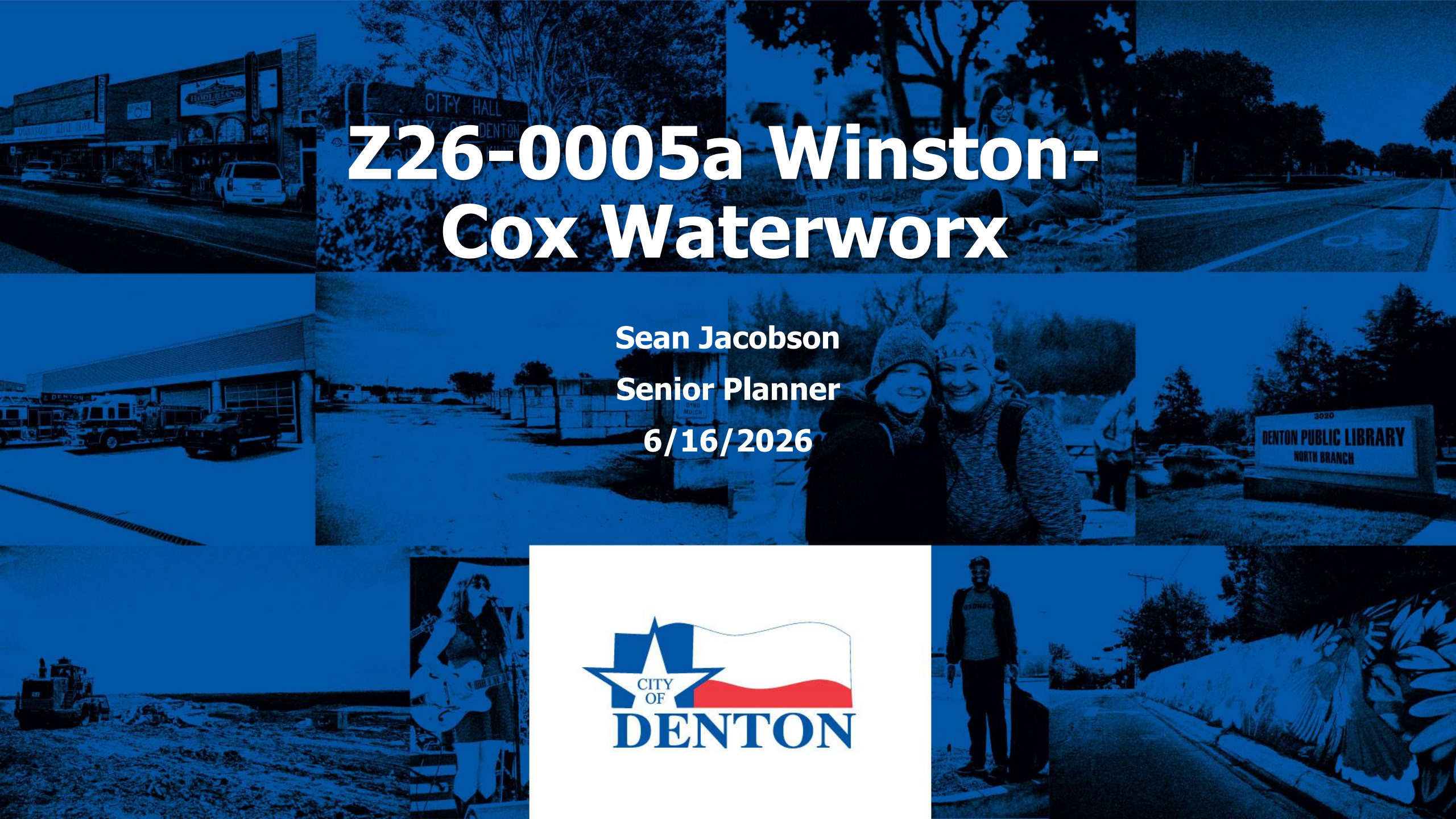


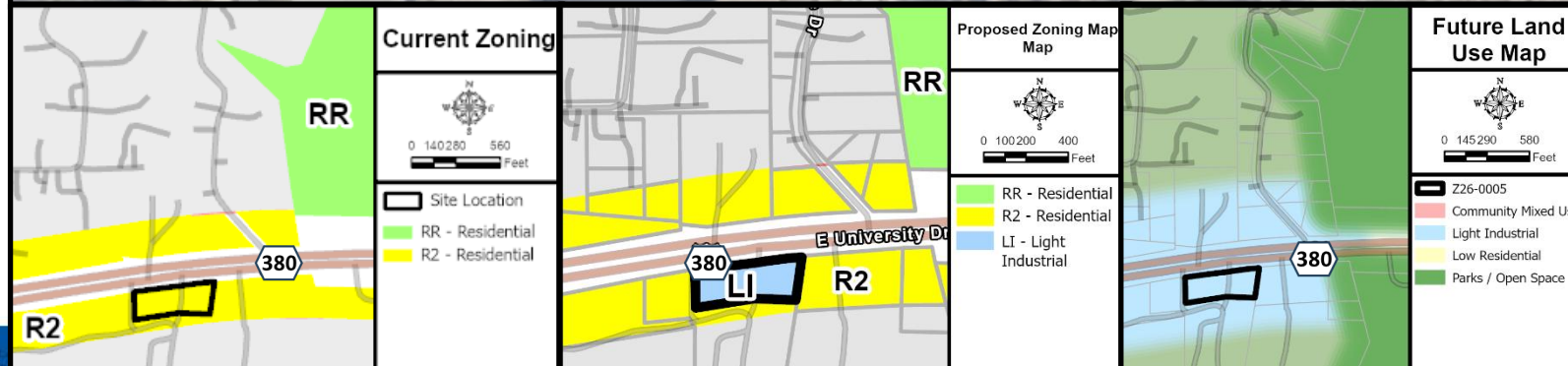
Z26-0005a Winston-Cox Waterworx

Sean Jacobson
Senior Planner
6/16/2026



Site, Background, and Request

- Request: Rezone to Light Industrial (LI) District.
- 2-acre property
- Bringing existing, nonconforming Office & Outdoor Storage land uses into compliance.
 - Developed without proper authorizations and permitting; now pursuing remedy.
- Currently zoned Residential 2 (R2) District.
- Commercial and industrial to the east, south, and north.



Approval Criteria

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

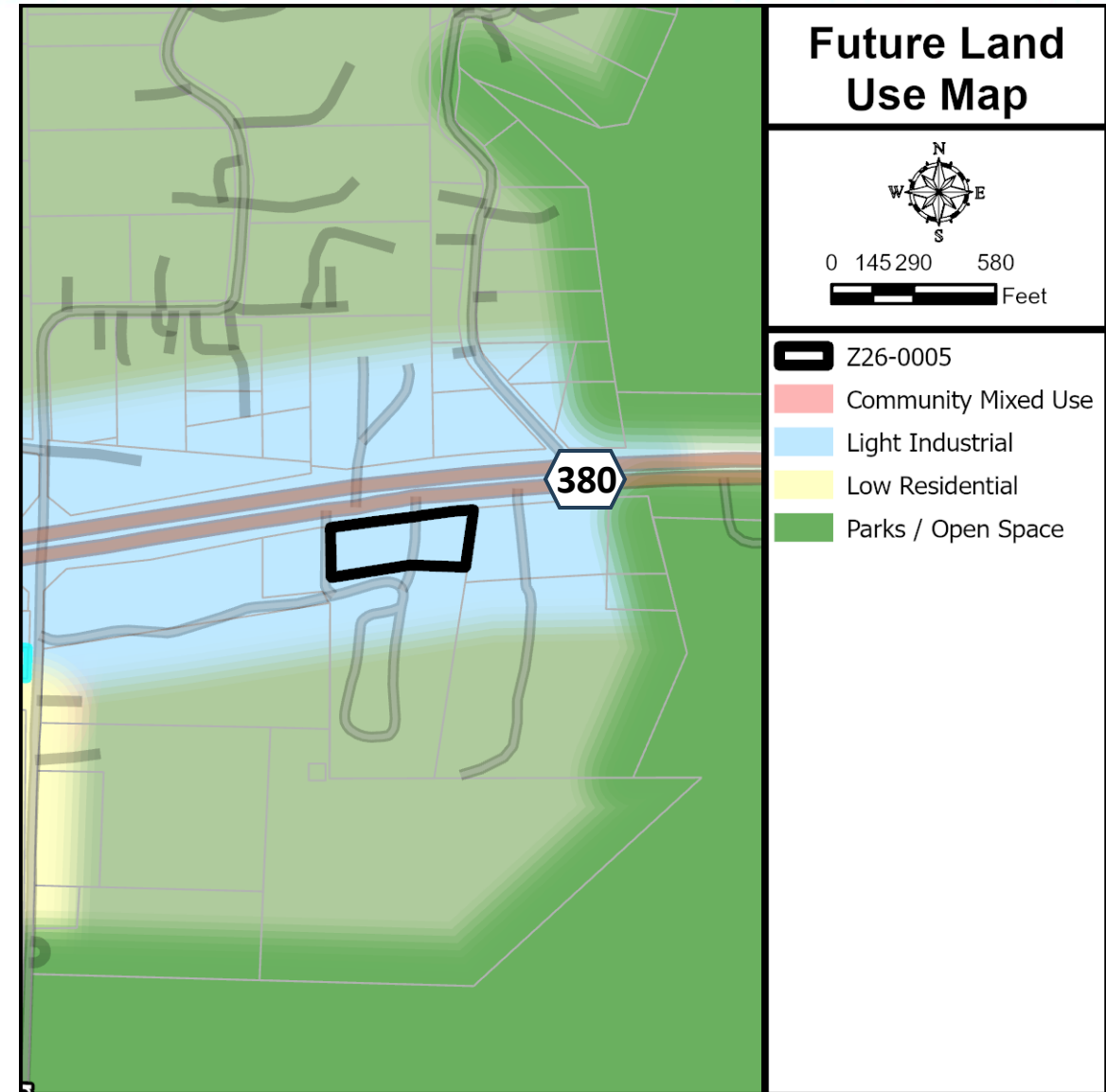
1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts 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.

Comprehensive Plan

- Future Land Use: Light Industrial
 - Amended by P&Z and Council in 2025
- Designation intended for light industrial activity
 - Includes warehouse and distribution, and supporting uses, including offices.
 - In locations with adequate transportation infrastructure
- LI zoning intended to provide light industrial and employment uses
- Fiscal and Economic Vitality Goal 3.1.1: Ensure adequate land for future economic growth
- Rezoning **is consistent** with Comprehensive Plan



Other Considerations

- **Significant Changes Warrant Zoning Change:**

- Increasing recent inquiries and submittals in this area – development trends point to more commercial and industrial coming.
- TXDOT future freeway conversion of 380 in this area

- **Minimize Adverse Impacts:**

- Surrounding development is primarily commercial and industrial
- An SUP for Outdoor Storage will be required to bring the site into compliance.
- Buffer requirements for commercial or industrial adjacent to residential



Public Notification

- Website Notice: May 27, 2026
- Newspaper Notice: May 30, 2026
- Property Signs Posted: May 14, 2026
- Mailed Notices
 - 200 ft Letters: 10 mailed
 - 500 ft Postcards: 11 mailed
- No responses have been received.



Notification Map



0 140280 560
Feet



Recommendation

Staff is recommending **approval** of the requested rezoning because it is compliant with the Criteria for Approval found in the Denton Development Code 2.4.5E and 2.7.2D.

Planning and Zoning Commission recommended approval (6-1) of the rezoning at their May 27, 2026 meeting.

QUESTIONS?

Sean Jacobson
Senior Planner
Development Services