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Request

- **Rezone** approximately 3.158 acres from **PD-SC to PF District**.
- **Purpose:** Develop Fire Station 6.
- **Prior Approvals:** City purchased subject property for a fire station facility in Dec 2023.

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Current vs Proposed Zoning

<p>Planned Development District</p> <ul style="list-style-type: none"> • PD allows for land use. • Intended for commercial development with additional landscaping. • Additional landscaping requirements create safety concerns for the fire station. 	<p>Public Facilities District</p> <ul style="list-style-type: none"> • PF allows for land use. • District's purpose is for public uses. • Alternative design processes available to staff.
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Approval Criteria

Summary:

- ✓ Consistent with Prior Approvals.
- ✓ Consistent with purpose of PF District.
- ✓ Consistent with Denton 2040 Comprehensive Plan.

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 Historical Development Agreements
7. Minimize Adverse Environmental Impacts
8. Minimize Adverse Impacts on Surrounding Property
9. Minimize Adverse Fiscal Impacts
10. Compliance with Utility, Services, and Improvement Standards
11. Provide Adequate Road Systems
12. Provide Adequate Public Services and Facilities
13. Rational Planning 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 has 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 surrounding properties in 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.

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Denton 2040 Plan & Future Land Use Map

- Goal CHS-3:** Provide emergency services to keep the community safe and healthy.
 - Action 8.6.3:** Continue to design fire and emergency service facilities to be recognized as notable civic buildings.
- Community Mixed Use:** This designation is intended to promote a mix of uses. Future development will complement and embrace existing and viable uses and raise the standard of design.
- Low Residential:** Includes the city's predominantly single-family neighborhoods, and land uses that support residential neighborhoods such as appropriately scaled public uses.



Site Location
 Low Residential
 Community

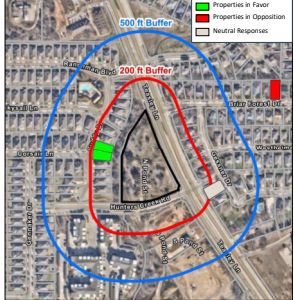
East 10th Ave
 Grandview St
 West Belmont
 Whittier

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Notifications

- Newspaper Notice:** April 6, 2025
- Website Notice:** April 3, 2025
- Property Sign Posted:** April 11, 2025
- Mailed Notices**
 - 200 ft Letters: 26 mailed
 - 500 ft Postcards: 184 mailed
- Responses**
 - Responses in Favor: 2
 - Responses in Opposition: 1 – spoke at P&Z
 - Neutral Responses: 1



500 ft Buffer
 200 ft Buffer

Properties in Favor
 Properties in Opposition
 Neutral Responses

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Recommendation

Staff recommends **approval** of the request, as it complies with the criteria in Sections 2.4.5.E and 2.7.2.D of the Denton Development Code (DDC).

Planning and Zoning Commission recommended **approval** (4-0) of the request at the April 23, 2025 meeting.

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Questions?

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 Development Services

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