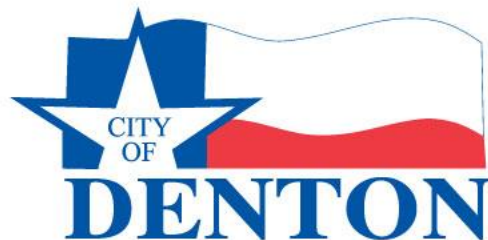


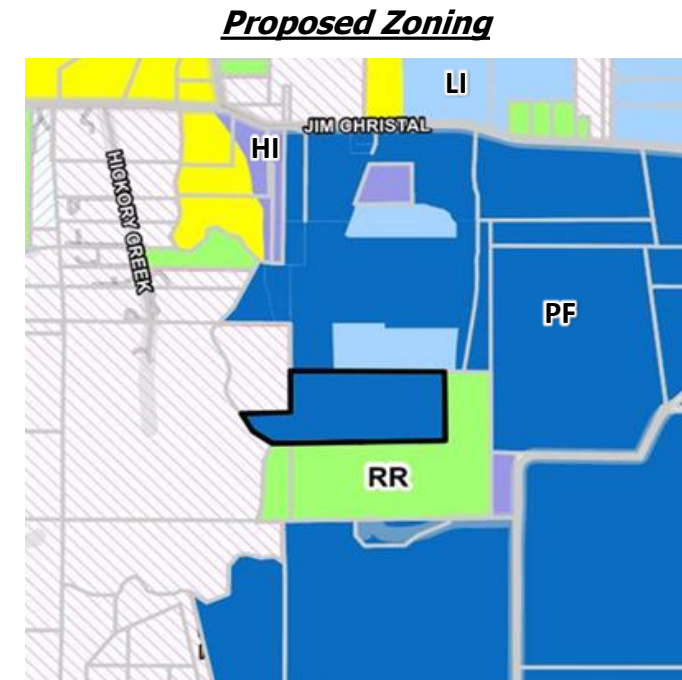
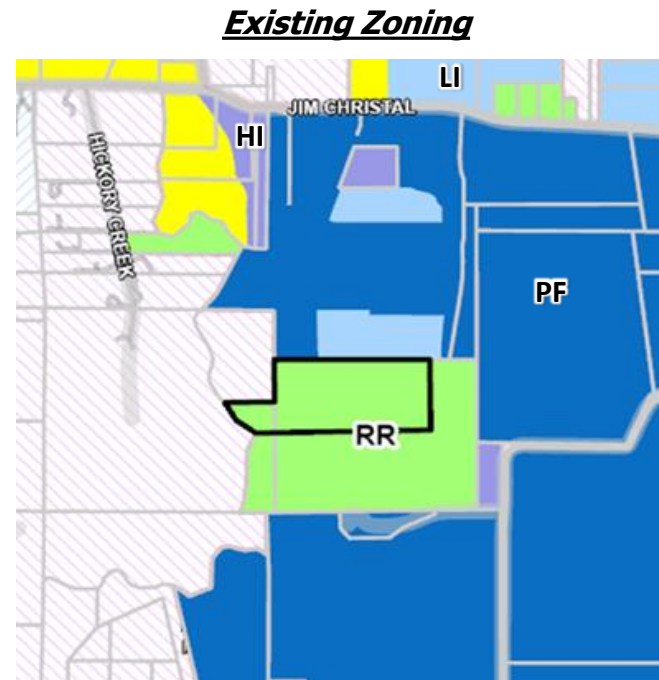
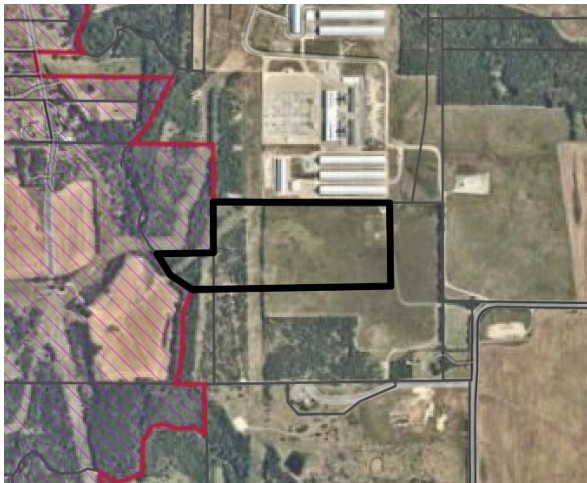
Z24-0014a Denton Energy Center

Matt Bodine
Assistant Planner
November 19, 2024



Request

- **Rezone** approximately 40 acres from **RR District** to **PF District**.
- **Purpose:** To develop the following:
 1. Solid Waste Transfer Station
 2. Data Center Expansion



Approval Criteria

Summary:

- ✓ Consistent with purpose of PF District.
- ✓ Consistent with Denton 2040 Comprehensive Plan.
- ✓ No adverse impacts to the surrounding properties.
- ✓ Significant change in the area is expected.

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.

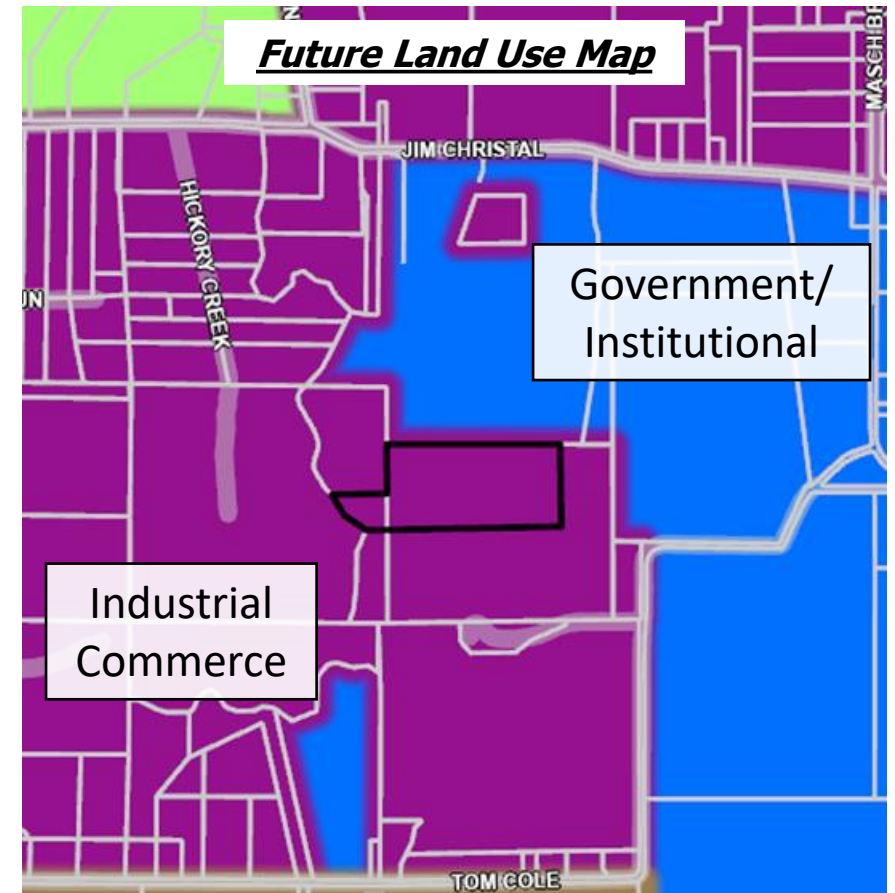
PF District & Future Land Use Map

- **Public Facilities Zoning District**

- This district is intended to provide **adequate lands for public and quasi-public community uses and services**, including but not limited to fire stations, schools, libraries, community centers, hospitals, civic buildings, open space, parks, **utilities**, and other public-related facilities.

- **Industrial Commerce**

- Area where the **predominant uses** include both **light and heavy industrial uses**, such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling. This designation is located primarily west of I-35W near the Denton Municipal Airport.



Denton 2040 Plan

- **Goal LU-4**

- **Grow Resourcefully:** Manage growth for wise use of land resources with staged, **contiguous, and compatible development.**

- **Goal IU-5**

- **Protect public and environmental health and conserve natural resources** through waste minimization, materials reuse, and maximum material recovery; **enhance community appearance and control costs** with efficient collection of solid waste and recycling.

Notifications

- **Newspaper Notice:** Oct 6 & 31, 2024
- **Website Notice:** Oct 3, 2024 & Nov 2, 2024
- **Property Sign Posted:** October 10, 2024
- **Mailed Notices**
 - 200 ft Letters: 2 mailed
 - 500 ft Postcards: 3 mailed
- No written responses have been received.



Recommendation

The Planning & Zoning Commission recommended **approval** of the request (5-0).

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).

Questions?

Matt Bodine
Assistant Planner
Development Services