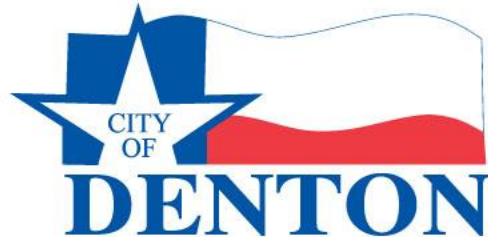


# Z25-0004a Spring Side Industrial

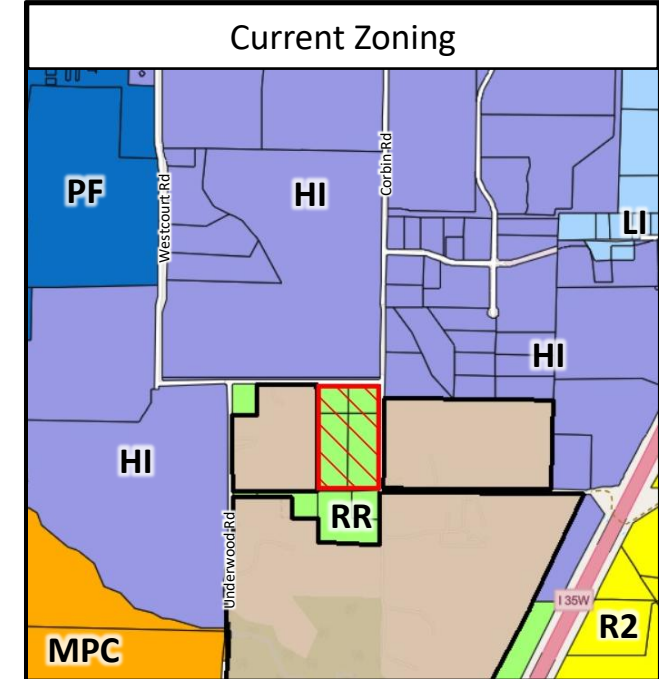
**Matt Bodine**  
**Assistant Planner**  
**8/19/2025**





# Background and Request

- 21.8 acres of open pasture
- Current Zoning: Rural Residential (RR) District
- Adjacent to HI and RR zoned properties and ETJ properties
- Recent Mobility Plan Amendment in area
- **Request: Rezone to Heavy Industrial (HI) District**



# Approval Criteria

## Summary:

- ✓ Consistent with proposed zoning's purpose statement
- ✓ Consistent with Comprehensive Plan
- ✓ Consistent with FLUM
- ✓ There have been and will be significant changes in the area

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

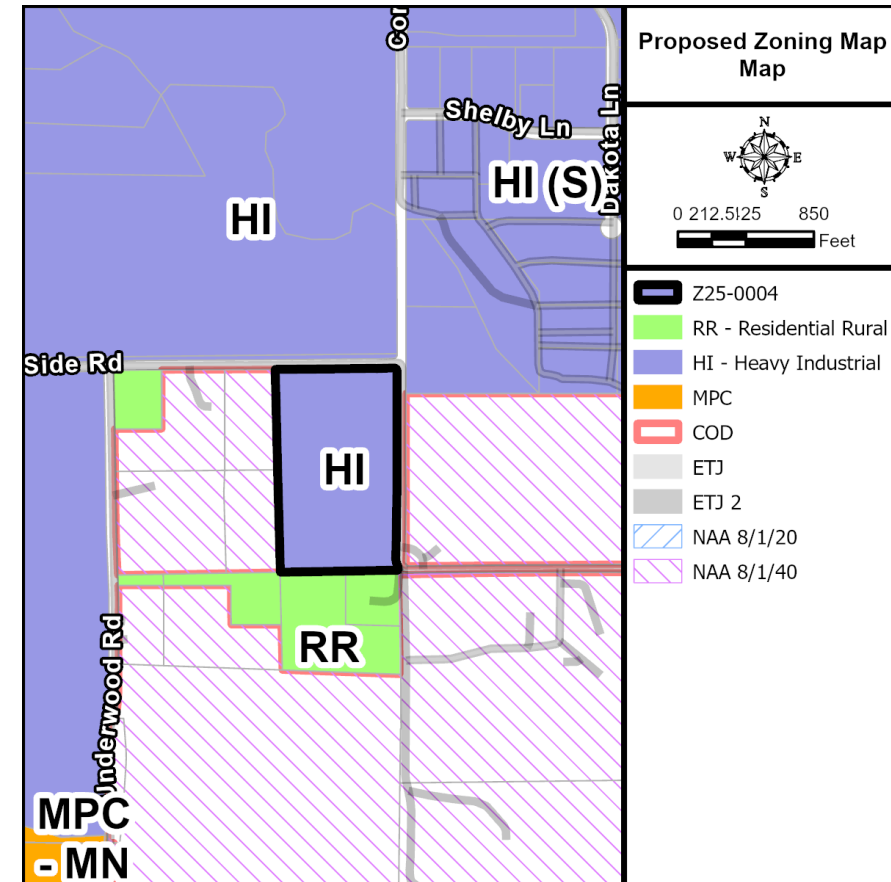
1. General Criteria
2. Prior Approvals
3. Consistent with the Comprehensive Plan and Other Applicable Plans
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. Minimizes Adverse Impacts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

# Proposed HI Zoning District

- **Purpose of Heavy Industrial (HI) District:**
  - Intended for development and operation of indoor and outdoor industrial, distribution, and manufacturing uses
  - Areas primarily west of I-35 W near the Denton Enterprise Airport
- Request is consistent with purpose statement and adjacent zoning
- Performance and design standards minimize impacts





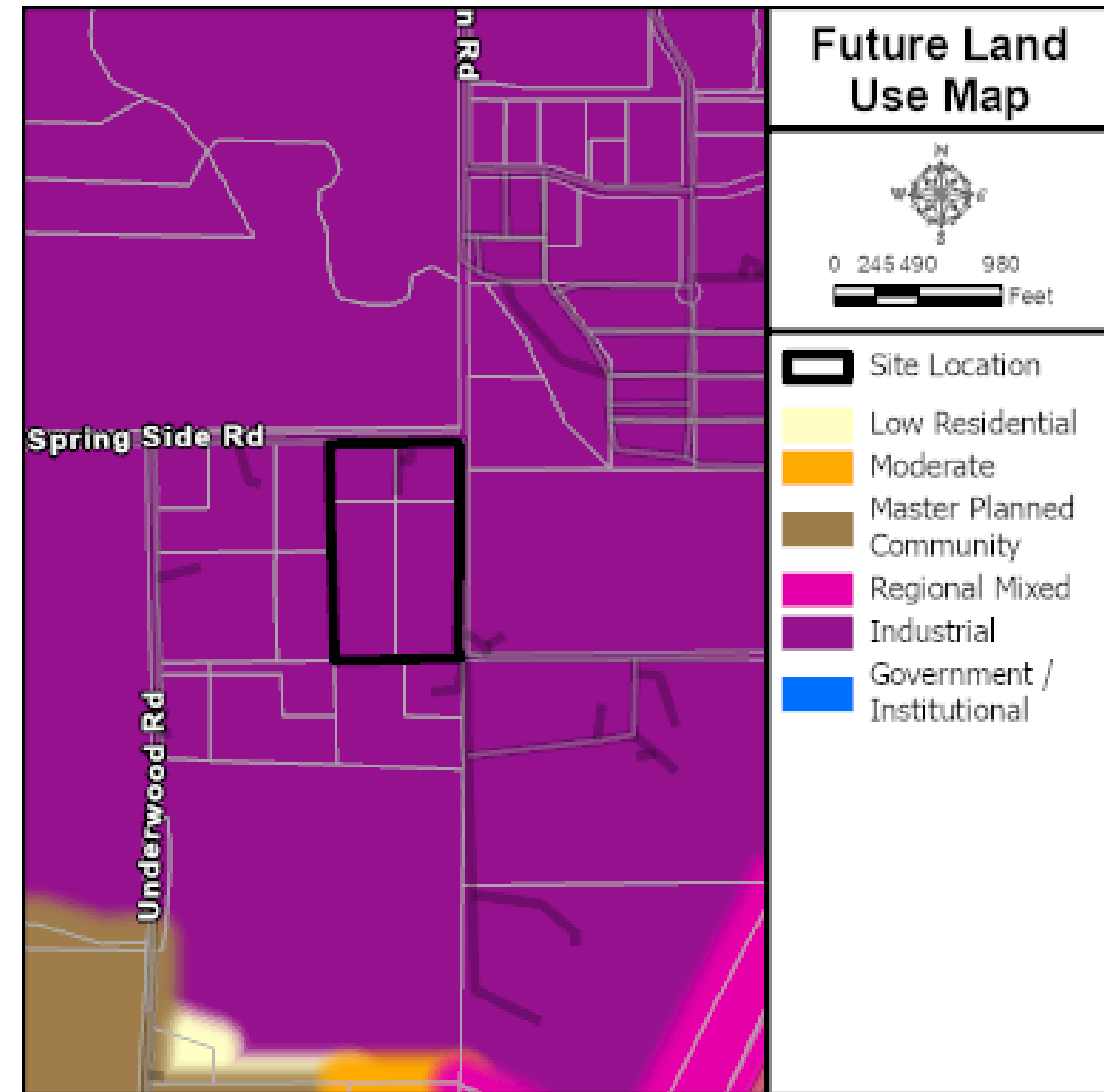
# Comprehensive Plan

- **Future Land Use: Industrial Commerce**

- Area between I-35W and Denton Airport
- Mainly light and heavy industrial uses

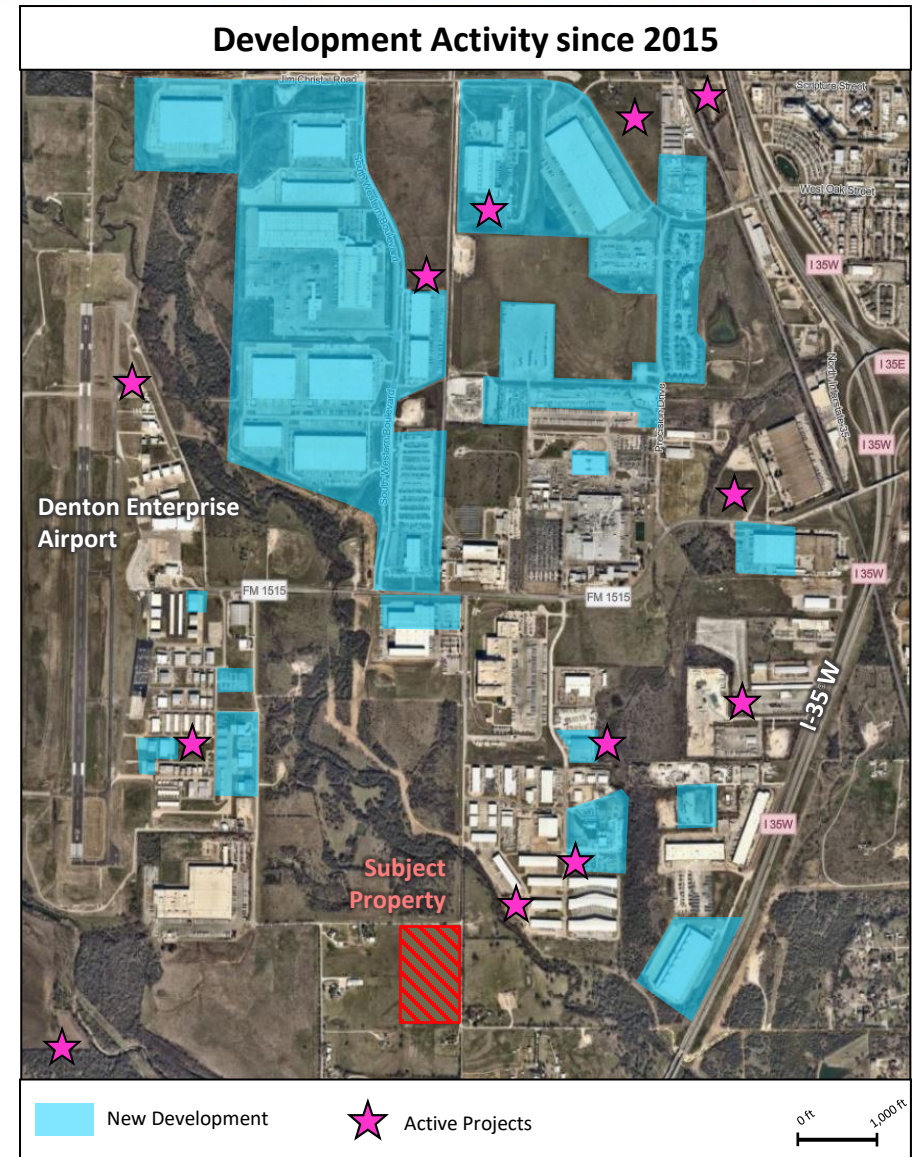
- **Fiscal and Economic Vitality Goal 3.1.1:**

- Ensure adequate land for future economic growth, particularly in the non-residential future land use categories



# Significant Change in the Area

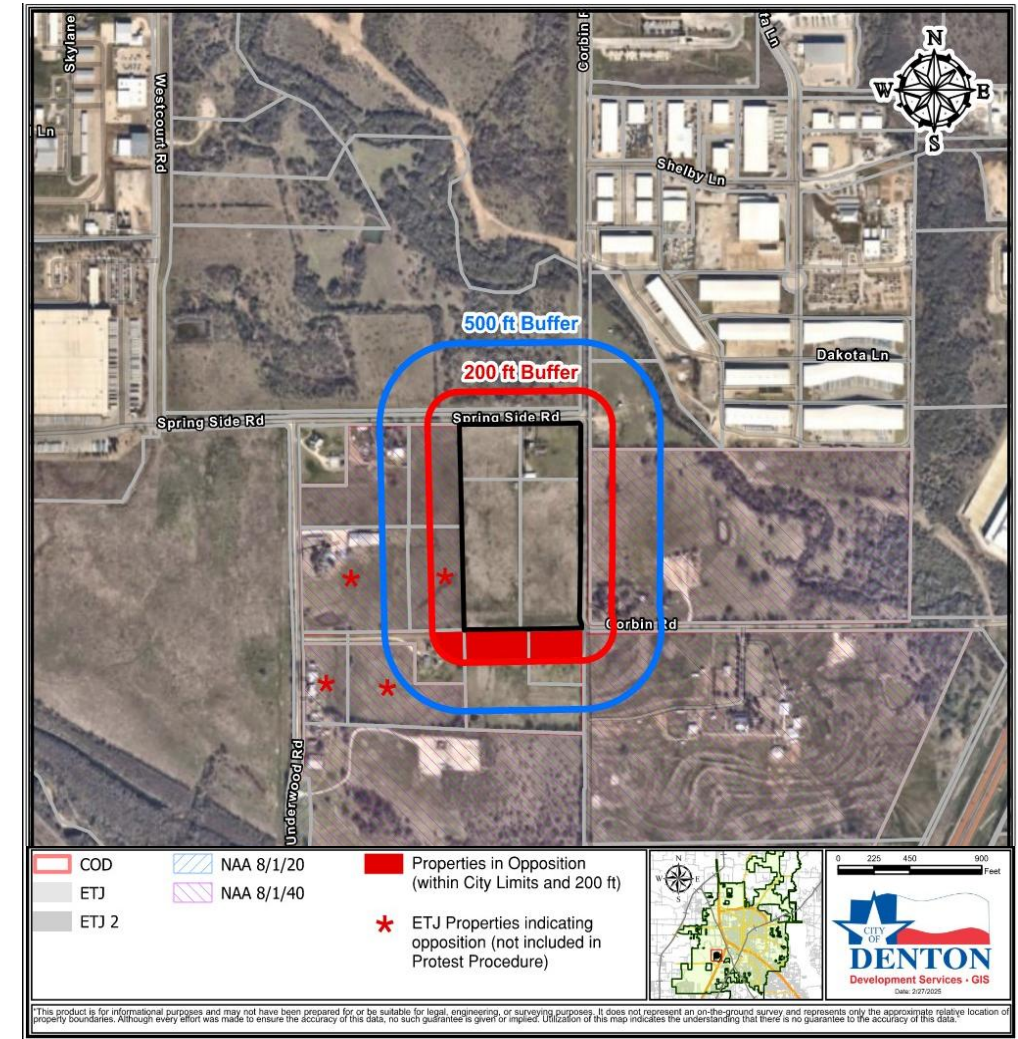
- Significant growth of industrial development in the last decade
- Several projects in the area are in development
- Cole Ranch and Landmark Master Planned Communities
  - ½ mile south of subject property
  - Includes transitional zoning





# Public Notification

- **Website Notice:** July 3 & 31, 2025
- **Newspaper Notice:** July 6 & August 2, 2025
- **Property Signs Posted:** July 10, 2025
- **Mailed Notices**
  - 200 ft Letters: 4 mailed
  - 500 ft Postcards: 5 mailed
- **Responses**
  - Responses in Opposition: 4 total (2 in City limits, 2 in ETJ)
  - Represents approximately 37% of property in City limits within 200 ft



# 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** (3-1) of the request at the July 23, 2025 meeting.



# QUESTIONS?

Matt Bodine  
Assistant Planner  
Development Services