

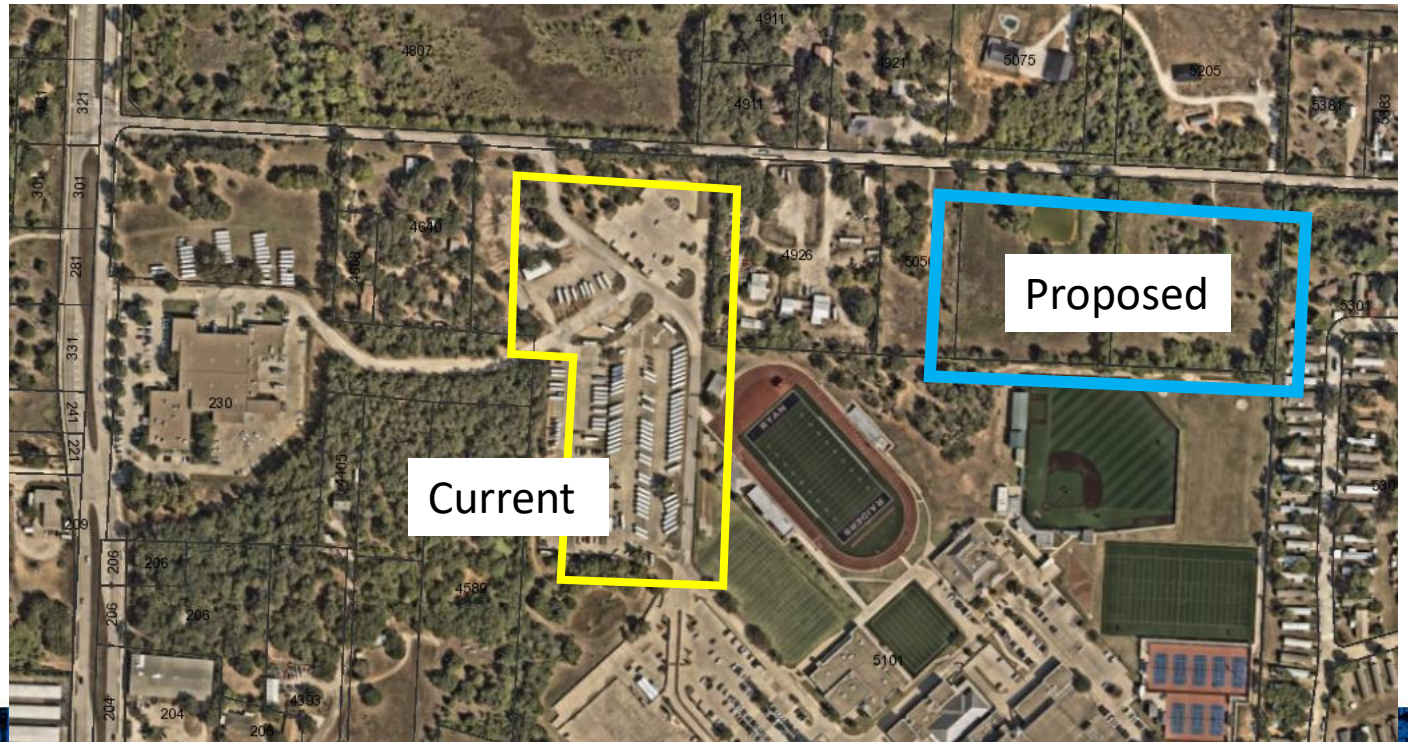
Z24-0011a DISD Transportation Facility

Julie Wyatt
Principal Planner
December 3, 2024



Request Summary

- **Request:** Rezone from R6 District to PF District
- **Purpose:**
 - It is the City's practice to zone all properties owned by government entities as PF District (City, County, School, State).
 - Relocate current transportation facility 420 feet east to subject site. The transportation facility is classified as a Community Service use.
 - Community Service is permitted under both the existing and proposed zoning, thus development of the transportation facility would not require rezoning.
- **Recommendation:** Consistent with Denton 2040 Comprehensive Plan FLUM, goals and complies with criteria for approval



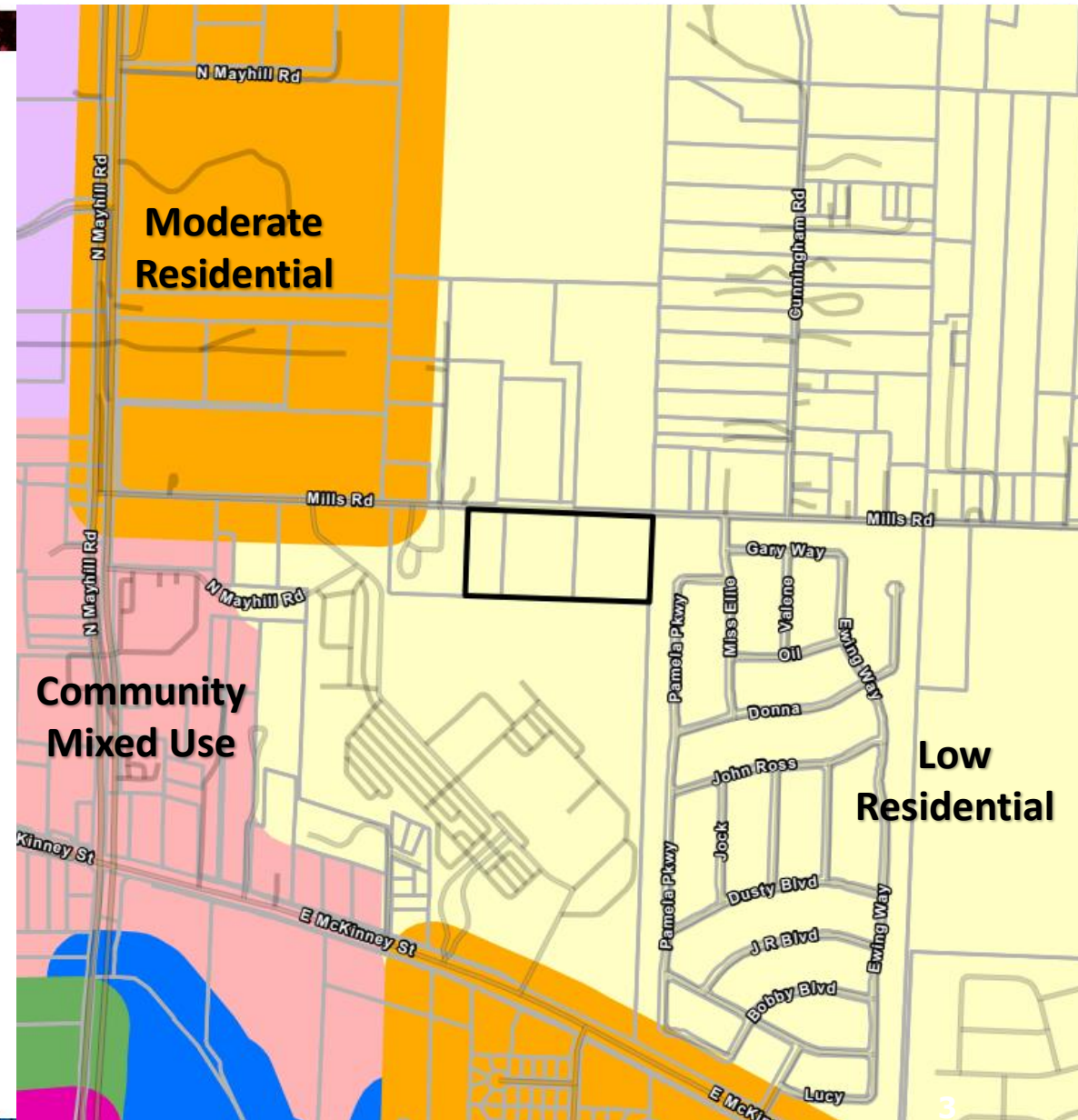
Denton 2040 Comprehensive Plan

Future Land Use: **Low Residential**

- This category may include land uses that support residential neighborhoods, such as neighborhood scaled commercial at arterial and collector street corners, and appropriately scaled **public and quasi-public uses, such as religious and educational institutions.**
- **PF District consistent with FLUM**, as it would facilitate development of a public use to further the educational mission of DISD and serve the community

Housing and Neighborhoods Goal 3: Maintain and improve the livability of Denton's neighborhoods through provision of adequate schools and community facilities.

- Development would allow DISD to maintain bus fleet near its current location, thus continuing transportation support services to ensure students arrive at school safely



Impacts to Surrounding Property

- Proposal would not introduce new uses or activities to the area
- Development must meet current development standards, including street trees, landscape screening, buffers, and site design
- Would not result in significant increase in daily trips.
- Dedicated right-turn lane required to allow the buses to move out of the travel lanes to make right turn movements



Denton ISD				
Time	Weekdays			Notes
	In	Out	Total	
5:00 AM	30	30	60	School Bus Driver Arrival/School Bus Departure
6:00 AM	40	40	80	School Bus Driver Arrival/School Bus Departure
7:00 AM	30	30	60	School Bus Driver Arrival/School Bus Departure
8:00 AM	60		60	Office Employee Arrival/School Bus Return
9:00 AM	50		50	School Bus Return
10:00 AM - 1:00 PM				
2:00 PM		50	50	School Bus Departure
3:00 PM		50	50	School Bus Departure
4:00 PM	30	10	40	School Bus Return/Office Employee Departure
5:00 PM	40	30	70	School Bus Return/School Bus Driver Departure
6:00 PM	30	40	70	School Bus Return/School Bus Driver Departure
7:00 PM		30	30	School Bus Driver Departure
8:00 PM - 4:00 AM				

Public Outreach

- **Newspaper Ad:** November 16, 2024
- **Signs Posted:** November 3, 2024
- **Mailed Notices:**
 - 200 ft. Public Notices mailed: 12
 - 500 ft. Courtesy Notices mailed: 74
- **Responses:**
 - In Opposition: 0
 - In Favor: 1
 - Neutral: 1



Recommendation

The Planning and Zoning Commission recommended **approval** of the request (4-0).

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?

