

# Z24-0013a

# I35 RV Supercenter

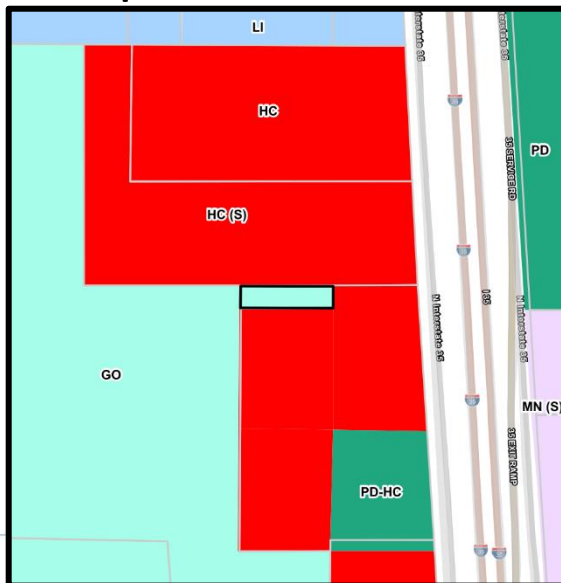
Ashley Ekstedt, AICP  
Associate Planner  
December 3, 2024





# Request

- General Office (GO) Zoning District to a Highway Corridor (HC) Zoning District
- Approximately .358 acres
- Undeveloped; will be platted as a part of the existing RV Sales use
- Purpose: To address nonconformities



EXISTING ZONING



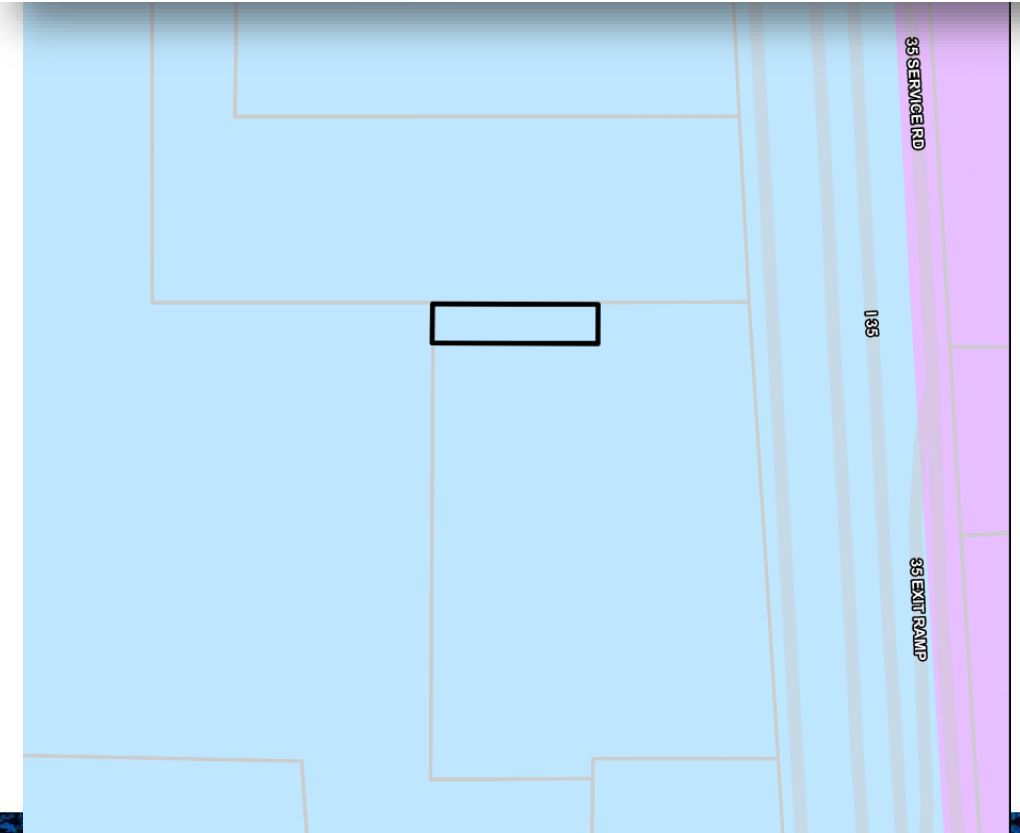
PROPOSED ZONING



# Future Land Use Map and Zoning Purpose Statement

- Light Industrial Future Land Use designation
- The Light Industrial designation is intended for tracts of land that are appropriate for light industrial activity. Primary uses include light manufacturing, assembling, and warehousing and distribution, and include **associated supporting uses**, such as offices, **retail**, and restaurants. Light Industrial areas should have adequate access to infrastructure, including the transportation network.
- Purpose of HC zoning is to provide **high-intensity commercial uses** along the **city's busiest and most visible thorough-fares**. The HC district applies to areas along **highly visible commercial corridors** in the city where elevated design and aesthetic qualities are desired. While the HC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.

Future Land Use		
 City Limits	 Agriculture	 Community Mixed Use
 ETJ Division 1	 Rural Areas	 Neighborhood Mixed Use
 ETJ Division 2	 Low Residential	 Neighborhood / University Compatibility Area
 Lakes	 Moderate Residential	 Business Center
 Potential Municipal Utility Districts (MUDs) (petitioning for state approval)	 Master Planned Community (refer to approved development plans)	 Light Industrial
	 Downtown Denton	 Industrial Commerce
	 Regional Mixed Use	 Government / Institutional
		 Parks / Open Space





# Criteria for Approval – Development Code

## 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)

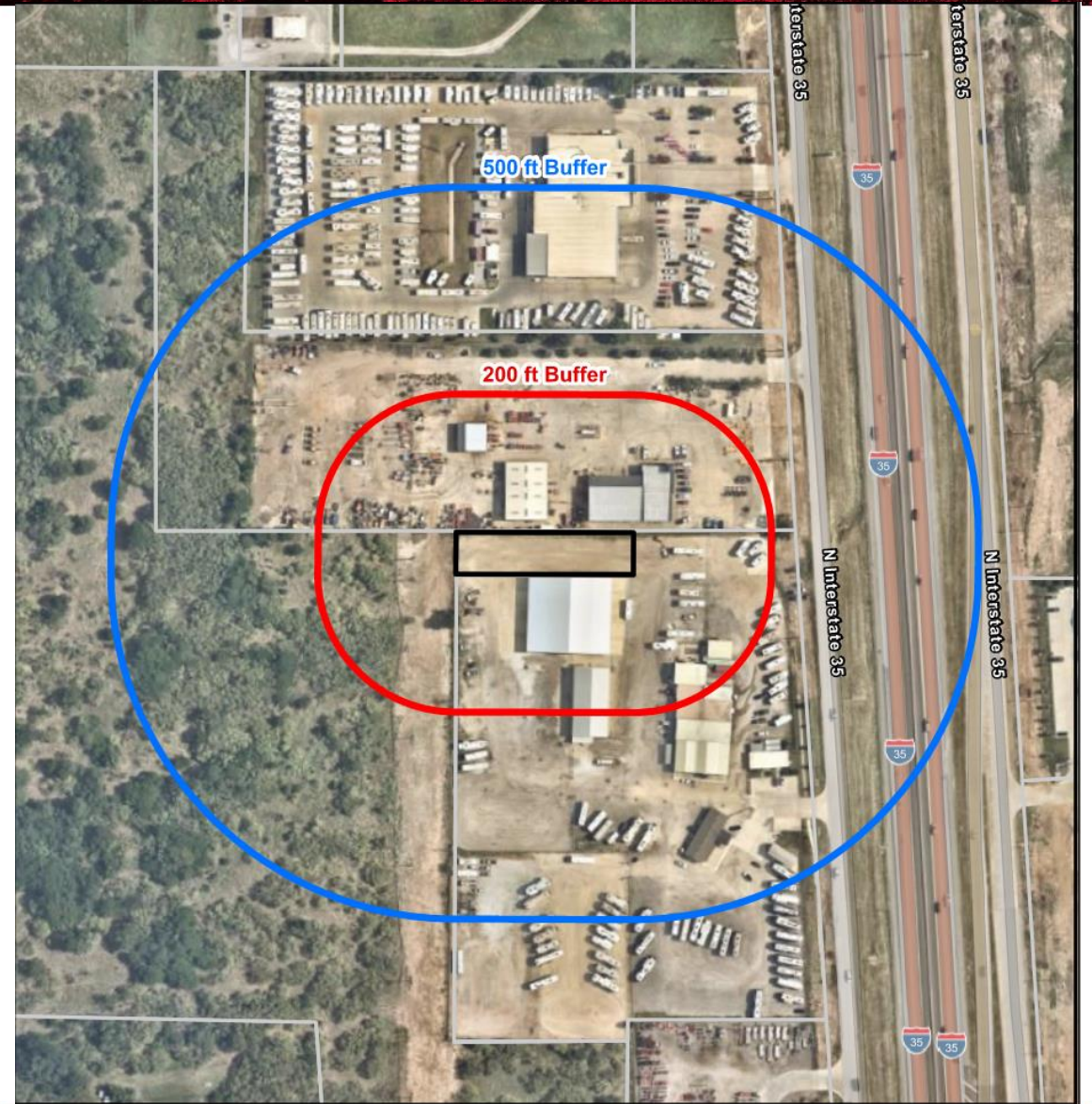
- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- 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.

## Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with HC Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Zoning is not expected to have adverse impacts on surrounding properties.

# Notification

- **Newspaper Ad:** September 21, 2024
- **Website:** September 19, 2024
- **Property Posted:** August 27, 2024
- **Mailed Notices:**
  - 200 ft. Public Notices mailed: 3
  - 500 ft. Courtesy Notices mailed: 3
- **Responses:**
  - In Opposition: 0
  - In Favor: 0
  - Neutral: 0





# Recommendation

Staff recommends **approval** of the zoning change request to a Highway Corridor (HC) Zoning District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).

The Planning & Zoning Commission recommended approval [4-1].

# QUESTIONS?

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Development Services