

Proposed DDC Amendment: Limitation 34

Planning Division

March 20, 2018



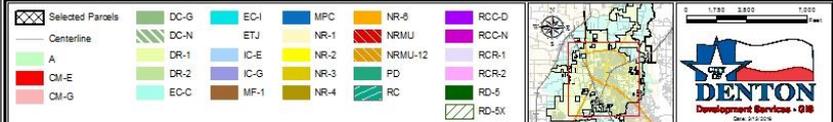
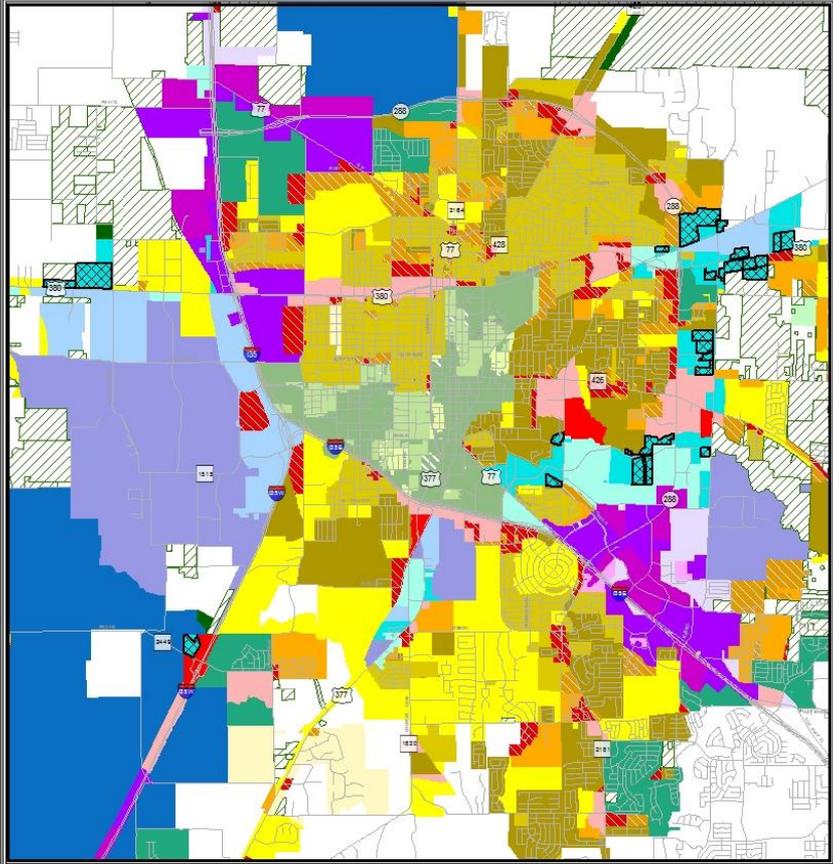
Request

- ▶ Give staff guidance on a proposed amendment to the Denton Development Code to remove a limitation on the square footage and number of truck bays for the Distribution Center/Warehouse, General and Warehouse, Retail uses in the Employment Center Districts.

Background

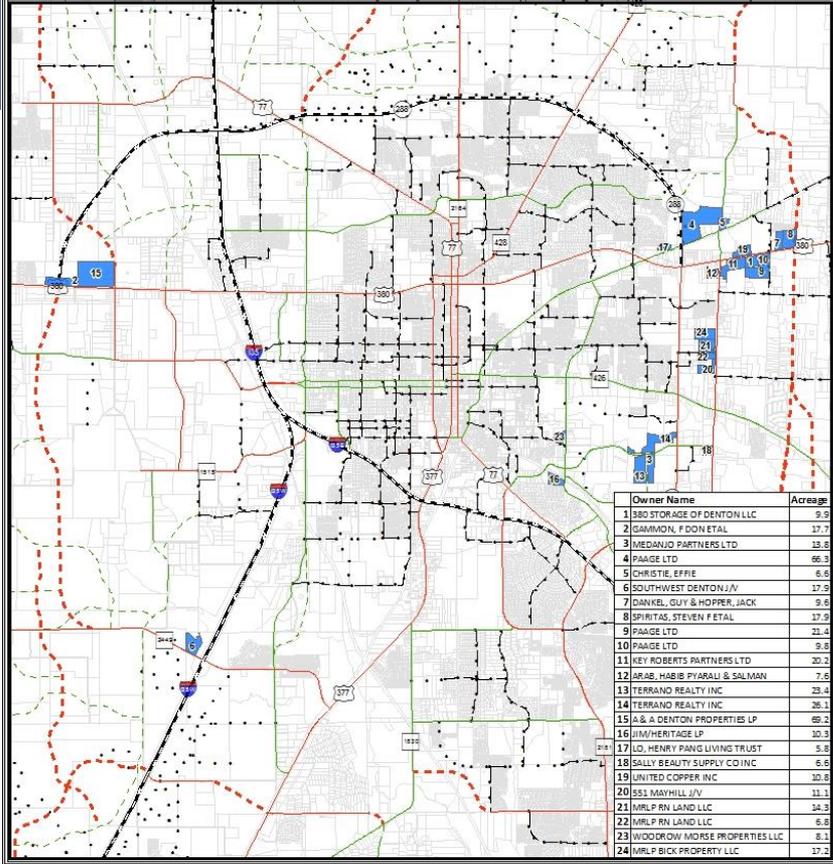
Distribution/Warehouse Uses in the Employment Center Districts		
Use	Prior to Ordinance 2012-155	Current DDC
<i>Wholesale Storage and Distribution</i>	EC-I: L(34) applied EC-C: Not Permitted	Use removed by 2012-155
<i>Distribution Center</i>	EC-I: Permitted by Right EC-C: Not Permitted	Use removed by 2012-155
<i>Wholesale Sales</i>	EC-I: Permitted by Right EC-C: Permitted by Right	EC-I: Permitted by Right EC-C: Permitted by Right
<i>Distribution Center/Warehouse, General</i>	Use added by 2012-155	EC-I: L(34) applies EC-C: Not Permitted
<i>Warehouse, Retail</i>	Use added by 2012-155	EC-I: L(34) applies EC-C: L(34) applies

Selected Vacant Properties or Properties with a Gas Well (Within EC-I Zoning) Site Location



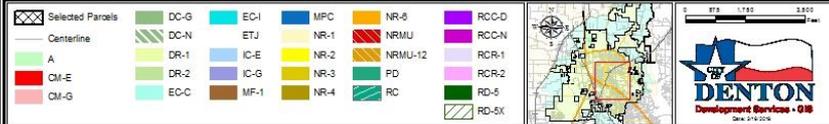
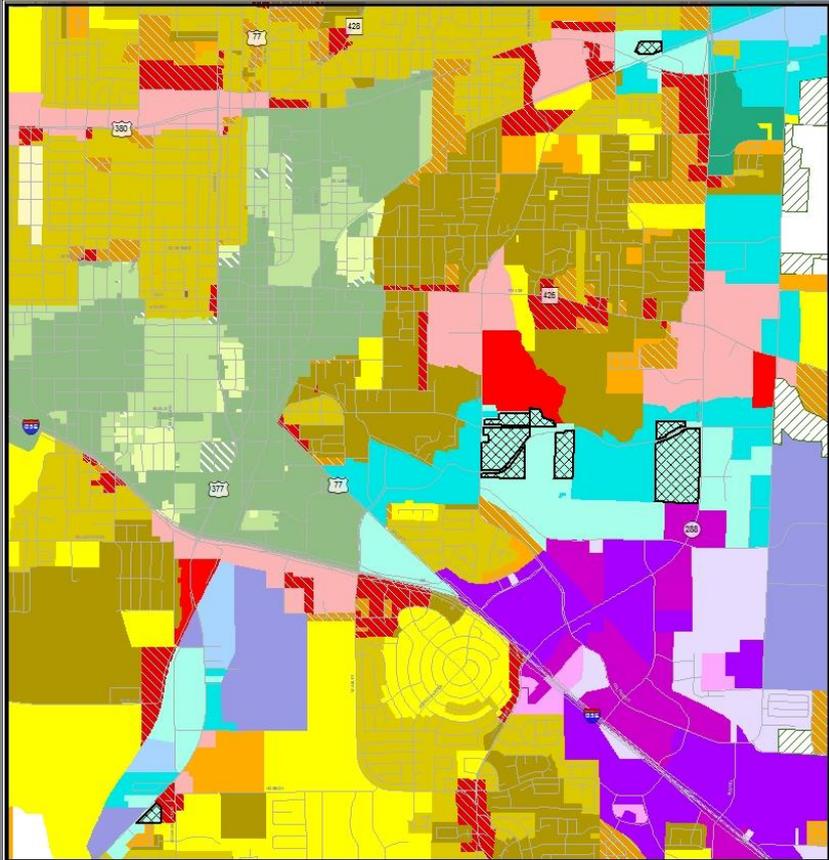
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Selected Vacant Properties or Properties with a Gas Well (Within EC-I Zoning) Site Location



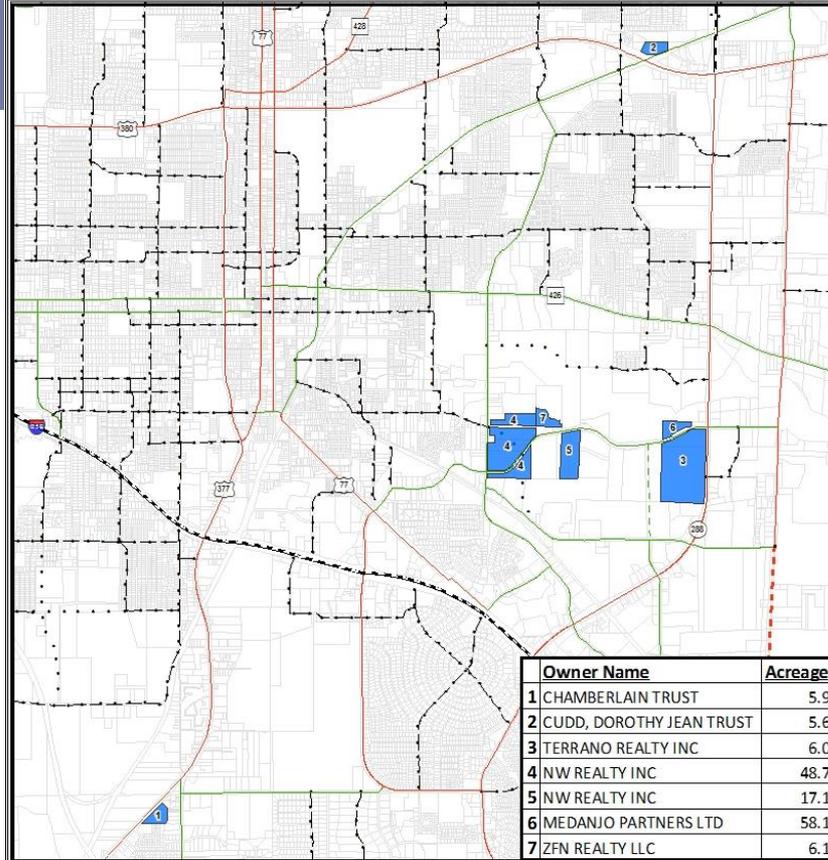
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Selected Vacant Properties or Properties with a Gas Well (Within EC-C Zoning) Site Location



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Selected Vacant Properties or Properties with a Gas Well (Within EC-C Zoning) Site Location



	Owner Name	Acreage
1	CHAMBERLAIN TRUST	5.9
2	CUDD, DOROTHY JEAN TRUST	5.6
3	TERRANO REALTY INC	6.0
4	NW REALTY INC	48.7
5	NW REALTY INC	17.1
6	MEDANJO PARTNERS LTD	58.1
7	ZFN REALTY LLC	6.1



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Recommendations

- ▶ Remove L(34) from the Employment Center Districts by proceeding with a DDC text amendment in advance of the overall code update.
- ▶ As a part of the overall DDC update further clarify the warehouse/distribution center use types.