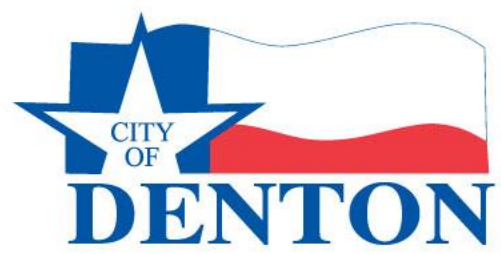


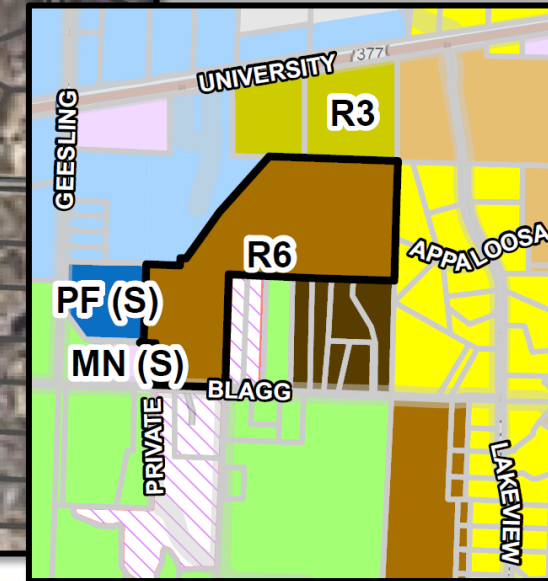
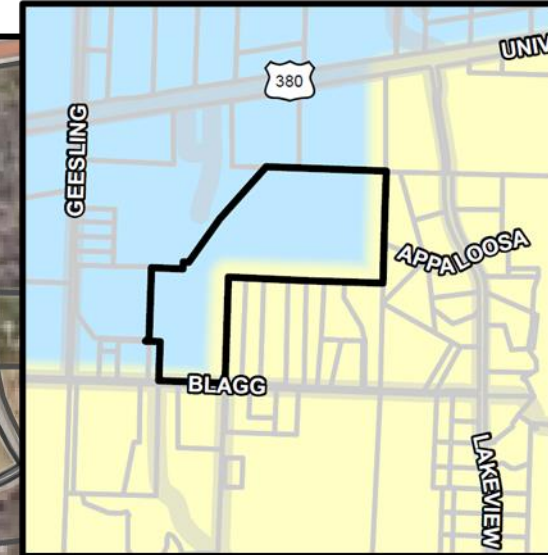
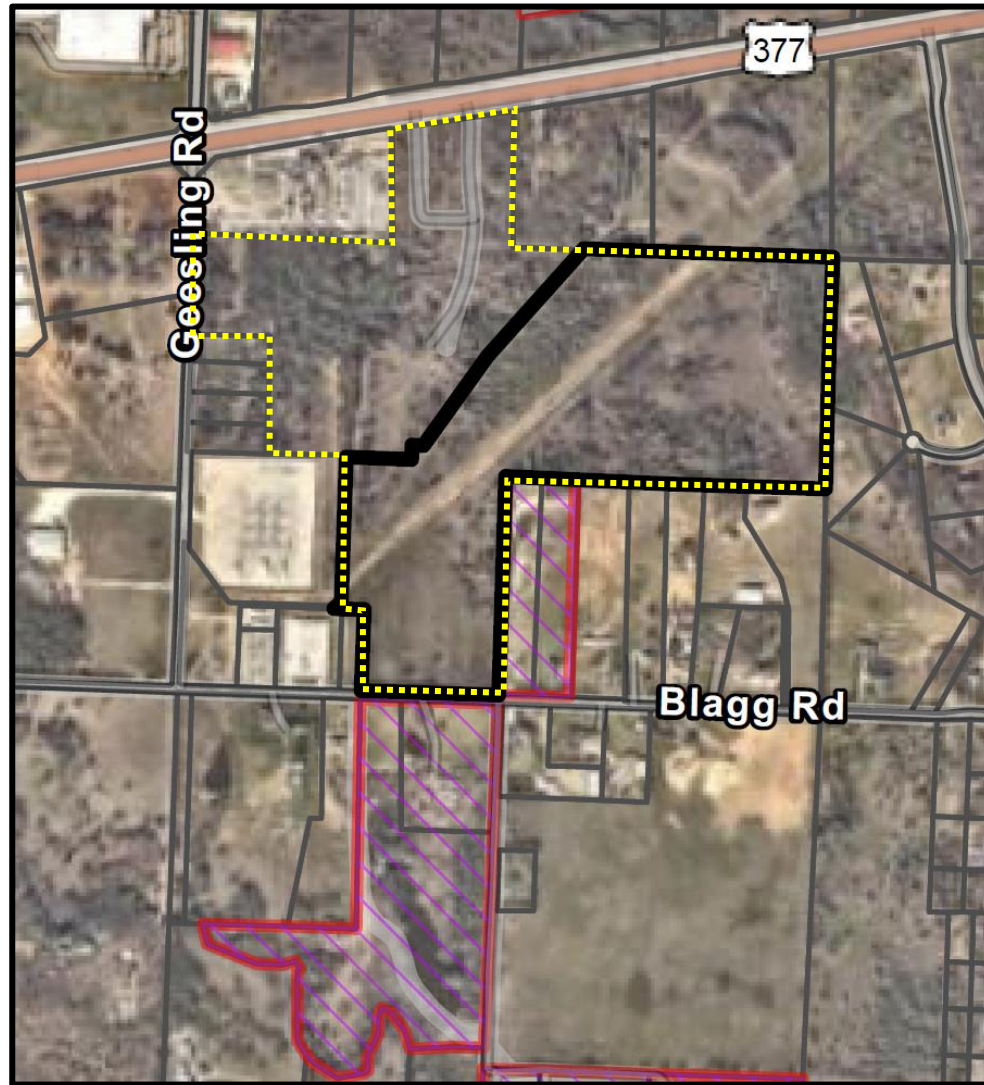
PD24-0005c Walker Geesling

Mia Hines, AICP
Senior Planner
July 16, 2024



Request

- Request to rezone from R6 to PD-LI
- 52.589 acres north of Blagg Road, approx. 800 ft east of Geesling Road (part of 86.07-acre tract)
- Request would:
 - Establish Light Industrial Zoning
 - Requires ESA compliance at ZCP review
 - Requires 250' building setback from residential properties & Blagg Road
 - Requires 50-foot-wide buffer w/ 50 buffer points adjacent to residential properties & Blagg Road



Proposed PD Development Standards



Standard	LI District	Proposed PD-LI District
Side Yard Setback (DDC 3.5.2)	Minimum 5 feet; buildings adjacent to a residential zoning district shall comply with DDC 7.10.6	Minimum 250 feet from residential zoning districts and neighboring ETJ properties located to the east and south
Land Use Compatibility Buffer adjacent to SFR (DDC 7.7.6)	Minimum 30 feet with 50 points from DDC Table 7.E	Minimum 50 feet with 50 points from DDC Table 7.E adjacent to the east and south property lines; <i>limits wall placement to preserve tree canopy</i>
ESA Compliance Review (DDC 7.4.4)	Allows for compliance at various stages of the Development Review process	Requires compliance with Zoning Compliance Plan
<i>Use Restrictions</i>	<i>Uses per DDC Table 5.2-A</i>	<i>Prohibits automotive fuel sales, major & minor automotive repair, travel plaza, hotel, motel, & parking lot as principal use</i>
<i>Building Heights (DDC 3.5.2)</i>	<i>Maximum 75 feet</i>	<i>Maximum 55 feet</i>

Criteria for Approval, DDC Subchapter 2

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

Summary:

- ✓ **The new PD would be subject to the LI development standards of the DDC consistent with the remainder of the property**
- ✓ **Requires ESA compliance during the review of a Zoning Compliance Plan**
- ✓ **The proposed PD builds in additional buffers to minimize adverse impacts on the surrounding less intense uses**
- ✓ **Light Industrial FLUM Designation – intended to allow for the development of light manufacturing, assembling, and warehousing on tracts of land appropriate for such uses while considering transitions to adjacent land uses**
- ✓ **Low Residential FLUM Designation – predominantly single-family residential but arranged to provide for a compatible mix of uses and appropriate transitions from areas of high intensity to areas of lower intensity**

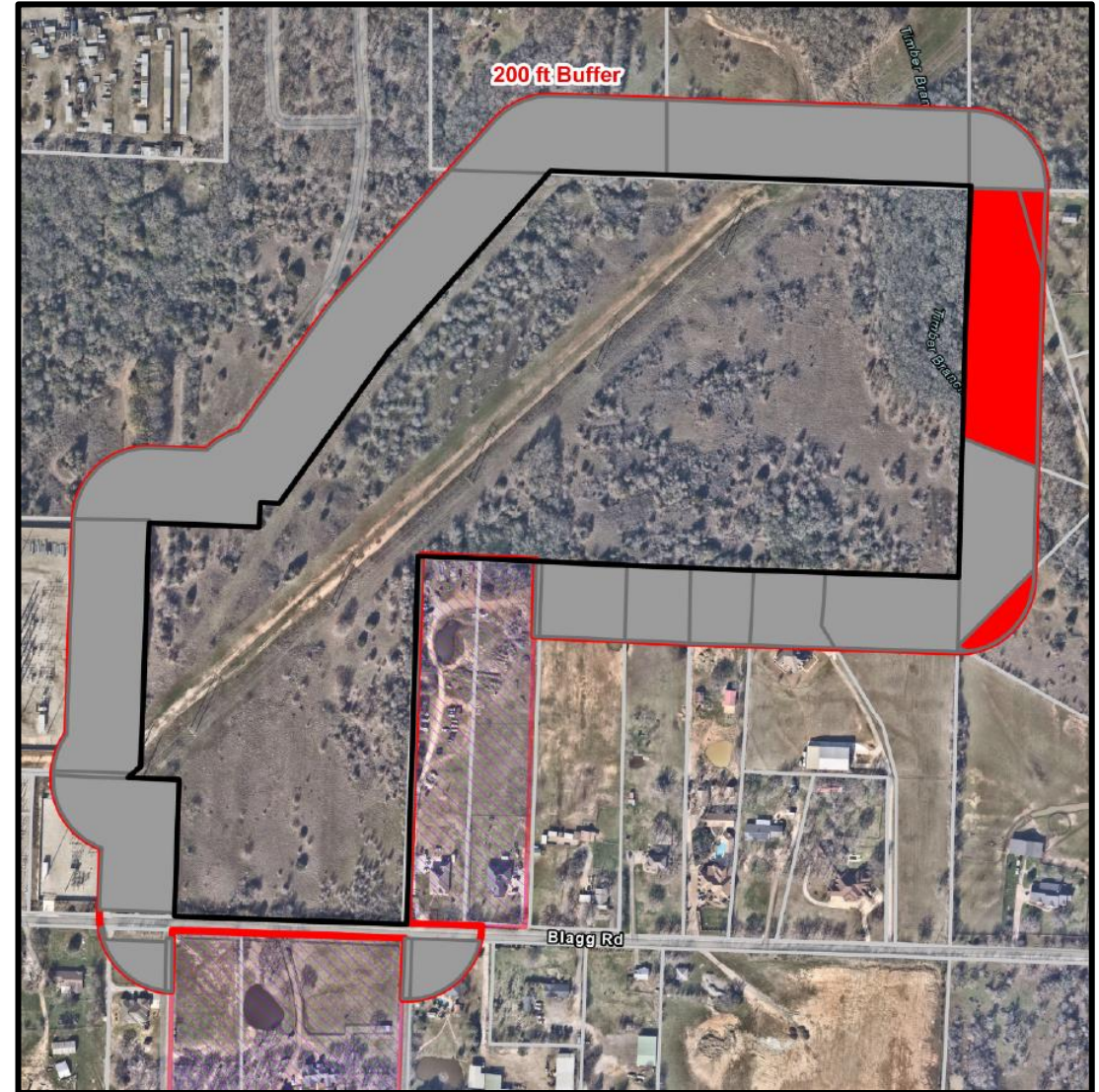
Zoning Criteria for Approval (Sec 2.7.3.E)

1. **Complies with the goals o the Comprehensive Plan**
2. Complies with the goals of relevant Area Plans
3. Complies with this DC, except where modifications are expressly authorized through the PD Regulations Document and PD Development Plan
4. **Provides a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PD District**
5. In the case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area
6. **In the case of proposed commercial, industrial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended;** and
7. The provisions for public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services and parks are adequate to serve the anticipated population within the PD District
8. **The conditions and/or restrictions imposed by the PD are necessary and sufficient to address any significantly adverse impacts to surrounding properties or the neighborhood**



Public Outreach

- Newspaper Ad: May 26, 2024
- Property Posted: May 30, 2024
- Mailed Notices:
 - 200 ft. Public Notices mailed: 21
 - 500 ft. Courtesy Notices mailed: 24
- Responses:
 - In Opposition: 3 (12.27%)
 - Drainage, land use, traffic impact
 - In Favor: 0
 - Neutral: 0



Recommendation

Staff recommends **approval** of the request, as it complies with the criteria in Sections 2.4.5.E and 2.7.3.E of the Denton Development Code (DDC).



QUESTIONS?

Mia Hines, AICP

Senior Planner

Planning & Development Services