

Zoning Change Project Narrative
3482 Spring Side Drive
Z25-0004

Project Description/Summary:

Location:

The property, consisting of 4 tracts (r37019, 37016, 37013 & 37023), is located at the southwest corner of Corbin Road and Spring Side Drive consisting of +/- 22 acres.

Purpose/Project Description:

To change the zoning from RR to HI in order to be consistent with zoning in this area and to create a shovel-ready site for businesses desiring to locate in Denton's industrial corridor.

The land is currently unplatted. There was a proposed project for a food processing facility in 2024 (PAC-----), which was withdrawn when the applicant decided to locate to another state. Other than that proposed project, which never progressed to a rezoning application stage, there are no known applications for rezoning or permits on the property.

Surrounding Property Use:

Property is bounded on the north and east by HI zoning, to the west by property outside the city limits and to the south by RR zoning.

Existing and Proposed Land Use:

Existing Zoning: RR (Placeholder Zoning after annexation)

Proposed Zoning: HI

Existing Plat(s): No Plats exist for the property.

Acreage: The tract is +/- 22 acres in the proposed zoning change application.

Land Characteristics: The tract is primarily pasture land with a residential house and a metal shop structure located on the +/-3 acre northeast corner.

Existing Uses: 1 single family home and +/- 20 acres of pasture for grazing cattle.

Proposed Uses: Highest and Best Use is Distribution Warehouse.

Phasing and Proposed Access: At this time, There is not a user or developer contemplating a project at the property.

Existing Utilities: Utilities in the form of City water, sanitary sewer and electric do not exist to the property. City water and sewer are located along Corbin Road, just to the North of the Property

Existing Topography and Drainage: The property falls

Public Benefit:

The following benefits are provided by this development to the public through the use of the HI Zoning District:

- Provide a site already zoned and ready to accommodate a user or developer seeking to locate in Denton's industrial corridor who does not have the time or desire to go through the rezoning process in order to know if their project is viable in Denton.
- The city has missed out on several desirable users over the years because we did not have a shovel-ready site available. It is clear by the development that has occurred to the north of the site & continues to happen in this corridor, that these types of users want to be here.
- The city stands to benefit by having sites already zoned, allowing these types of users to move through the process & get opened faster than if rezoning had to occur first.

Consistency with the requirements of the Denton Development Code (DDC):

- HI zoning of this tract is consistent with development in the surrounding area.
- There have been significant changes in the immediate area to warrant the requested zoning change.
- The intensity of the expected uses in the new zoning district is not expected to create significant adverse impacts to surrounding properties.

Impact of the Proposed Change On:

- a. The Goals and Objectives of The Denton 2040 Comprehensive Plan: The 2040 Comprehensive Plan Future Land Use Plan for this area is Industrial Commerce.
- b. The Future Land Use Element of The Denton 2040 Comprehensive Plan: The proposed zoning district change meets the intent of Industrial Commerce of the Future Land Use Element.
- c. The Balance of Land Uses in the City: The balance of Land Uses in the City will not be altered because of the proposed zoning district change.
- d. Adequate Public Facility Elements and How the Change Will Effect the Provision of Services Anticipated by The City: Because of the

Zoning Map Amendment Approval Criteria:

- a. *The proposed rezoning is consistent with the Comprehensive Plan.* As shown above, the proposed zone district change is consistent with the 2040 Comprehensive Plan and fits within the Community Mixed-Use designation.
- b. *The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3: Zoning Districts:* The rezoning is consistent with the purpose statement for the HI district.
- c. *There have been significant changes to the area to warrant a zoning change:* Development of hundreds of thousands of square feet in industrial projects in the immediate area.
- d. *The intensity in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood:* As shown above, this zoning change will have negligible impact to the surrounding properties.
- e. *Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development:* Adequate public facilities are available, and this development will not have a negative impact on existing service.
- f. *The property was annexed into the city with a zoning designation of RR, historically known as “placeholder zoning” until such time the proper zoning was put in place for a use compatible with those around it.*