

Rezoning Proposal

Request: Rezoning from Residential to Light Industrial

Location: City of Denton, Texas

Applicant: Winston-Cox Waterworx

Date: 03/13/2026

I. Introduction

This proposal is submitted in support of a request to rezone the subject property from a residential zoning designation to a **light industrial zoning designation**. The request is consistent with the intent, purpose, and approval standards of the City of Denton Development Code (DDC), specifically Section 2.4.5(E) (Zoning Map Amendments) and the Specific Criteria for Approval in Section 2.7.2(D).

The proposed rezoning will allow for a productive light industrial use of the property that aligns with existing development patterns in the surrounding area, supports economic growth, and incorporates appropriate standards to mitigate potential impacts on adjacent properties.

II. Compliance with DDC Section 2.4.5(E)

1. Consistency with the Comprehensive Plan

The proposed light industrial zoning is consistent with the City of Denton's Comprehensive Plan goals of promoting orderly development, supporting employment centers, and appropriately locating industrial uses in areas with access to transportation corridors. The subject property is situated in an area where non-residential uses are present or anticipated, making this rezoning a logical transition from residential designation.

2. Suitability of the Property for the Proposed Zoning

The property's size, configuration, access, and proximity to transportation infrastructure make it well suited for light industrial use. Due to surrounding land uses and operational characteristics, the site is not ideal for long-term residential use. Light industrial zoning allows the property to function in a manner that is both practical and aligned with the surrounding environment.

3. Compatibility with Surrounding Uses

The proposed light industrial use will be designed and operated to remain compatible with adjacent properties. Site development will incorporate required buffering, setbacks, screening, and operational controls in accordance with DDC standards to minimize visual, noise, and operational impacts.

4. Public Health, Safety, and Welfare

The rezoning will not adversely affect public health, safety, or welfare. Instead, it will promote compliance with current development standards, improve site organization, and ensure that all operations are conducted within a regulated and controlled framework.

III. Compliance with DDC Section 2.7.2(D) – Specific Criteria for Approval

1. Logical and Reasonable Development Pattern

Approval of the rezoning will promote a logical development pattern by aligning zoning with existing and anticipated land uses. Light industrial zoning is appropriate for the property's location and will reduce potential land use conflicts by formalizing a use consistent with the surrounding area.

2. Adequate Public Facilities and Services

The subject property is served by existing infrastructure, including roadways, utilities, drainage, and emergency services. The proposed zoning will not place undue burden on these systems and will utilize them efficiently.

3. Mitigation of Potential Impacts

Potential impacts associated with light industrial use will be mitigated through compliance with DDC standards, including landscaping, screening, fencing, and operational limitations. These measures will ensure the site remains orderly and compatible with adjacent uses.

4. Economic Benefit to the Community

The proposed rezoning supports economic development by enabling a viable light industrial operation that contributes to employment, supports local industry, and enhances the tax base. This aligns with the City's broader economic development objectives.

IV. Conclusion

The requested rezoning from residential to **light industrial** meets all applicable criteria set forth in DDC Sections 2.4.5(E) and 2.7.2(D). The proposal is consistent with the Comprehensive Plan, compatible with surrounding land uses, supported by adequate infrastructure, and beneficial to the public health, safety, and welfare.

For these reasons, approval of the rezoning request is respectfully requested.

Submitted by:

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