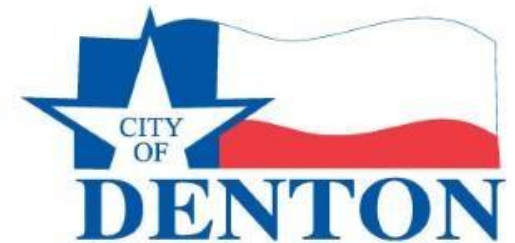


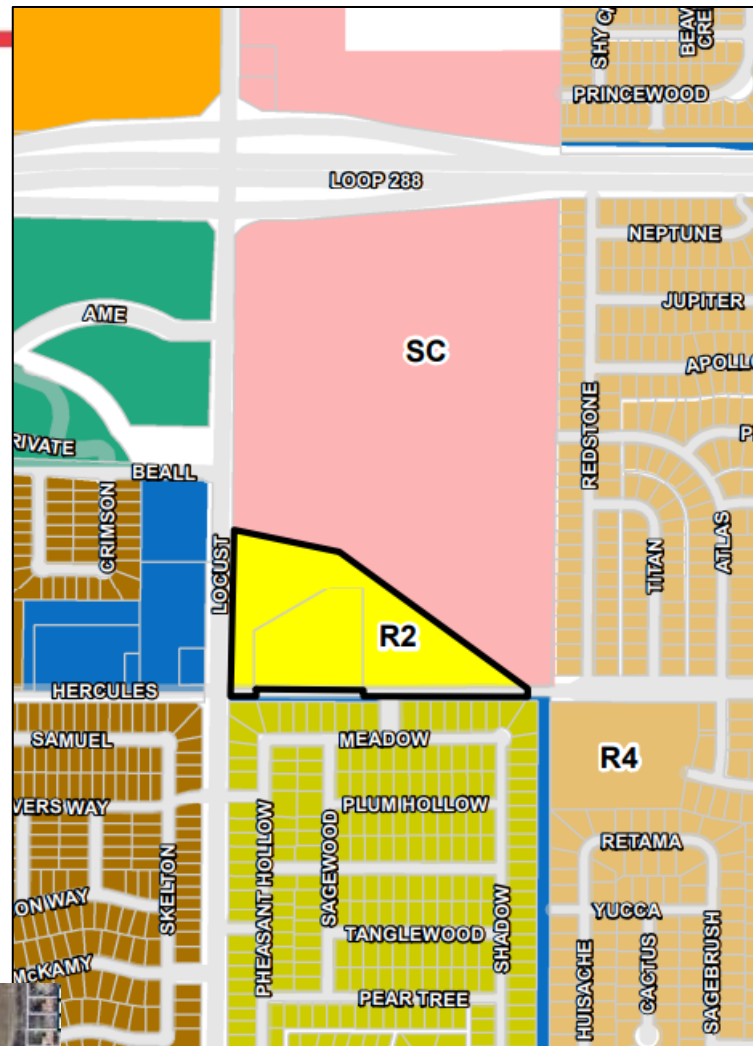
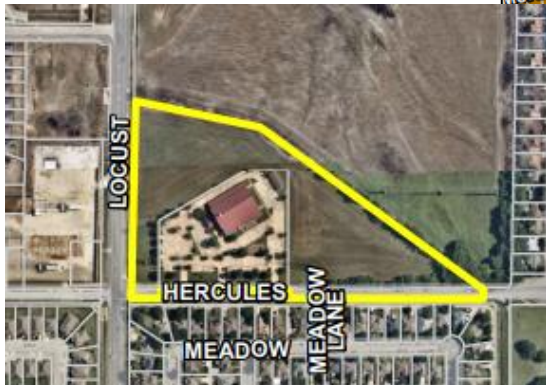
Z22-0008c Asbury UMC Rezoning

**August 16, 2022
City Council**

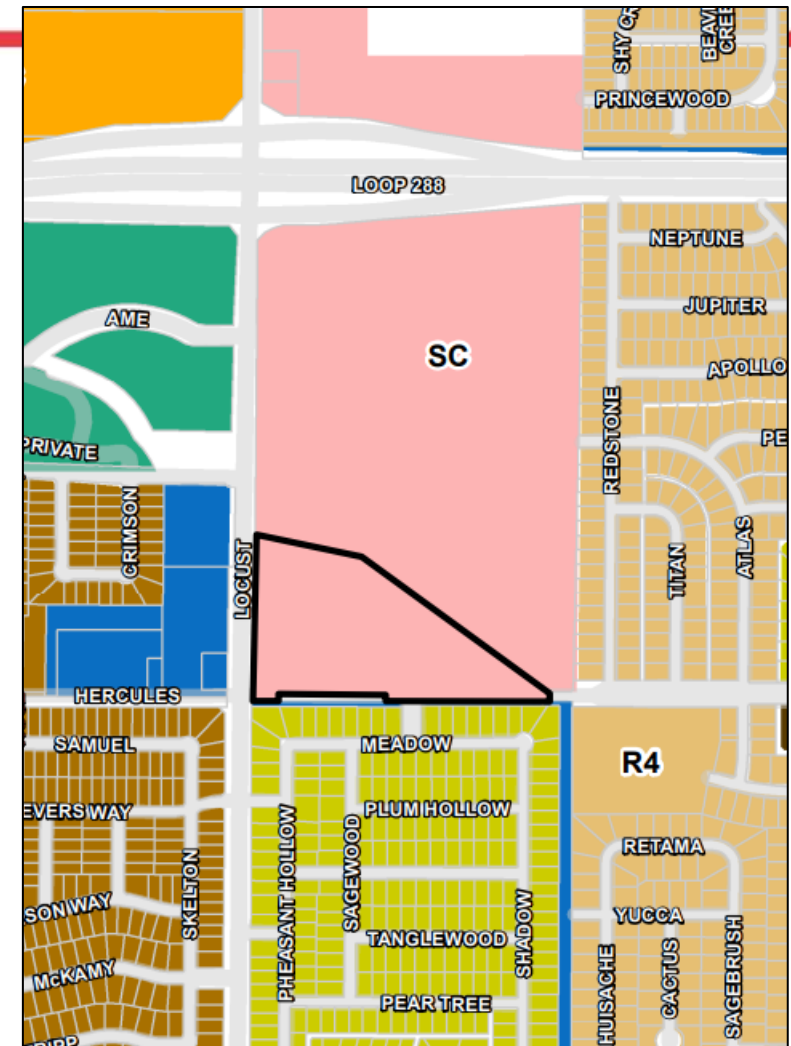


Request & Site Data

- Rezone approx. 13 acres from R2 to SC
 - 4 acres: religious facility use
 - 9 acres: undeveloped
- **Purpose:** telecommunications tower or alternative mounting structure
- If approved, any use permitted in SC could be developed



Existing



Proposed

Approval Criteria

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, Sewer, and Water Regulations
11. Provides Adequate Roadway and Transportation
12. Provides Adequate Public Services
13. Rational Phasing Plan



8/18/2021

Zoning Criteria for All Applications

1. The proposed rezoning is consistent with the current zoning designation.
2. The proposed rezoning is consistent with the Comprehensive Plan.
3. The proposed rezoning is consistent with the proposed zoning district, as shown on the zoning map.
4. There have been or will be significant changes in the area to warrant a zoning change.
5. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
6. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
7. There was an error in establishing the current zoning district.



8/18/2021

File ID: Z21-0014

6

Summary:

- ✓ Project is consistent with Denton 2040 Comprehensive Plan
- ✓ Consistent with the SC purpose statement
- ✓ Design standards minimize impacts to surrounding properties
- ✓ Significant changes in the area



Denton 2040 Plan

Site is predominately designated **Community Mixed Use**

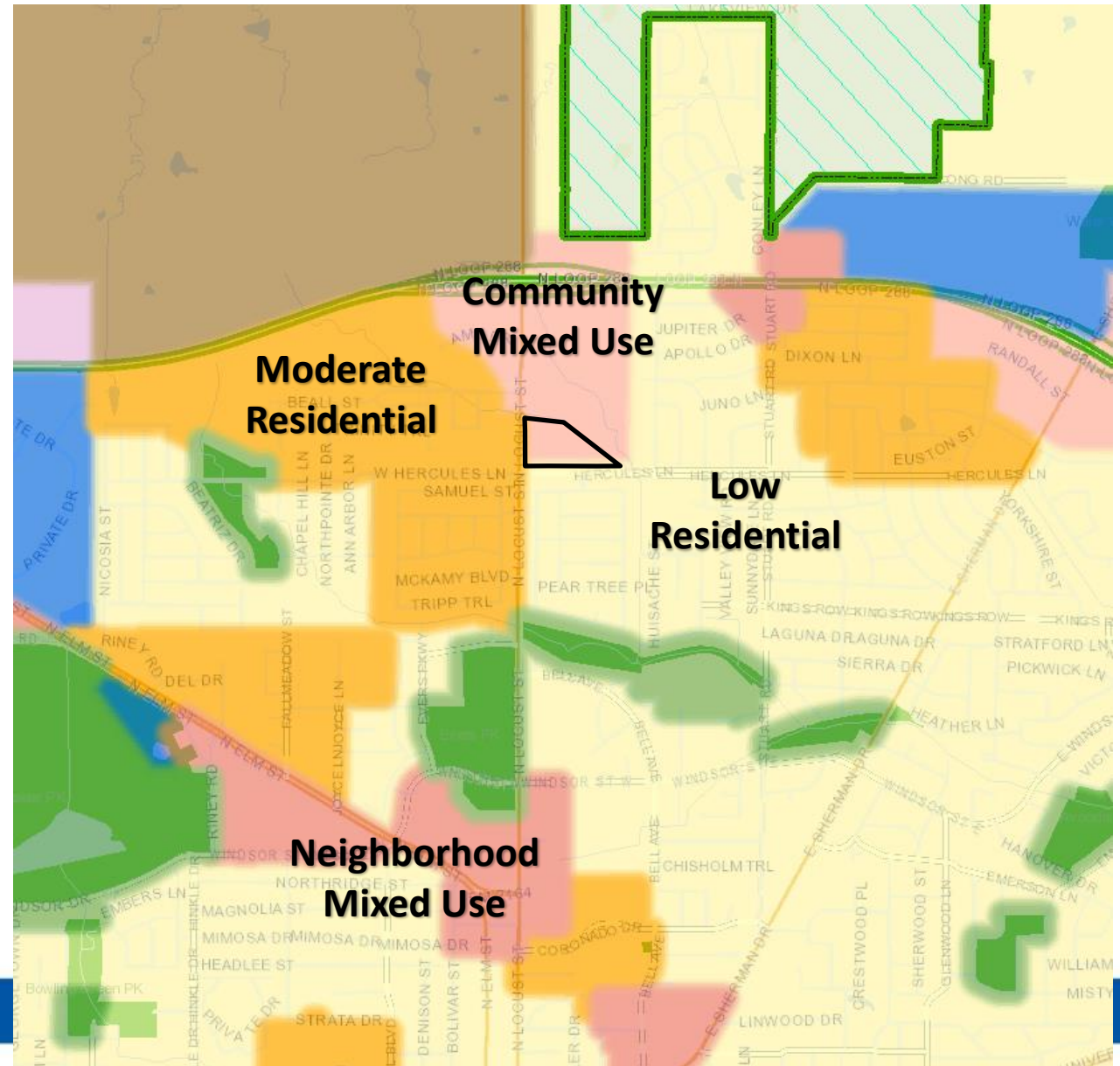
- Retail, office, restaurant, and service uses in existing and future commercial areas
- Typically on arterial roadways and at intersections (University, Loop 288, Teasley) to create commercial nodes
- ✓ Permitted uses in **SC District are consistent**

Communications infrastructure: infrastructure network is fundamental to a healthy, thriving community

- ✓ **9.4** Coordinate with service providers to ensure the availability of communications infrastructure throughout the City.



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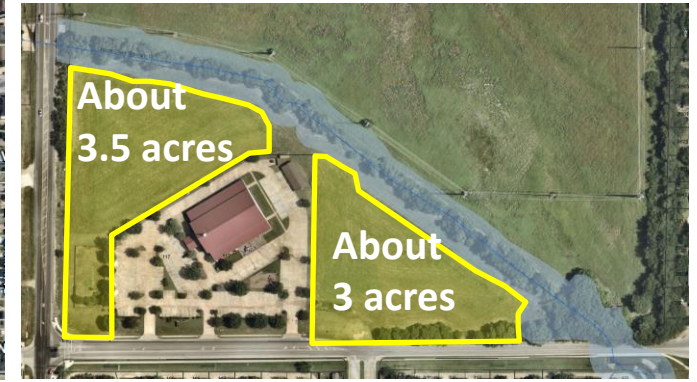
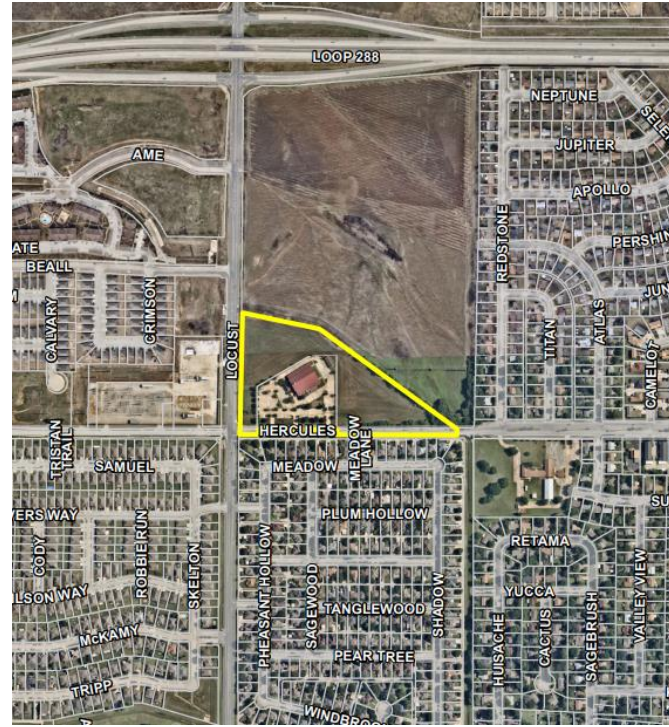


Minimizes Adverse Impacts on Surrounding Property

Due to potential development scale and intensity in SC, are in place to minimize impacts:

- **Street trees**
- **Parking lot landscaping**
- **Setbacks**
- **Lighting**
- **Overall minimum tree canopy**
- **Driveway spacing/limitations**

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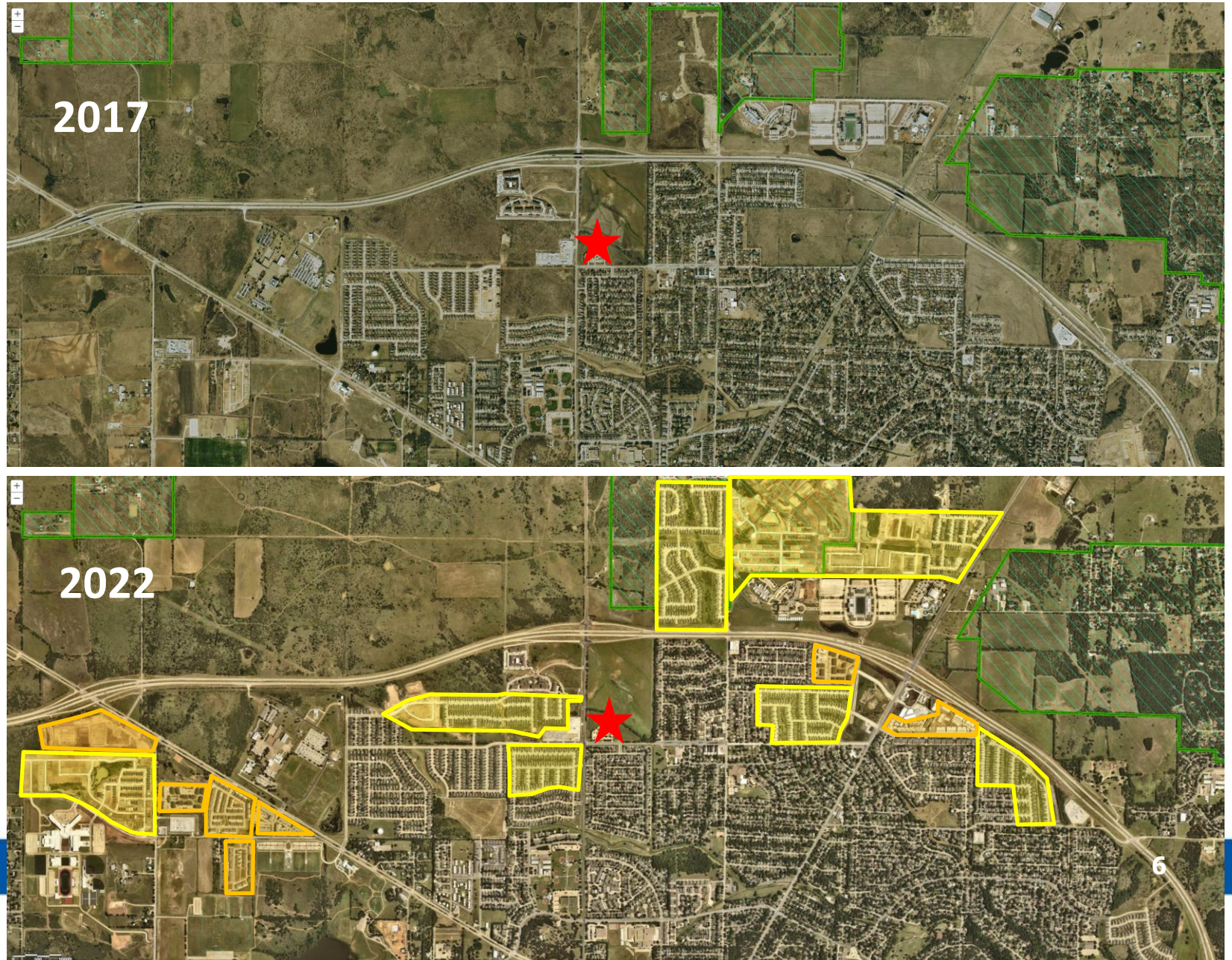
Significant changes in the area

- 1,500 dwelling units have been constructed or are under construction in north Denton area
- Nearest retail centers are University and Loop 288

Commercial development is appropriate to serve new residential



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Public Outreach

- Newspaper Ad: July 24, 2022
- Property Posted: June 8, 2022
- Mailed Notices:
 - 200 ft. Public Notices mailed: 32
 - 500 ft. Courtesy Notices mailed: 82
- Responses:
 - In Opposition: 4 (*3 within the 200-foot radius*)
 - In Favor: 0
 - Neutral: 0

Applicant held a neighborhood meeting with 12 attendees



Recommendation

The Planning and Zoning Commission **recommended** approval of the request (4-1).

Staff **recommended** approval of the request, as it complies with the criteria in Sections 2.4.5.E and 2.7.2.D of the Denton Development Code (DDC).