

# **Z22-0011b**

# **Deeper Life Bible Church**

# **Industrial**

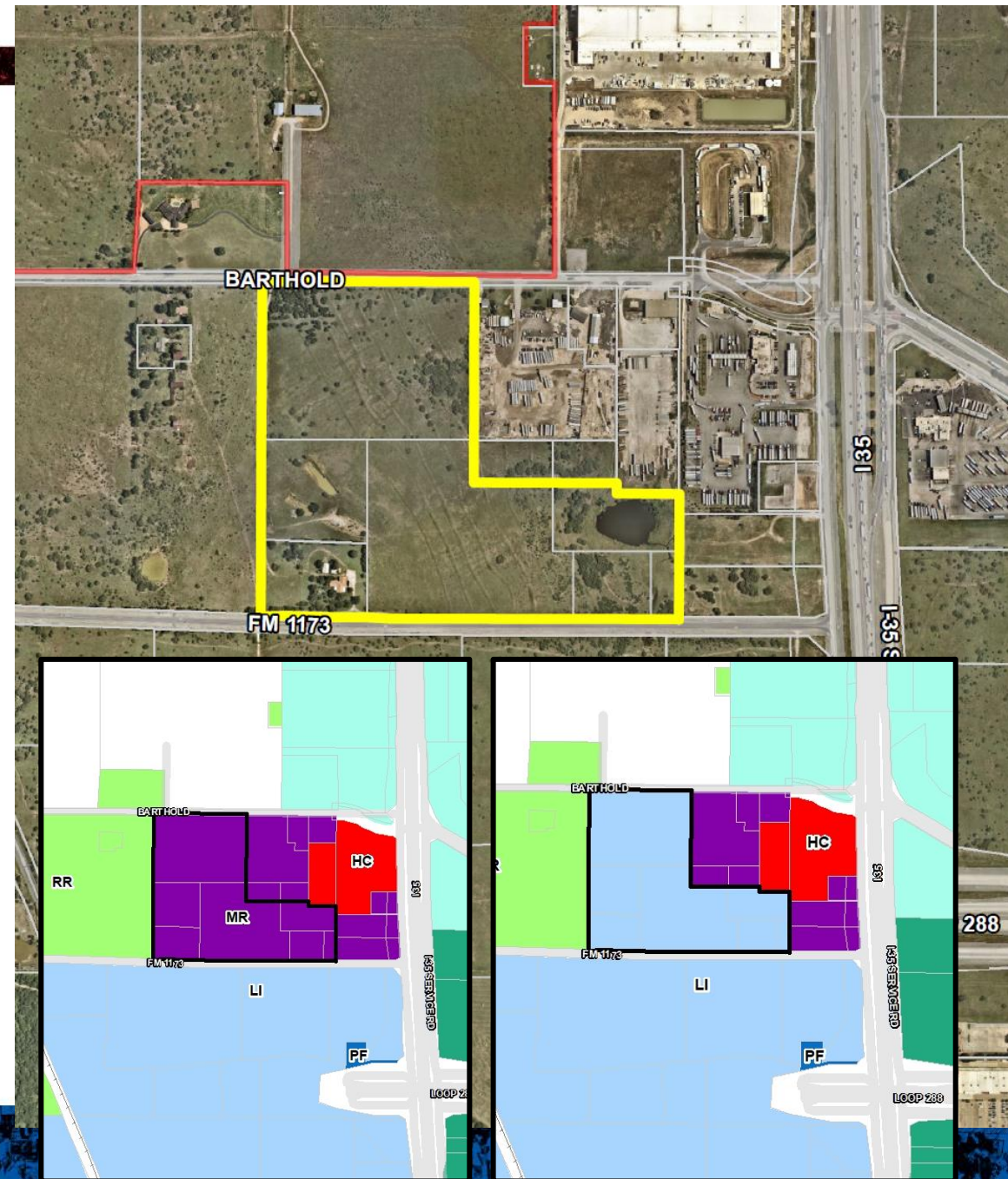
**Sean Jacobson**  
**Associate Planner**  
**November 15, 2022**





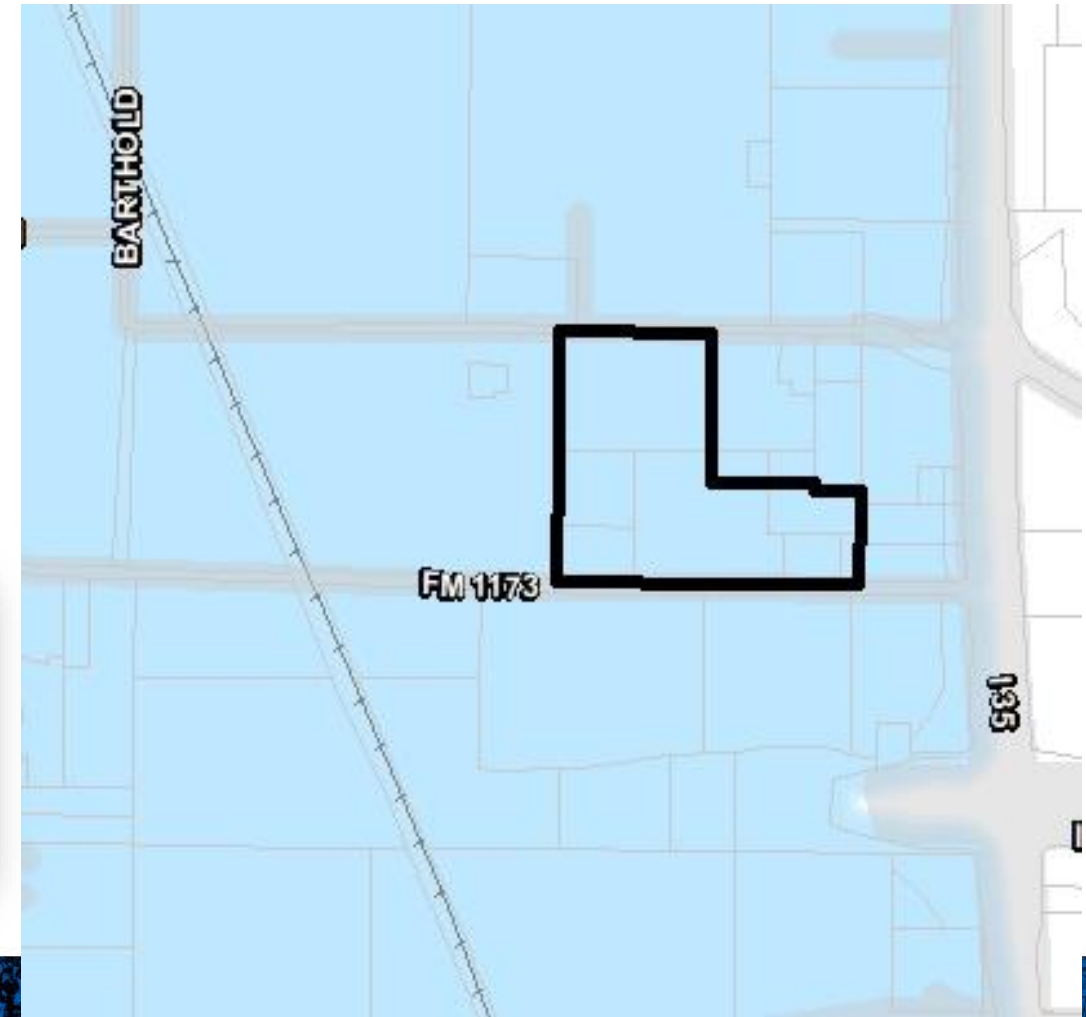
# Request

- Mixed-Use Residential (MR) Zoning District to a Light Industrial (LI) Zoning District
- Approximately 53.681 acres
- Mostly undeveloped; one single-family dwelling and one plugged gas well
- Proposed Industrial Use Development



# Consistency with Comprehensive Plan & Future Land Use Map

This designation is intended for tracts of land that are appropriate for **light industrial activity**. Primary uses include light manufacturing, assembling, and warehousing and distribution, and include associated supporting uses, such as offices, retail, and restaurants. Light Industrial areas should have **adequate access** to infrastructure, including the transportation network. It is important in future development that **transitions** to adjacent sensitive land uses are considered.



City Limits	<b>Future Land Use</b>	Community Mixed Use
ETJ Division 1	Agriculture	Neighborhood Mixed Use
ETJ Division 2	Rural Areas	Neighborhood / University Compatibility Area
Lakes	Low Residential	Business Center
Potential Municipal Utility Districts (MUDs) (petitioning for state approval)	Moderate Residential	Light Industrial
	Master Planned Community (refer to approved development plans)	Industrial Commerce
	Downtown Denton	Government / Institutional
	Regional Mixed Use	Parks / Open Space



# Criteria for Approval – Development Code

## 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, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

## Zoning Criteria for Approval (Sec 2.7.2.D)

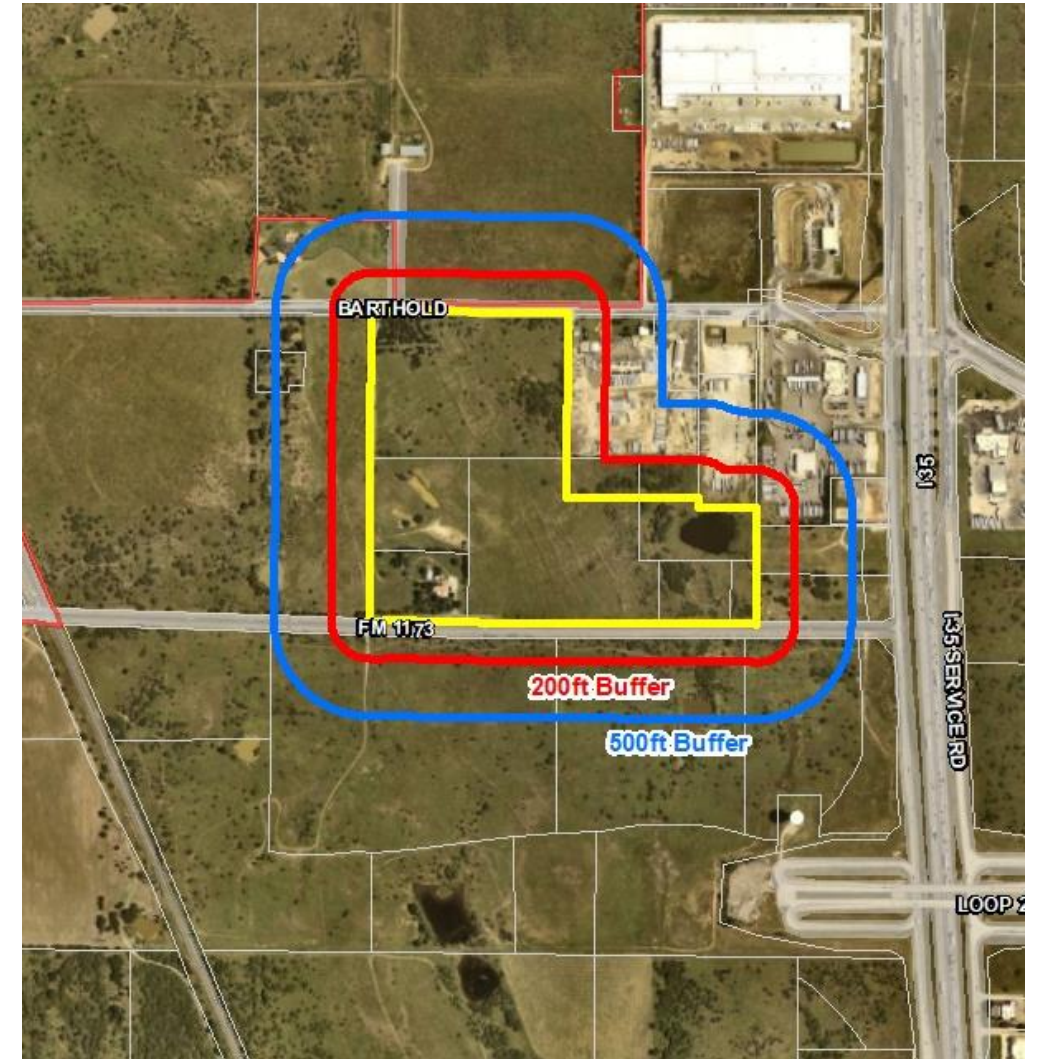
- a. The proposed rezoning is consistent with the Future Land Use Map designation.
- b. The proposed rezoning is consistent with relevant Small Area Plan(s).
- c. The proposed rezoning is consistent with the purpose statement of the proposed zoning district, as provided in Subchapter 3, Zoning Districts.
- d. There have been or will be significant changes in the area to warrant a zoning change.
- e. The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood.
- f. Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development.
- g. There was an error in establishing the current zoning district.

## Summary:

- ✓ Proposal is consistent with the goals and policies and the Future Land Use Map of the Denton 2040 Comprehensive Plan.
- ✓ Proposal is consistent with LI Zoning District purpose statement.
- ✓ Zoning is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Utilities and Infrastructure are available to serve the subject property.

# Notification

- Newspaper and City's website notice
- Mailed notices
  - 200 ft. Public Hearing Notices mailed: 6
  - 500 ft. Courtesy Notices mailed: 16
- Responses:
  - In Opposition: 0
  - In Favor: 0
  - Neutral: 0
- Six public hearing signs posted
- Neighborhood meeting on 9/7/22; neighbors not opposed, but did have concerns about security, traffic impacts, noise pollution.



# Recommendation

On October 12, 2022, P&Z voted (7-0) to recommend **approval** of the zoning change request.

Staff recommends **approval** of the zoning change request to a Light Industrial (LI) Zoning District as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.2D of the DDC for approval of a Zoning Map Amendment (Rezoning).



# QUESTIONS?

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