

# **Z23-0014a**

## **RDO Equipment – RR to LI**

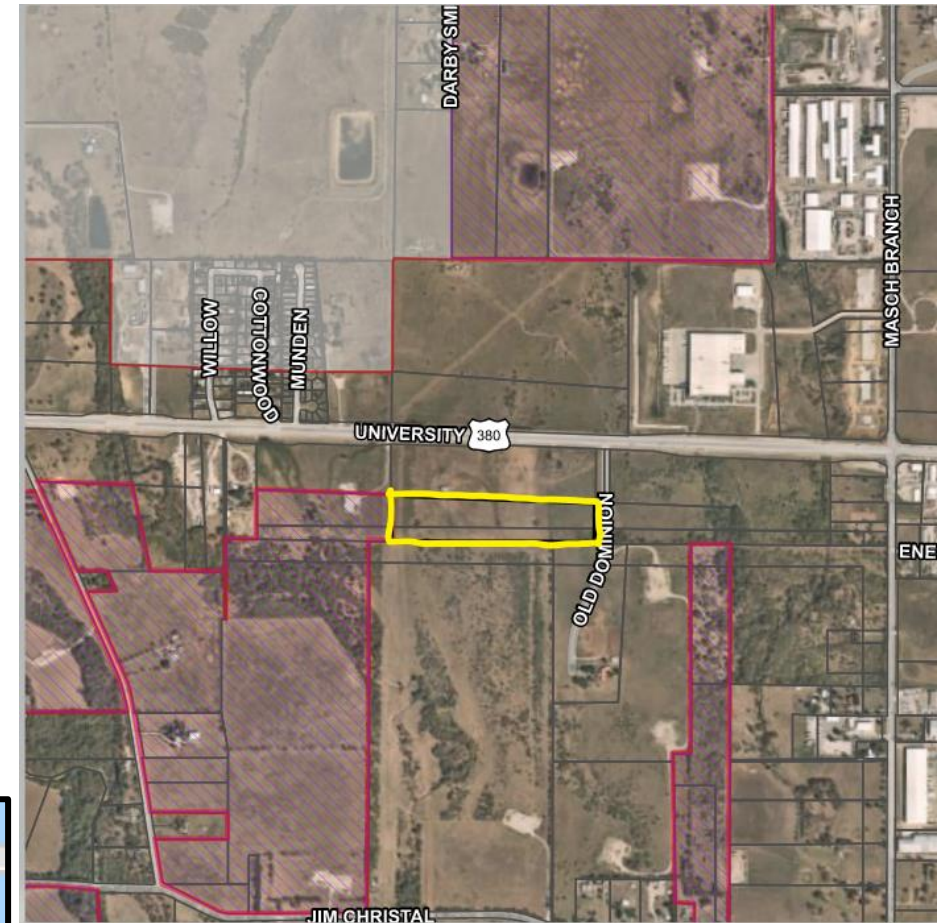
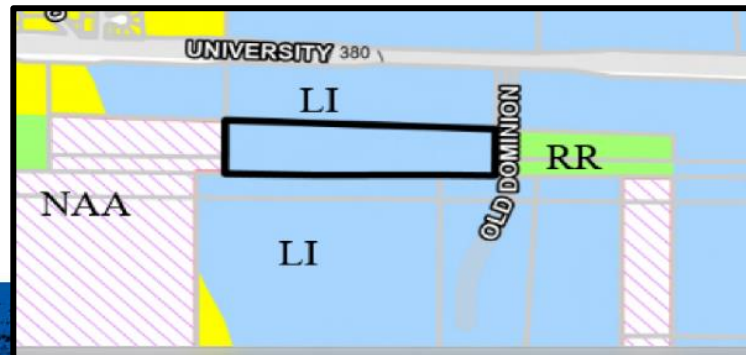
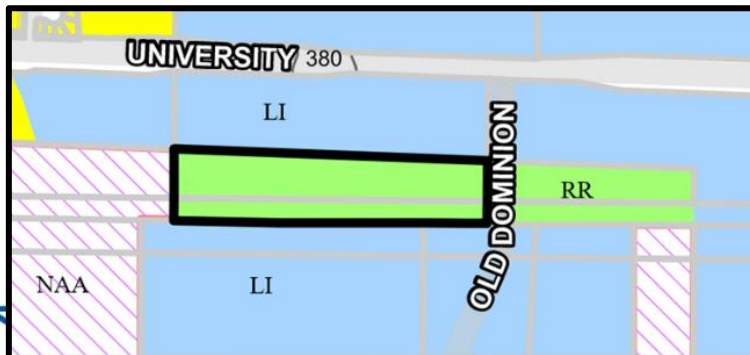
**Ashley Ekstedt**  
**Assistant Planner**  
**March 19, 2024**





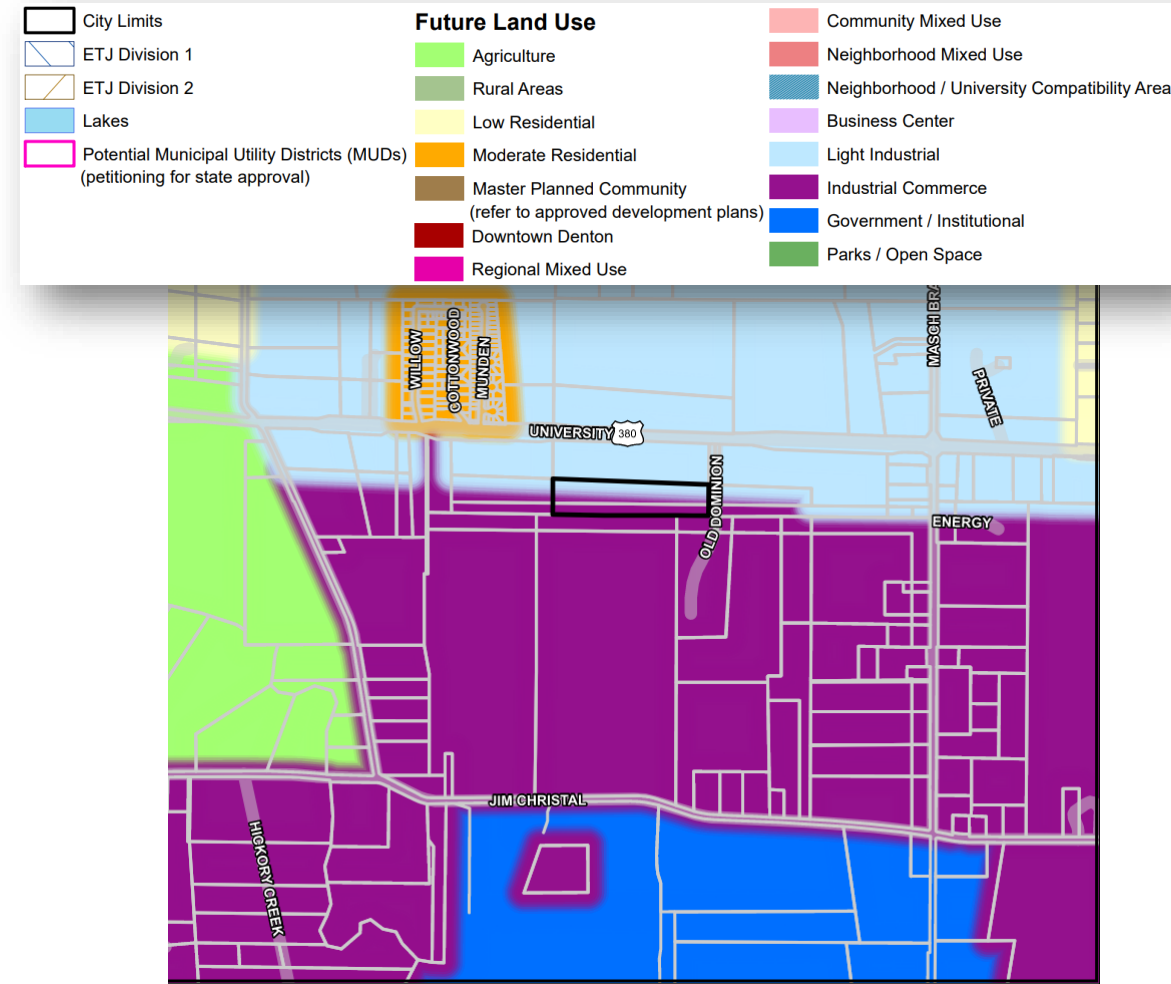
# Request

- Rural Residential (RR) Zoning District to a Light Industrial (LI) Zoning District
  - Proposed Equipment Sales and Rental (Specific Use Permit) and Warehouse Use
- Approximately 13.4 acres
- Annexed in 2010
- Undeveloped; currently surrounded primarily by undeveloped property and gas wells
- Request is consistent with surrounding zoning and land use pattern. No negative impacts expected.



# Consistency with Future Land Use Map

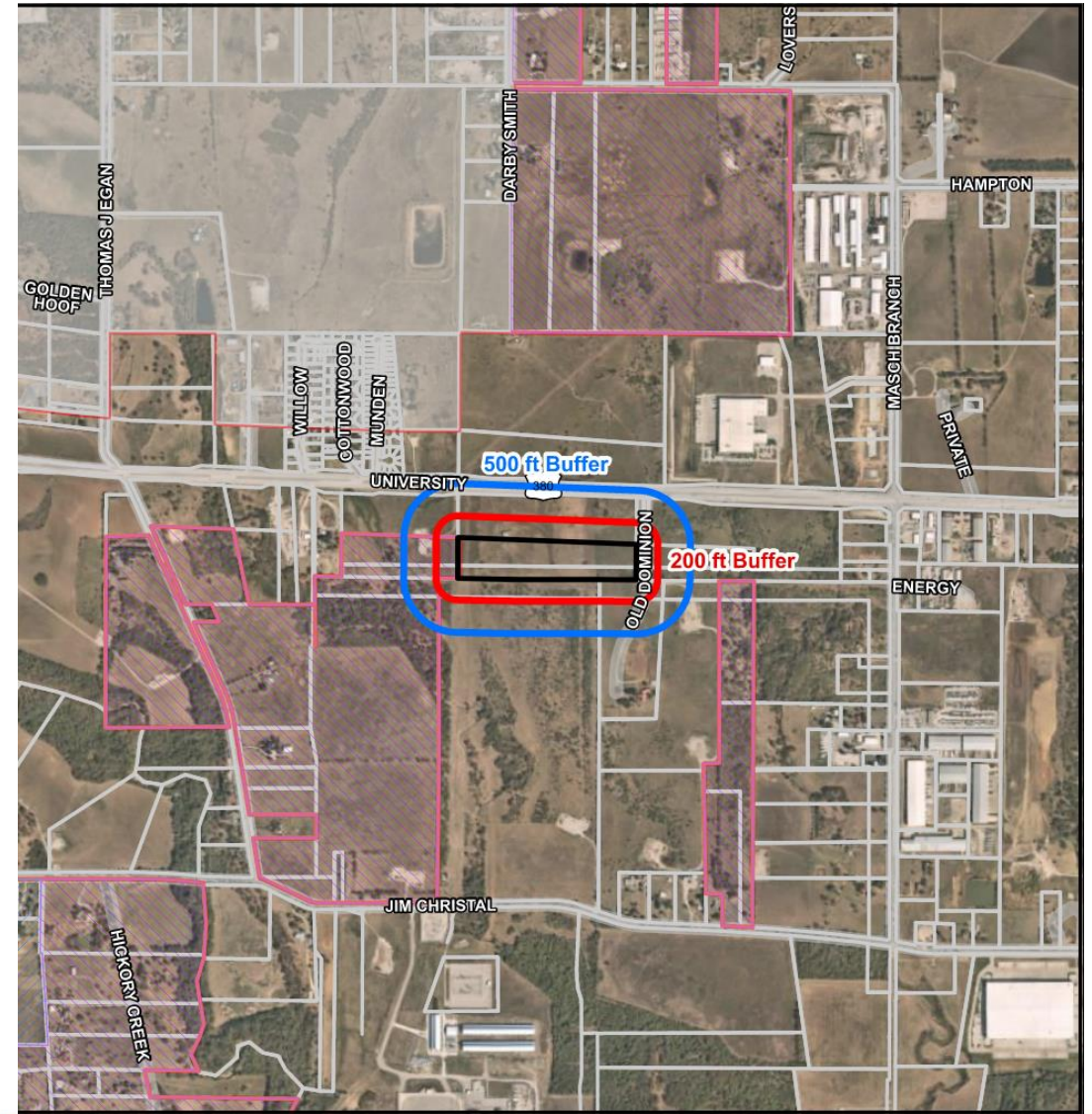
- The Light Industrial designation is intended for tracts of land that are appropriate for **light industrial activity**. Primary uses include light manufacturing, assembling, and **warehousing** and distribution, and include **associated supporting uses**, such as offices, **retail**, and restaurants.
- Industrial Commerce applies to areas where the predominant uses include **both light and heavy industrial uses**.
- Intent of LI zoning is to provide locations for a **variety of light industrial and employment uses** such as light manufacturing, assembly, fabrication, **warehousing** and distributing, indoor and outdoor storage, and a **wide range of supporting commercial uses and activities**.





# Notification

- **Newspaper and City website notice**
- **Property posted:** January 11, 2024
- **Mailed notices**
  - 200 ft. Public Hearing Notices mailed: 20
  - 500 ft. Courtesy Notices mailed: 6
- **Responses:**
  - In Opposition: 0
  - In Favor: 0
  - Neutral: 0
- Neighborhood meeting invitations sent out for January 18, 2024. No RSVP's were received, therefore, the meeting was not held.



# Recommendation

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).

The Planning and Zoning Commission voted to recommend approval [5-0].



# QUESTIONS?

Ashley Ekstedt  
Assistant Planner  
Development Services