

Comprehensive Plan Amendment Project Narrative –EDSCO Fasteners, Inc.

July 2, 2014

Reviewing Departments

City of Denton

221 N. Elm Street
Denton, Texas 76201

Background:

EDSCO Fasteners is currently located in the City of Denton and has the objective to establish the galvanizing component of their manufacturing process on site in order to remain competitive and function as a business in the City of Denton. This objective is critical to their success as a business located within the City of Denton. The City staff has ruled that the proposed use should be considered as Heavy Industrial whereas, the Owner believes the use should be classified as Light Industrial. The owner appealed to the Zoning Board of Adjustment in hopes of reversing this decision of classifying the use as Heavy Industrial to consider the use as Light Industrial. The ZBA voted in support of classifying the use as Light Industrial by a 5-2 vote. However the ZBA needed a 6-1 vote in order to reverse staff's decision.

The current facility on property 309971 HULL ADDN, BLOCK A, LOT 2R is zoned RCC-D and is classified as Non-conforming use. The proposed building addition will be located on 309974 HULL ADDN, BLOCK A, LOT 3 owned by EDSCO located north of the existing facility. This property is zoned RCC-D and supports light Manufacturing.

Comprehensive Plan Amendment Request:

EDSCO Fasteners is requesting an amendment to the Comprehensive Plan to allow Heavy Industrial use for their property. The Denton Plan states on page 51 under Industrial Goals that "Development that complements existing businesses in the district should be encouraged". EDSCO Fasteners is currently an existing business at this location in the City of Denton. According to the 1998 Industrial Zoning Classifications chart on page 49 of The Denton Plan, there is only 116.5 Acres of Property Zoned Heavy Industrial which is 0.3% of all zoned land. The 14,000sf building is very small and will have a minimum impact on the balance of land use in the City. There are adequate Public Facilities currently serving this location as the site is served by the existing Railroad.

The existing land surrounding the property is zoned RCC-D which supports light industrial. Since EDSCO Fasteners is not a new business or use for this areaThe existing public facilities are adequate to serve this property for the proposed use. The plan amendment will not incur any additional cost to the City or other governmental entities. There will not be any possible adverse impact on the environment. Amending the Comprehensive Plan will allow EDSCO to expand as an existing use onto the adjacent property. Existing business and existing uses should be supported for this area in order to adhere to the Denton Plan's Industrial Goal of encouraging existing business in the district.

The current Future Land Use Map designation is 'Regional Mixed Use Center' and the request is to change it to 'Industrial Center'.

Detailed Commentary related to Subchapter 35.3.3:

The application shall address the impact of the proposed change on the following:

- The Goals and Objectives of The Denton Plan and specifically the Future Land Use Element of the Denton Plan – this proposed Comprehensive Plan change obviously shifts the use of the land from what is called out in the Land Use Plan, however, this change is much more in line with the current use of the land in this area and is more appropriate for encouraging business development in the area as a growth in existing similar uses in lieu of a shift / change in use for this area.

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Exhibit 6
Letter from the Applicant

- The balance of land uses in the City – Due to the limited size of this property, this change in the comprehensive plan will have minimal impact to the overall balance of land use in the city.
- Adequate Public Facility elements of The Denton Plan – this change will have no impact to the concepts of Public Facility elements of the Denton Plan.
- It is noted that the request shall be evaluated under the following factors to balance the interest in promoting the public health, safety, morals, or general welfare against the right to the use of the property in issue – since this request is advancing existing similar uses in the area, not creating a hazardous environment, and is promoting additional jobs, this request will improve the overall public health, safety, etc. of this area.
- The existing land use pattern surrounding the property and the possible impact on existing or future development or uses that are in accordance with existing regulations – this request aligns directly with other existing types of uses in this area.
- The possible creation of an isolated district unrelated to adjacent and nearby districts – we would consider this as an appropriate district based on the other business in the area in lieu of an isolated district.
- The population density in order to facilitate the adequate provision of transportation, water, sewer, schools, parks, public – this change would not modify the overall population density in any manner to impact these services.
- The cost to the City and other governmental entities in providing, improving, increasing or maintaining public utilities, schools streets and other public safety measures;– no impact to these costs to the city.
- The possible impact on the environment, including but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity – all drainage and other discharge utilities will be designed in compliance with all City Ordinances.
- Whether there are substantial reasons why the property cannot be used in accordance with existing zoning or that proposed by the Future Land Use Map – determination by city staff has been that this one use is classified as Heavy Industrial, based on this determination, the property cannot be used for this process under the existing Zoning or Future Land Use Map.
- This project is very much in line with the character of the current district and its suitability for these types of uses and is the most appropriate use of this land in this area of the city.

We respectfully request your positive determination of this project.

Regards,

John Bezner, PE