

**Zoning Change 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.

**Zoning Change Request:**

EDSCO Fasteners is requesting a change of zoning to allow Heavy Industrial use for their property. EDSCO Fasteners is currently an existing business at this location in the City of Denton. 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. The 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. The Zoning Change will allow EDSCO to expand as an existing use onto the adjacent property.

The current zoning is 'Regional Center Commercial Downtown' and the request is to change it to 'Industrial Center General'.

**Detailed Commentary related to Sub-chapter 35.3.4:**

- Based on the Comprehensive Plan Change requested prior to this rezoning, the proposed rezoning conforms to the Future Land Use element of The Denton Plan.
- The proposed rezoning or Specific Use Permit facilitates the adequate provision of transportation, water, sewers, schools, parks, other public requirements and public convenience as they currently exist.
- The proposed Special Exception (or expansion) to the zoning regulations is appropriate based on the character and use of adjoining buildings and those in the vicinity, the number of persons residing or working in such building or upon such land, traffic conditions in the vicinity, and conformance of such area to the Zoning Map and The Denton Plan.
- In general, this request:
  - Is in harmony with this Subchapter;
  - The public welfare and convenience are substantially served;

**Civil Point Engineers, Inc.**  
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Telephone: (972) 554-1100, Facsimile: (866) 682-8129

Exhibit 5  
Letter from the Applicant

- Neighboring property is not substantially injured;
- The rezoning / exception will not alter essential character of the district and immediate neighborhood; and
- The rezoning / exception will not weaken the general purposes of this Subchapter.

We respectfully request your positive determination of this project.

Regards,

John Bezner, PE