



## Legislation Text

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**File #: Z16-0008, Version: 1**

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### **Planning Report**

**Z16-0008/Geesling Road**

**City Council District 2**

**Planning & Zoning Commission**

**July 13, 2016**

### **REQUEST:**

Hold a public hearing and consider a recommendation to City Council regarding a request to provide an initial zoning district designation of Employment Center Industrial (EC-I) District to an approximately 23.24 acre property generally located on the west side of Geesling Road, approximately 700 feet south of East University Drive (US 380). (Z16-0008, Geesling Road, Mike Bell)

### **OWNER:**

Randall Smith

### **APPLICANT:**

Cody Crannell

### **BACKGROUND:**

Located within DH-12, one of 17 annexation areas in the City's 2010 Annexation Plan, the subject property was initially scheduled for annexation in 2013. Because the property was being used for agricultural purposes, however, the subject property received approval of a Non-Annexation Agreement (NAA) that delayed annexation to no sooner than August 1, 2020. This agreement permitted the property to remain in the ETJ so long as the property remained in agricultural use. Any development of the site would trigger immediate annexation.

The current owner purchased the property in 2015 and subsequently submitted a Preliminary Plat application to facilitate industrial development. Following notification to the property owner and all service providers to the site, annexation proceeding began in March 2016 and the property was officially annexed on June 21, 2016. Once annexed, the property received a temporary designation of RD-5X according to the terms of the NAA. RD-5X is not an official zoning district of the City of Denton, but rather a temporary placeholder until an initial official zoning designation is approved for the site. The purpose of the applicant's request is to provide an initial zoning designation of EC-I District to facilitate an industrial warehouse development.

### **SITE DATA:**

The subject property is an approximately 23.24 acre unplatted tract of land. Geesling Road, a two-lane, undivided roadway serves as the properties eastern boundary. Electric transmission lines traverse the property from the northwest to the southeast. The tributary of Cooper Creek that flows through west side of the property is encumbered by FEMA Floodplain as well as Water Related and Upland Habitat Environmentally Sensitive Area (ESA).

**USE OF PROPERTY UNDER CURRENT ZONING:**

When annexed on June 21, 2016, the subject property received a temporary designation of RD-5X. This permits development in accordance with the Rural Residential (RD-5) District. Primary uses permitted with RD-5 are farms, ranches, and agriculture on five acre tracts or larger.

**SURROUNDING ZONING AND LAND USES:**

North: To the north is undeveloped property zoned EC-I District

East: To the east is undeveloped property designated RD-5X and the DME Geesling Road Electric Substation within a Neighborhood Residential 6 (NR-6) District.

South: To the west is a manufacturing plant for aloe vera products and is designated RD-5X

West: To the south is undeveloped property designated RD-5X

**COMPATABILITY OF REQUEST WITH SURROUNDING ZONING/LAND USES:**

The purpose of the EC-I zoning district is to provide locations for a variety of workplaces and complimentary uses. Permitted uses include Vehicle Repair, Hotels, Restaurants, Drive-through Facilities, Professional Services and Offices, Auto and RV Sales, Major Event Entertainment, Light Manufacturing, Wholesale Sales, and Self Service Storage. Uses permitted with a Limitation include Retail Sales and Service, Distribution Center, and Retail Warehouse. Conference and Convention Centers require a Specific Use Permit. The permitted schedule of uses is attached for reference.

This district is compatible with the property zoned an EC-I District to the north, which is also owned by the applicant.

**COMPREHENSIVE PLAN:**

“Business Innovation” is intended for large tracts of land that are appropriate for well-planned, larger scale office and employment parks with supporting uses such as retail hotels, and residential. Primary uses include office, research and development, and light manufacturing. This designation is proposed in areas that are in close proximity to commercial use areas and employment hubs so that future development may build from this proximity and create a critical mass for economic development.

Development criteria of the Business Innovation future land use designation include:

- a) Typical uses may include office parks and flexible office space to encourage the establishment of research and development enterprises, start-ups, and opportunities for business innovation.
- b) Supporting and complementary retail and services are allowed by right.
- c) Publicly-accessible parks and greenways and continuity with the pedestrian and bicycle network is encouraged.
- d) Development should be sited accessible to transit routes to encourage taking transit to work.
- e) Development should be sited nearby to existing residential areas to encourage jobs located close to employment centers.

The character of this area should be maintained by ensuring that new development is sensitive to the surrounding built and natural context in scale and form as described above.

**CONSIDERATIONS:**

1. The proposed EC-I District is consistent with the property’s future land use designation of Business Innovation.
2. The subject property is located in close proximity to an established industrial center on the east side of Denton that includes the Georgia Pacific Packaging, Safety-Kleen Systems, United Copper Industries, and

various other warehouse and light manufacturing facilities.

3. Adjacent properties are undeveloped. Industrial and employment uses would have no negative impact on surrounding properties.
4. Cooper Creek serves as a natural buffer between the industrial center along US 380 and area designated for future residential to the south and west.
5. Prior to initiation of the annexation proceedings, the City Council was informed of the applicant's intention to develop the property with industrial uses and the need for an initial zoning of EC-I District. There were no objections to this information at that time. The annexation of this property was completed on June 21, 2016.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request as it is compatible with the surrounding property and is consistent with the goals and objectives of the Denton Plan 2030.

**OPTIONS:**

1. Recommend approval as submitted.
2. Recommend approval subject to conditions.
3. Recommend denial.
4. Table the item.

**PUBLIC NOTIFICATION:**

To comply with the public hearing notice requirements, eight notices were sent to property owners within 200 feet of the subject property, five courtesy notices were sent to physical addresses within 500 feet of the subject property, a notice was published in the Denton Record Chronicle, and signs were placed on the property. The applicant chose not to host a neighborhood meeting.

**PROJECT TIMELINE:**

Application Received:	May 10, 2016
1 <sup>st</sup> Submittal Sent to DRC Members:	May 10, 2016
Comments Released to Applicant:	May 26, 2016
DRC Meeting with Staff:	Applicant Declined Meeting
Business Days under DRC Review:	10
Business Day out to Applicant:	0
Total Business Days:	10

**EXHIBITS:**

- Aerial Map
- Zoning Map
- Future Land Use Map
- ESA Map
- EC-I Permitted Uses
- Notification Map

Respectfully submitted:  
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Development Review Committee Administrator

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