

Z16-0008 Geesling Road

Aimee Bissett- Planning

August 16, 2016



Objective:

Consider an ordinance providing an initial zoning designation of Employment Center Industrial (EC-I) on an approximately 24 acre property.

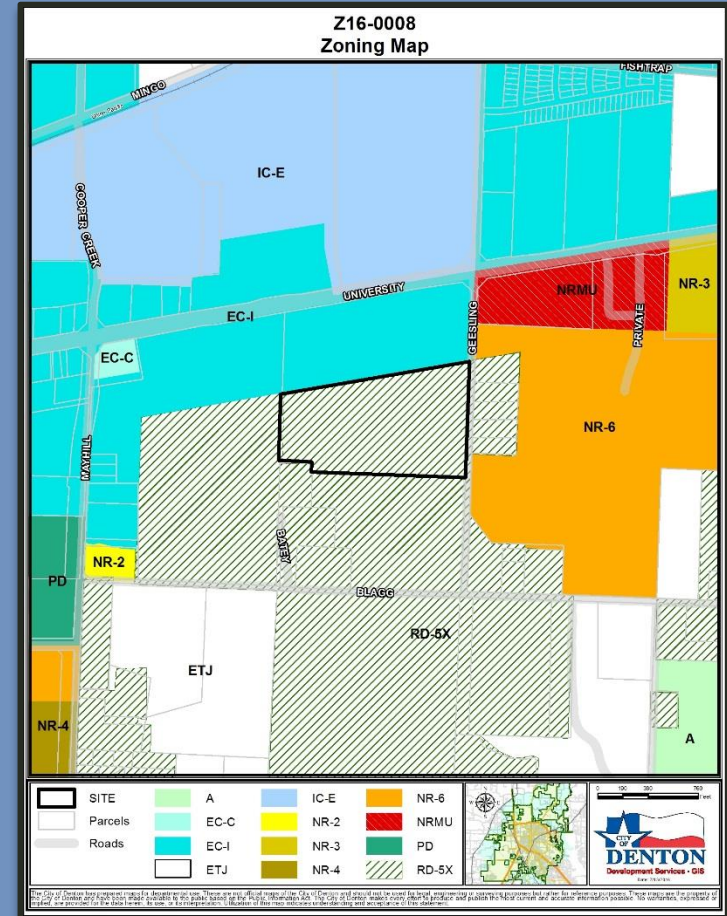
Location:

- ▶ West side of Geesling Road, approximately 700 feet south of E University Drive (US 380).
- ▶ Annexed in June 2016.



Zoning:

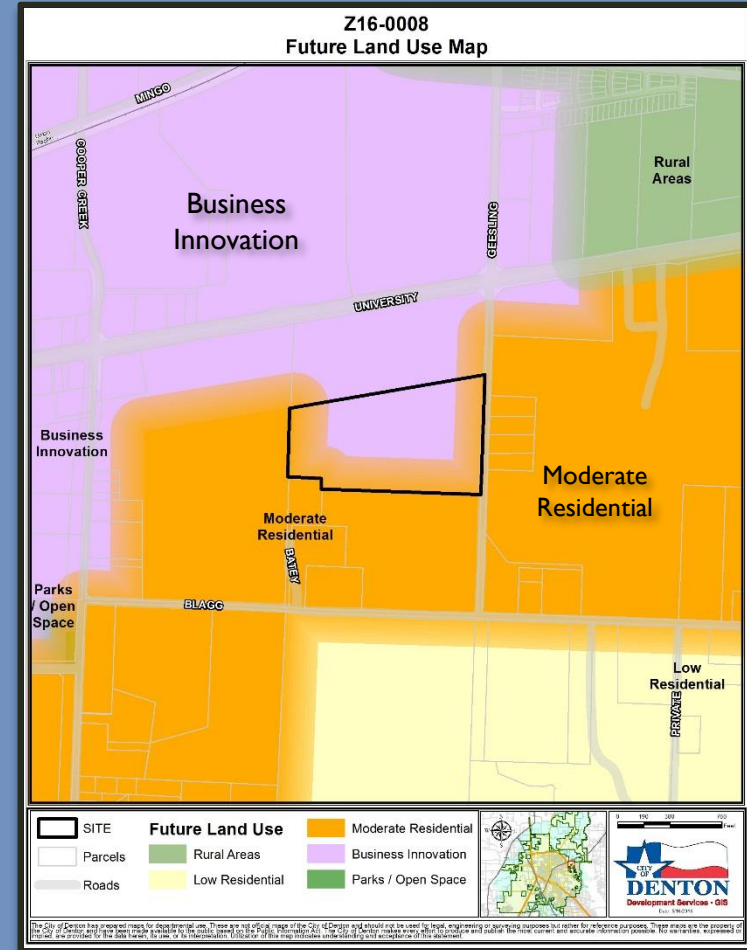
- ▶ Current: RD-5X
- ▶ Proposed: EC-I



Denton Plan 2030:

► Business Innovation

- Employment Center Industrial (EC-I) and Employment Center Commercial (EC-C) are the districts consistent with Business Innovation.



Considerations:

- City Council approved annexation in June 2016. The applicant's intent to develop the site with light industrial uses was presented as part of the annexation proceedings.
- EC-I District is consistent with the Future Land Use designation.

- ▶ Public Notification Date:
June 22, 2016
- ▶ 200 ft. Public Notices sent via certified mail: **8**
- ▶ 500 ft. Courtesy Notices sent via regular mail: **5**
- ▶ Responses to 200' Legal Notice:
 - ▶ In Opposition: 0
 - ▶ In Favor: 0
 - ▶ Neutral: 0



Recommendation:

The Planning and Zoning Commission recommends APPROVAL (7-0).

Staff recommends APPROVAL.