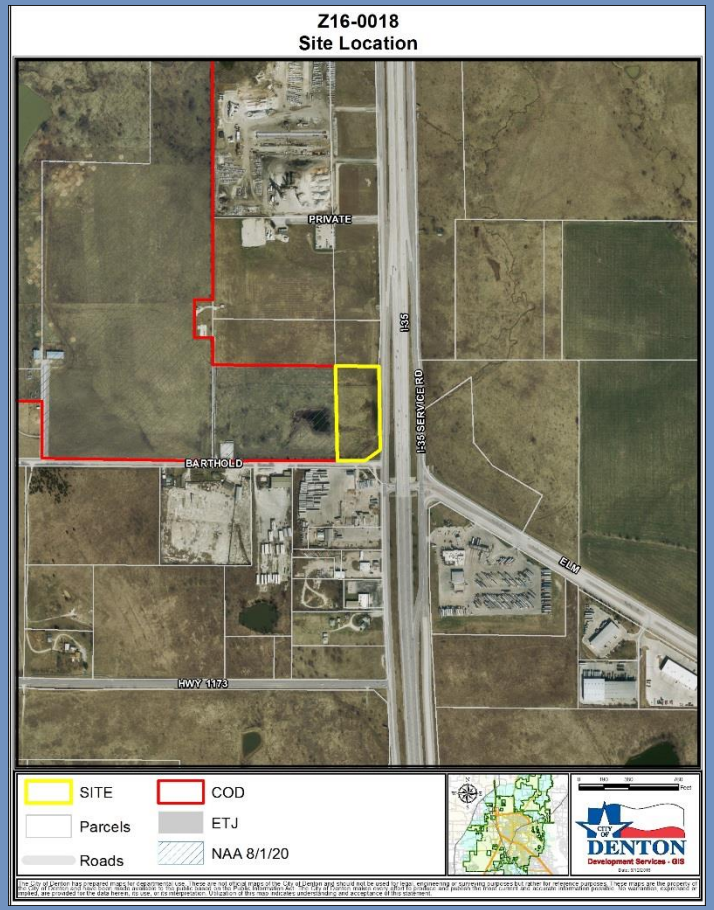
Z16-0018
Blue Beacon Truck Wash

Munal Mauladad-Development Services February 21, 2017

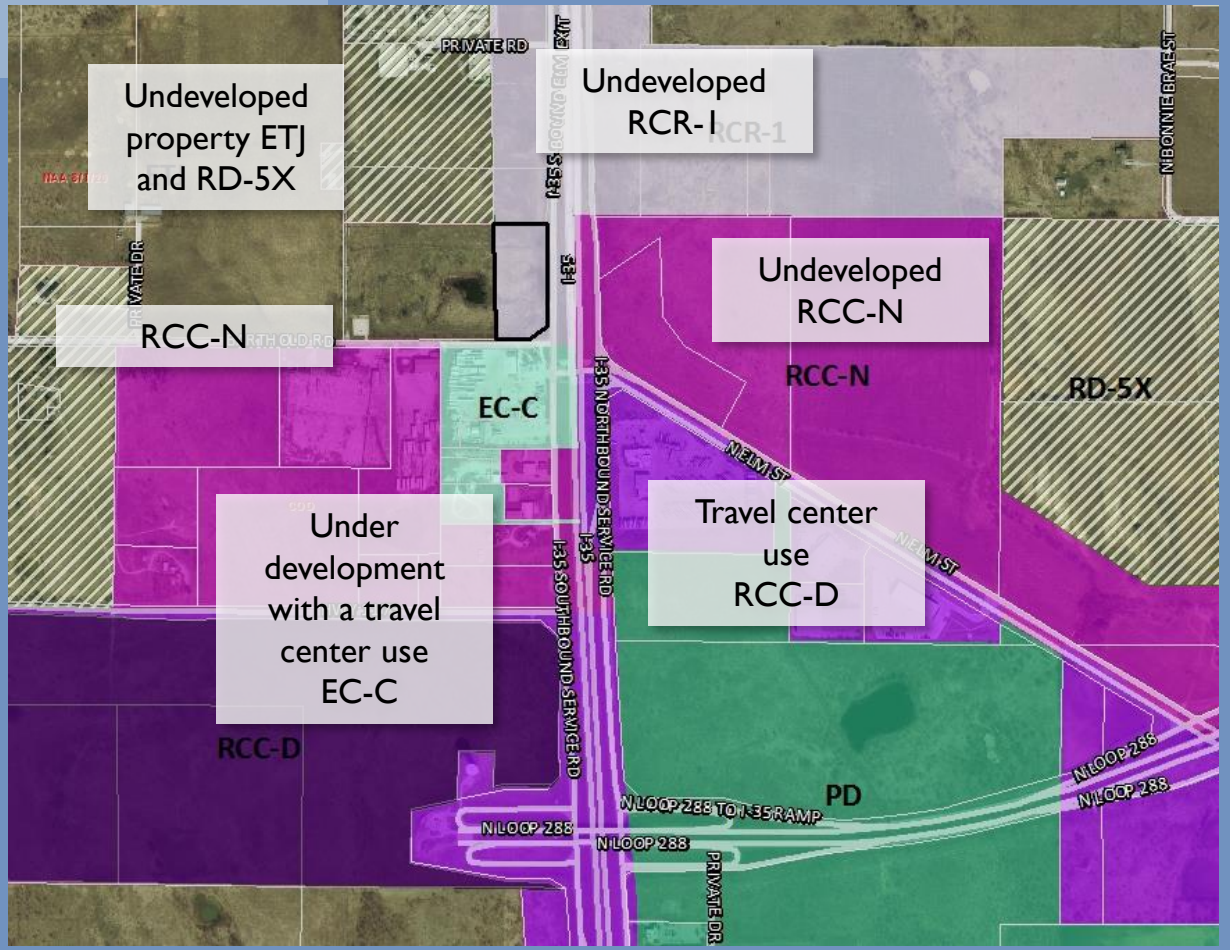
Z16-0018 Summary:

- **Location:** IH-35 SB service road north of Barthold Road
- **Request:** Rezone 7.95 acres from RCR-1 District to EC-C District
- **Recommendation:** Approval of Z16-0018



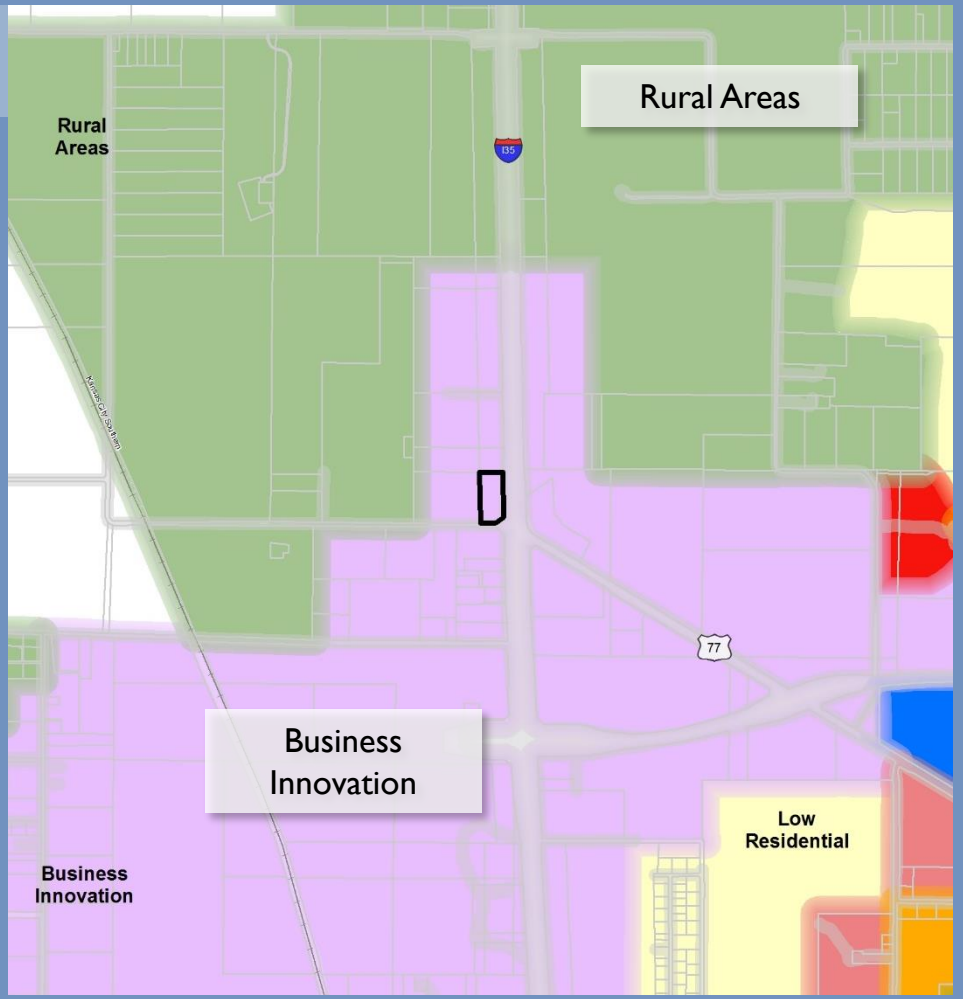
Current

- Current: RCR-1 District
- Proposed: EC-C District



Future Land Use

- Business Innovation
  - Primarily office, research and development, and light manufacturing as well-planned, larger scale office and employment parks
  - Supporting uses such as retail, hotels, and residential are also encouraged



Considerations

- The proposed rezoning meets Section 35.3.4.B
  - Future Land Use designation of Business Innovation (employment centers and supporting retail, hotel, and residential uses).
  - EC-C District permits a diverse range of commercial uses while integrating employment uses such as light manufacturing and retail warehouse.
  - Adequate infrastructure

- Anticipated growth adjacent to the I-35 corridor.
  - Commercial uses, transitioning to employment development
  - EC-C permits uses consistent with the proposed growth

Considerations

- Current zoning designation permits many commercial uses, but with limitations which prevent development at a scale that is typically found along highway corridors.

- EC-C District would expand the number of permitted commercial and industrial uses and enlarge the potential building scale, thus enabling development consistent with the site's location adjacent to I-35.

- EC-C District is a logical continuation of the EC-C District to the south

Public Notification

- Public Notification Date:

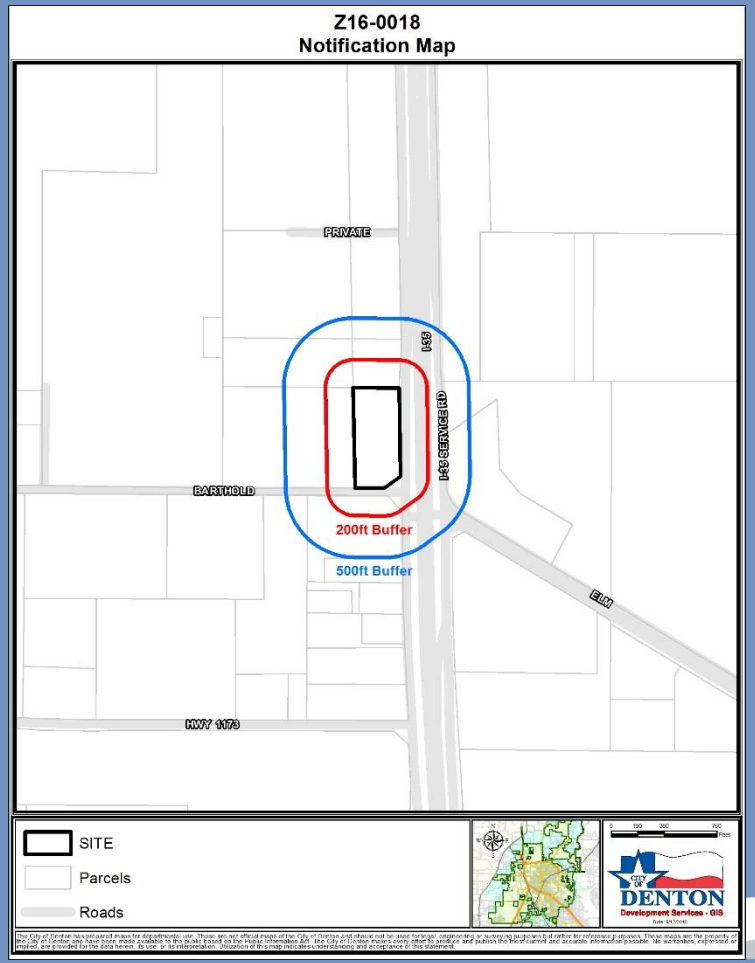
  January 22, 2017

- 200 ft. Public Notices sent via certified mail: **2**
- 500 ft. Courtesy Notices sent via regular mail: **3**
- Responses to 200’ Legal Notice:

  In Opposition: 0

  In Favor: 0

  Neutral: 0



DENTON

Recommendation

- The Planning and Zoning Commission recommends **APPROVAL** of the request (7-0).

- Staff recommends **APPROVAL** based on the considerations and the criteria for approval