

Proposed DDC Amendment: Limitation 34

Planning Division

March 20, 2018



Request

- ▶ Give staff guidance on a proposed amendment to the Denton Development Code to remove a limitation on the square footage and number of truck bays for the Distribution Center/Warehouse, General and Warehouse, Retail uses in the Employment Center Districts.

Background

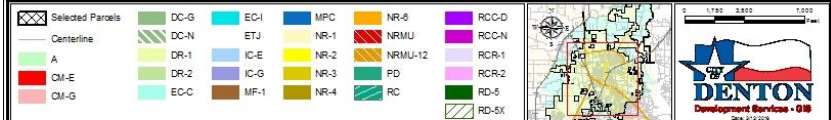
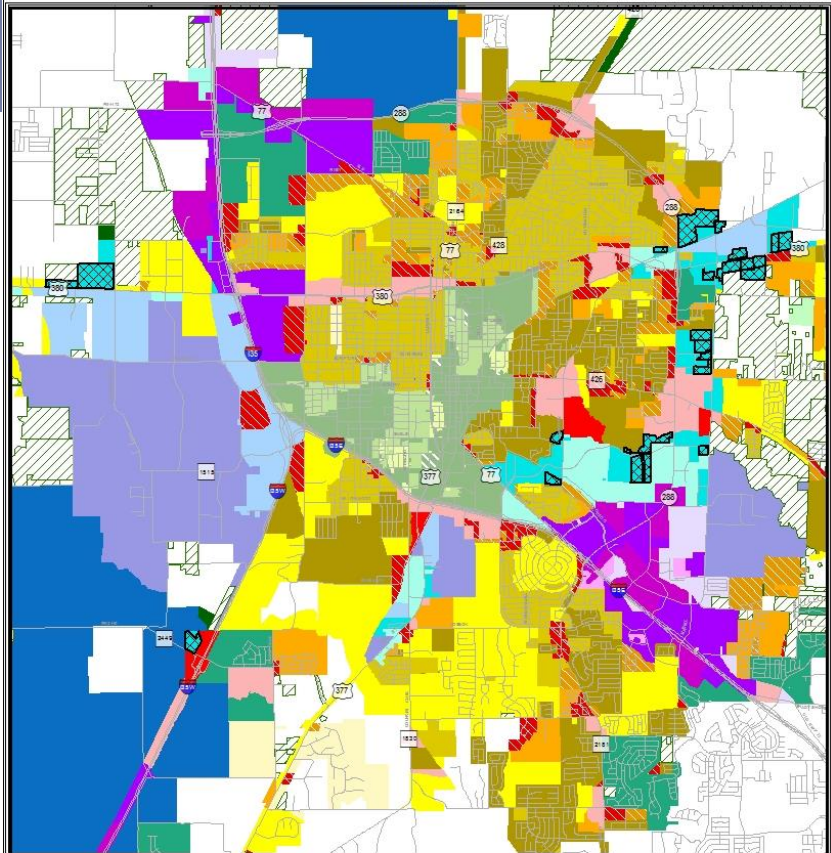
- ▶ Staff is proposing to remove L(34) from the DDC for all affected uses and districts.
- ▶ **L(34)** = Permitted with no more than one hundred fifty thousand (150,000) gross square feet and eight (8) truck docks. All docks or loading bays shall be to the rear or side of the structure and not viewable from the street. The buffering standards for outdoor storage shall apply, both to any outdoor storage activity and to the loading docks.



Background

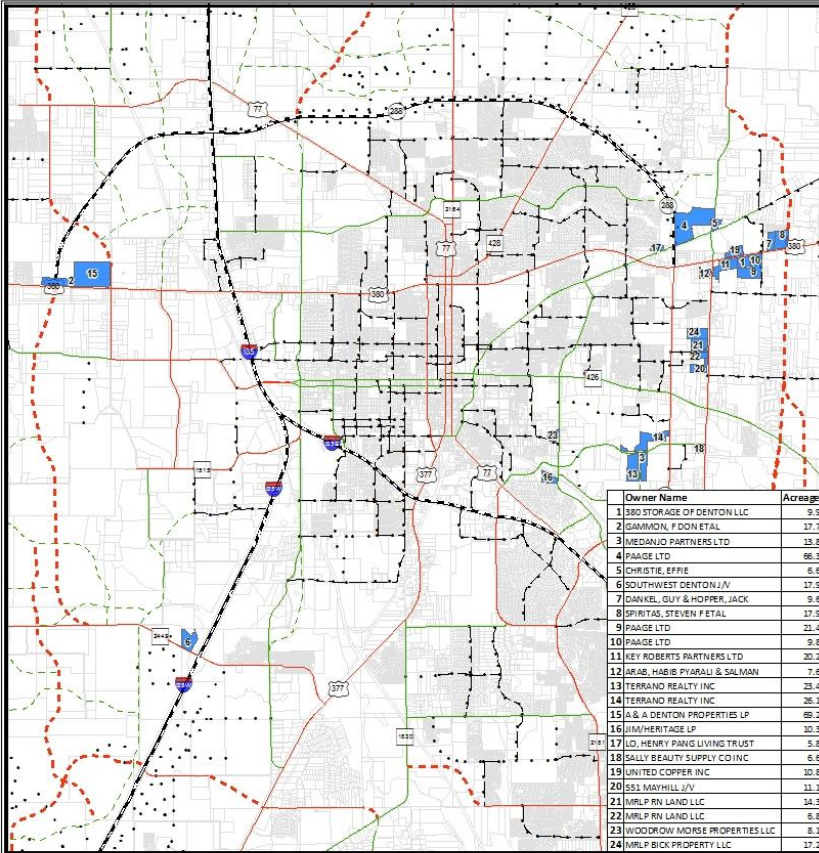
Distribution/Warehouse Uses in the Employment Center Districts		
Use	Prior to Ordinance 2012-155	Current DDC
<i>Wholesale Storage and Distribution</i>	EC-I: L(34) applied EC-C: Not Permitted	Use removed by 2012-155
<i>Distribution Center</i>	EC-I: Permitted by Right EC-C: Not Permitted	Use removed by 2012-155
<i>Wholesale Sales</i>	EC-I: Permitted by Right EC-C: Permitted by Right	EC-I: Permitted by Right EC-C: Permitted by Right
<i>Distribution Center/Warehouse, General</i>	Use added by 2012-155	EC-I: L(34) applies EC-C: Not Permitted
<i>Warehouse, Retail</i>	Use added by 2012-155	EC-I: L(34) applies EC-C: L(34) applies

Selected Vacant Properties or Properties with a Gas Well (Within EC-I Zoning) Site Location



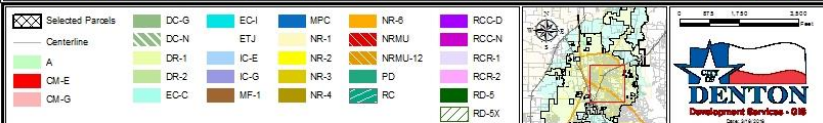
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Selected Vacant Properties or Properties with a Gas Well (Within EC-I Zoning) Site Location



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Owner Name	Acreage
1. SBO STORAGE OF DENTON LLC	9.0
2. GAMMON, F DON ETAL	17.7
3. MEDANO PARTNERS LTD	13.8
4. PAGE LTD	66.3
5. CHRISTIE, EFFIE	6.6
6. SOUTHWEST DENTON J/V	17.9
7. DANKEL, GUY & HOPPER, JACK	9.6
8. SPIRITAS, STEVEN F ETAL	17.9
9. PAGE LTD	21.4
10. PAGE LTD	9.9
11. KEY ROBERTS PARTNERS LTD	20.2
12. ARAB, HASSAN FARAB & SALMAN	7.5
13. TERRANO REALTY INC	23.4
14. TERRANO REALTY INC	26.1
15. A & A DENTON PROPERTIES LP	69.2
16. JIM/HERITAGE LP	10.3
17. LO, HENRY PANG LIVING TRUST	5.8
18. SALLY BEAUTY SUPPLY CO INC	6.6
19. UNITED COPPER INC	10.8
20. 551 MAYHILL J/V	11.1
21. MRLP PN LAND LLC	14.3
22. MRLP PN LAND LLC	6.9
23. WOODROW MOORE PROPERTIES LLC	8.1
24. MRLP BOK PROPERTY LLC	17.2



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Owner Name	Acreage
1 CHAMBERLAIN TRUST	5.9
2 CUDD, DOROTHY JEAN TRUST	5.6
3 TERRANO REALTY INC	6.0
4 NW REALTY INC	48.7
5 NW REALTY INC	17.1
6 MEDANJO PARTNERS LTD	58.1
7 ZFN REALTY LLC	6.1

	Owner Name	Acreage
1	CHAMBERLAIN TRUST	5.9
2	CUDD, DOROTHY JEAN TRUST	5.6
3	TERRANO REALTY INC	6.0
4	NW REALTY INC	48.7
5	NW REALTY INC	17.1
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Recommendations

- ▶ Remove L(34) from the Employment Center Districts by proceeding with a DDC text amendment in advance of the overall code update.
- ▶ As a part of the overall DDC update further clarify the warehouse/distribution center use types.