



Legislation Details (With Text)

File #: 14-0642 **Version:** 1 **Name:**
Type: Planning Case
File created: 8/29/2014 **In control:** City Council
On agenda: 9/16/2014 **Final action:**
Title: Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing for a zoning change from a Regional Center Commercial Downtown (RCC-D) zoning district and use classification to an Industrial Center General (IC-G) zoning district and use classification on approximately 2.95 acres of land generally located on the west side of Worthington Drive, north of Barcelona Street and south of Schuyler Street being Lot 3, Block A of the Hull Addition; and providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. This is part two of a three-part request including CA14-0003 and S14-0004. The Planning and Zoning Commission recommends approval (5-2).

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit 1 - Staff Analysis, 2. Exhibit 2 - Site Location Aerial Map, 3. Exhibit 3 - Existing Zoning Map, 4. Exhibit 4 - Proposed Zoning Map, 5. Exhibit 5 - Letter from the Applicant, 6. Exhibit 6 - Notification Map and Responses, 7. Exhibit 7 - Site Photos, 8. Exhibit 8 - August 27, 2014, Planning and Zoning Commission Meeting Minutes (Draft), 9. Exhibit 9 - Ordinance

Date	Ver.	Action By	Action	Result
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Agenda Information Sheet

DEPARTMENT: Planning and Development

CM/ ACM: John Cabrales, Jr.

Date: September 16, 2014

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, providing for a zoning change from a Regional Center Commercial Downtown (RCC-D) zoning district and use classification to an Industrial Center General (IC-G) zoning district and use classification on approximately 2.95 acres of land generally located on the west side of Worthington Drive, north of Barcelona Street and south of Schuyler Street being Lot 3, Block A of the Hull Addition; and providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing a severability clause and an effective date. This is part two of a three-part request including CA14-0003 and S14-0004. The Planning and Zoning Commission recommends approval (5-2).

BACKGROUND

The applicant is proposing to rezone approximately 2.95 acres from Regional Center Commercial Downtown (RCC-D) to Industrial Center General (IC-G). The request is being considered concurrently with two other

applications, a Comprehensive Plan Amendment (CA14-0003) and a Specific Use Permit (S14-0004). All three requests are proposed to allow Edsco Fasteners to begin hot dip galvanization at their current location at 2200 Worthington Drive. Hot dip galvanization is a heavy manufacturing use involving dipping steel into baths of cleansing solutions and molten zinc. Galvanization protects the steel from corrosion by forming an alloy coating. Currently, Edsco Fasteners trucks their products off-site for galvanization. Having hot dip galvanization abilities on-site would save time and money for their operations.

Should the rezoning request be approved, the applicant could then proceed with the Specific Use Permit that would be required in the IC-G district to permit the heavy manufacturing use. The previous report addressed the Comprehensive Plan Amendment and the following report addressed the Specific Use Permit (SUP) request.

Staff has reviewed this request against the criteria listed in Section 35.3.3 of the Denton Development Code for rezoning requests and found that it does not conform to the Future Land Use Element of the Denton Plan. Staff finds this rezoning request inconsistent with the zoning and use of the surrounding areas. To the east, along I-35 there are several hotel and office uses. The property to the west is zoned Neighborhood Residential 2 (NR-2) for single-family residential development. General industrial uses would conflict with these existing and future uses.

Notification of the comprehensive plan amendment request (CA14-003), rezoning request (Z14-0014), and SUP request (S14-0004) were sent out together on August 8, 2014. Notice was published in the Denton Record Chronicle on August 10, 2014 and again on August 31, 2014. As of the writing of this staff report, two responses have been received, one in favor of the request and one neutral to the request.

OPTIONS

1. Approval as submitted.
2. Approval subject to conditions.
3. Deny this request.
4. Postpone consideration.
5. Table the item.

RECOMMENDATION

The Development Review Committee recommends **denial** of the proposed rezoning request. The rezoning request is not compatible with the Comprehensive Plan and does not meet the criteria listed in the Denton Development Code.

The Planning and Zoning Commission voted 5-2 at their August 27, 2014 meeting to recommend **approval** of CA14-0003.

ESTIMATED SCHEDULE OF PROJECT

Not applicable.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

August 17, 2014 - Planning and Zoning Commission reviewed CA14-0003, Z14-0014, and S14-0004,
September 16, 2014 - City Council CA14-0003 (being processed concurrently with this request)

FISCAL INFORMATION

None at this time.

BID INFORMATION

Not applicable.

EXHIBITS

1. Staff Analysis
2. Site Location/Aerial Map
3. Existing Zoning Map
4. Proposed Zoning Map
5. Letter from the Applicant
6. Notification Map and Responses
7. Site Photos
8. August 27, 2014, Planning and Zoning Commission Meeting Minutes (Draft)
9. Ordinance

Respectfully submitted:
Brian Lockley, AICP, CPM
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