



## Legislation Details (With Text)

**File #:** 24-ZA-09      **Version:** 1

**Type:** Zoning Amendment      **Status:** Regular Agenda

**File created:** 5/8/2024      **In control:** Planning and Zoning Commission

**On agenda:** 5/13/2024      **Final action:**

**Title:** Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 3.5 acres located at 12197 Denton Drive within the Planned Development District No. 32 (PD-32) zoning district; and take appropriate action.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Ordinance 3865 (Draft), 3. Plans, 4. Site Map and Notification Summary, 5. Staff Presentation

| Date | Ver. | Action By | Action | Result |
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**Conduct a public hearing and consider the request for a zoning amendment for industrial development on approximately 3.5 acres located at 12197 Denton Drive within the Planned Development District No. 32 (PD-32) zoning district; and take appropriate action.**

BACKGROUND:

The applicant, Tyler Adams, Greenlight, requests to amend Planned Development District No. 32(PD-32) for a new office/warehouse development. The site includes two proposed buildings totaling 44,000 square feet (sf) in area with a mix of office and warehousing space. The applicant has also included parking, streetscape, and landscaping improvements.

The subject property is approximately 3.5 acres of land bounded by Denton Drive to the east, the IH-35E frontage road to the west, and the City of Dallas city limit to the south. The property was previously under review for an athletic field development; however, the prior applicant withdrew this project proposal.

Office uses are permitted within PD-32, but warehouse/distribution uses are prohibited. As a result, the applicant proposes to add warehouse/distribution as a permitted use and light fabrication/assembly subject to the approval of a Specific Use Permit (SUP). Several of the surrounding properties currently contain warehouse/distribution uses.

ACTIONS:

1. I move to recommend approval of Ordinance 3865 as presented.
2. I move to recommend approval of Ordinance 3865, with modifications...
3. I move to recommend denial.
4. I move to table the issue for further study or take no action.

ATTACHMENT(S):

1. Staff Report

2. Ordinance 3865 (Draft)
3. Plans
4. Site Map and Notice Summary
5. Staff Presentation