

CA25-0002a US 380 Corridor FLUM Amendment

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October 14, 2025



Request

Request: City-Initiated Future Land Use Map (FLUM) Amendment

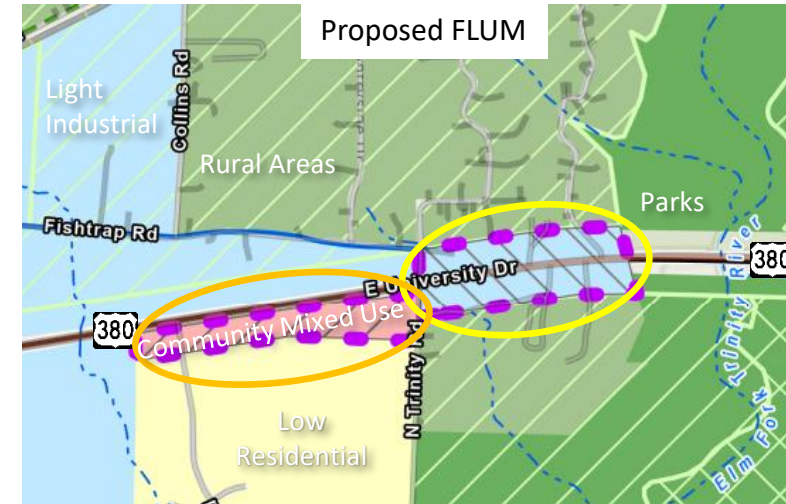
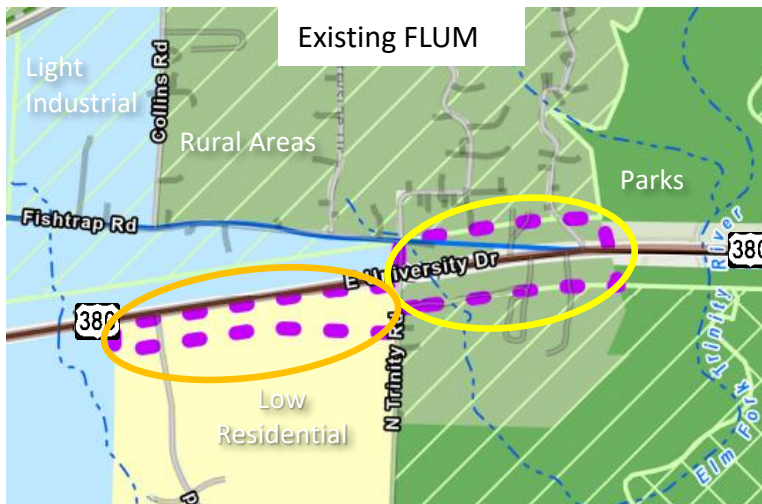
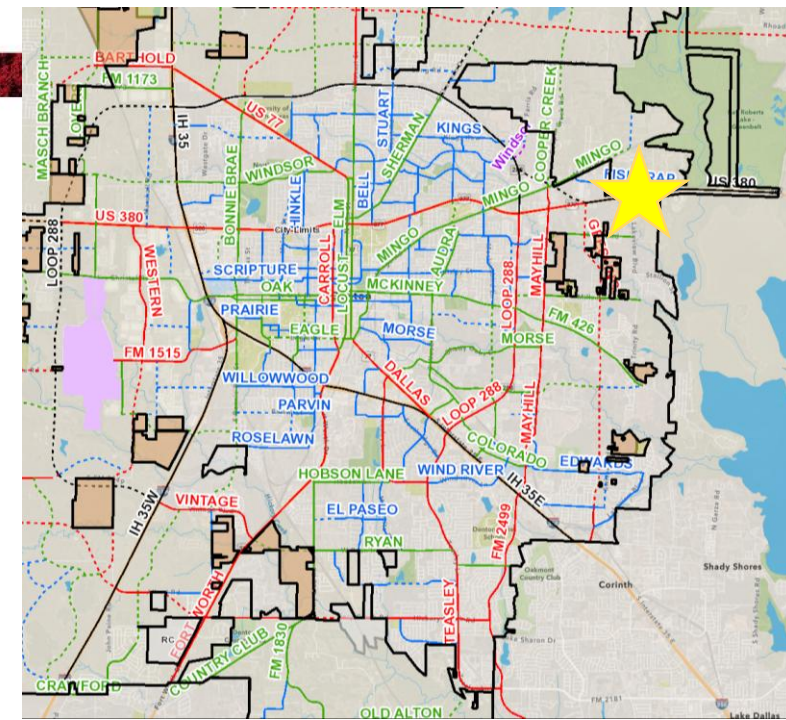
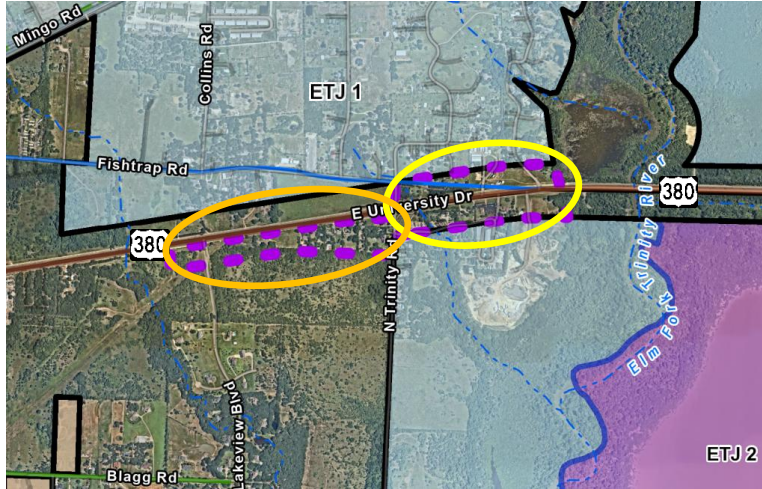
Total Area: 55.3 acres

Area 1 (yellow)

- Area: 33.5 acres
- Existing FLUM: Rural Areas
- Proposed FLUM: Light Industrial

Area 2 (orange)

- Area: 21.8 acres
- Existing FLUM: Low Residential
- Proposed FLUM: Community Mixed Use



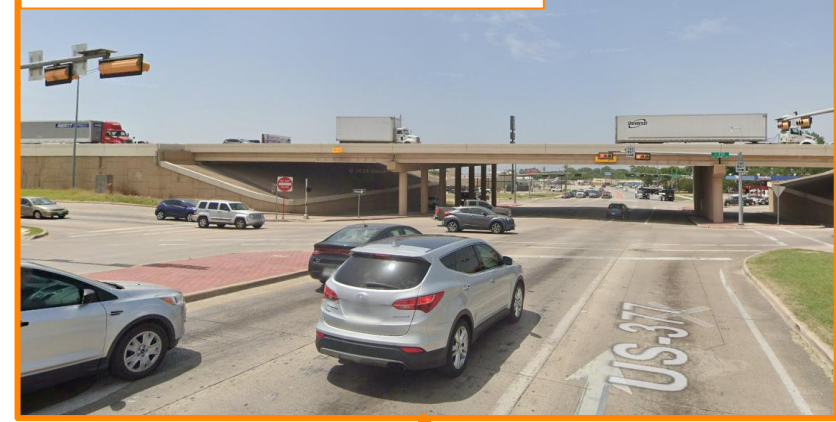
Background

- Development inquiries do not match current zoning or future land use designations
- Identified in the 2040 Comprehensive Plan as a gateway area for study
- Corridor Study
 - Existing conditions
 - TxDOT improvements
 - Community engagement

Anticipated 2030



Anticipated 2035-2040



Light Industrial

- Primary uses include **light manufacturing, assembling, and warehousing and distribution**, and include associated **supporting uses, such as offices, retail, and restaurants**
 - Areas should have adequate access to infrastructure, including the **transportation network**
- ✓ Consistent with current development pattern
- ✓ Considers US380 roadway design and improvements

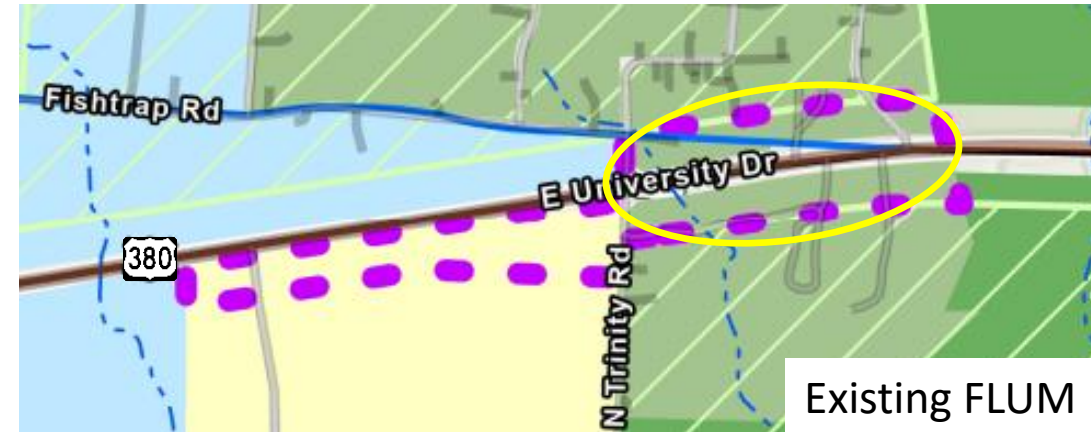
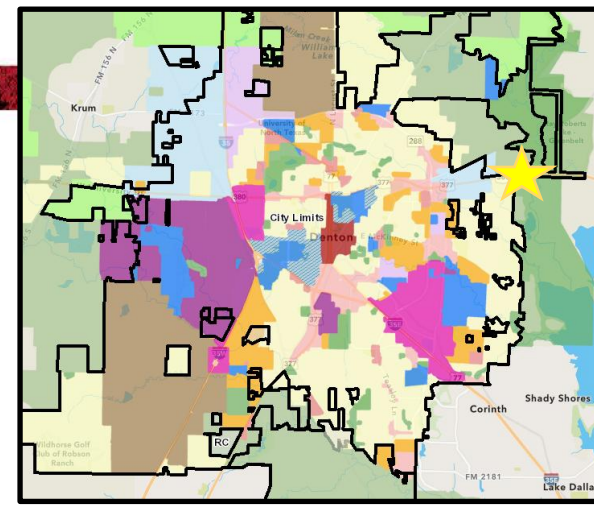
Generally Aligned Zoning Districts:

- Light Industrial
- General Office
- Suburban Corridor

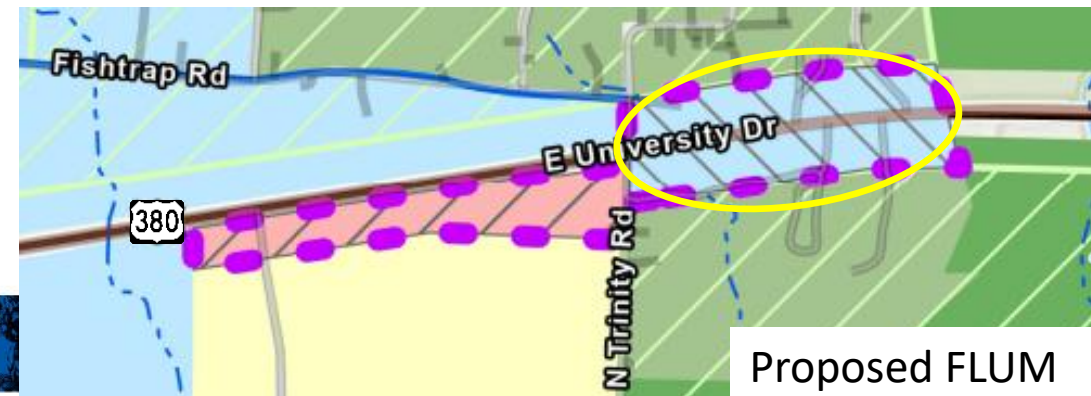
Current Locations:

(light blue)

- US380/377
- Northwest of US380 and I-35 intersection



Existing FLUM



Proposed FLUM

Community Mixed Use

- Commercial uses remain predominant, but where residential, service, and other uses are complementary
 - Complement and embrace existing, viable uses,
 - Create a **sense of place** to serve the local community
- ✓ Provide neighborhood services at a scale appropriate for US380
- ✓ Buffer industrial uses and traffic
- ✓ Provide higher design standards near adjacent residential zoning

Generally Aligned Zoning Districts:

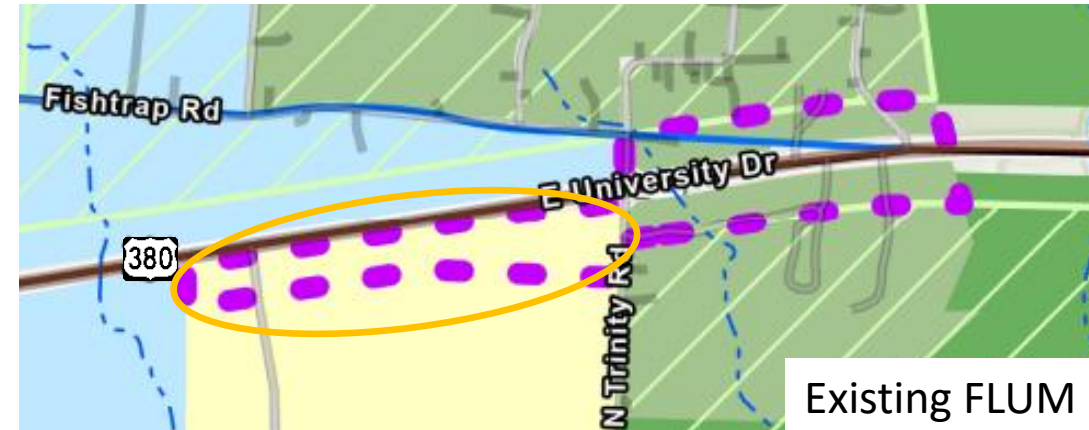
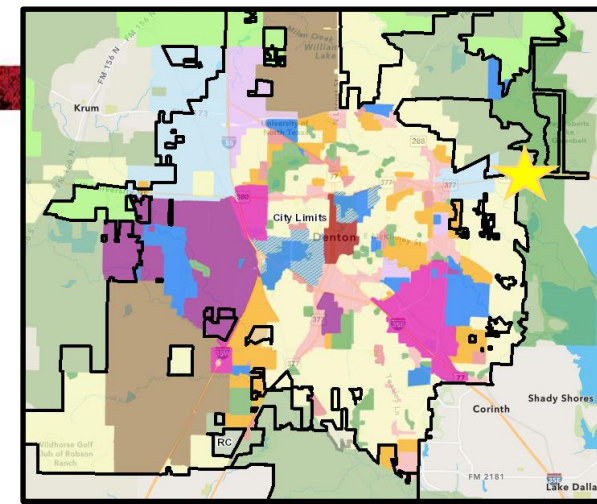
- Suburban Corridor
- Mixed-Use Regional

US380 Lakeview Estates Entrance

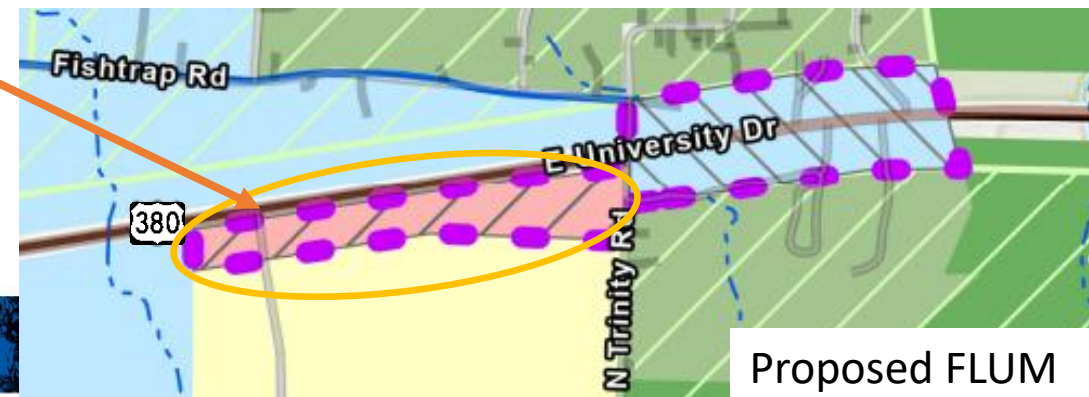


Location: (light pink)

- Clustered around primary arterials and TXDOT roadways



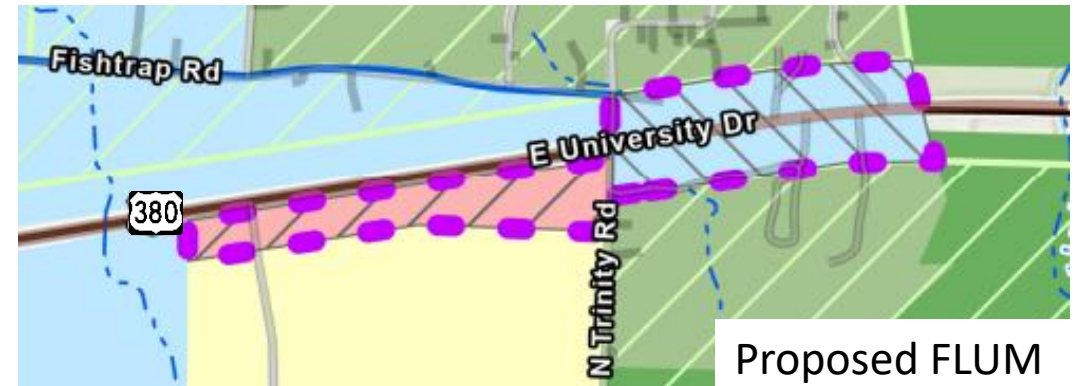
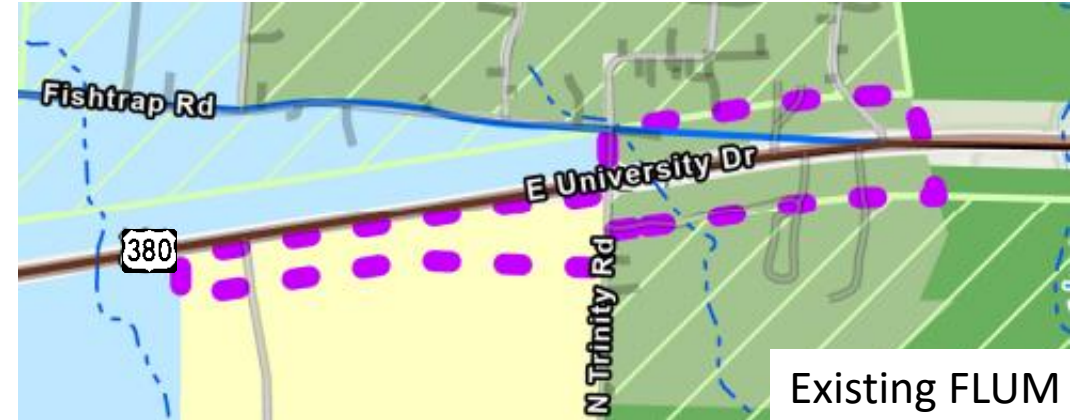
Existing FLUM



Proposed FLUM

Denton 2040 Comprehensive Plan

- ✓ **LU-1: Grow Compactly:** Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.
- ✓ **Action Item 2.2:** Utilize the Preferred Growth Concept Map, the Preferred Land Preservation Plan and the **Future Land Use Map** to guide all development review applications within the plan horizon.



Criteria for Approval

Summary:

- ✓ No conflict with any portion of the goals and policies of the Denton 2040 Comprehensive Plan.
- ✓ The proposed amendment is consistent with the existing non-residential development pattern and adjacent future land use designations and will encourage the development of compatible land uses and scale
- ✓ Considers existing and proposed infrastructure

Comprehensive Plan Amendment Approval Criteria (Sec. 2.7.1D1)

1. Is consistent with the overall purpose and intent of the Comprehensive Plan and that any one of the following criteria has been met:
 - a. There was an error in the original Comprehensive Plan adoption;
 - b. The City Council failed to take into account then-existing facts, projections, or trends that were reasonably foreseeable to exist in the future;
 - c. **Events, trends, or facts after adoption of the Comprehensive Plan have changed the City Council's original findings made upon plan adoption**
 - d. Events, trends, or facts after adoption of the Comprehensive Plan have changed the character or condition of an area so as to make the proposed amendment necessary

Comprehensive Plan Amendment Approval Criteria (Sec 2.7.1.D2)

- a. That the amendment is not in conflict with any portion of the goals and policies of the plan.
- b. That the amendment constitutes a substantial benefit to the city and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
- c. The extent to which the proposed amendment and other amendments in the general area are compatible with the land use goals of the plan and that they avoid creation of isolated uses that will cause incompatible community form and a burden on public services and facilities.
- d. That the development pattern contained in the existing plan does not provide adequate and appropriate optional sites for the use or change being proposed in the amendment.
- e. That the impact of the amendment, when considered cumulatively with other applications and development in the general area, will not adversely impact the city or a portion of the city by.
- f. That site conditions, including but not limited to topography, utility corridors/easements, drainage patterns, noise, odors, or environmental contamination, would make development under the current plan designation inappropriate..

Notification

City website notice posed: September 5 and September 25, 2025

Newspaper notice posted: September 7 and September 27, 2025

Property notice posted: September 11, 2025

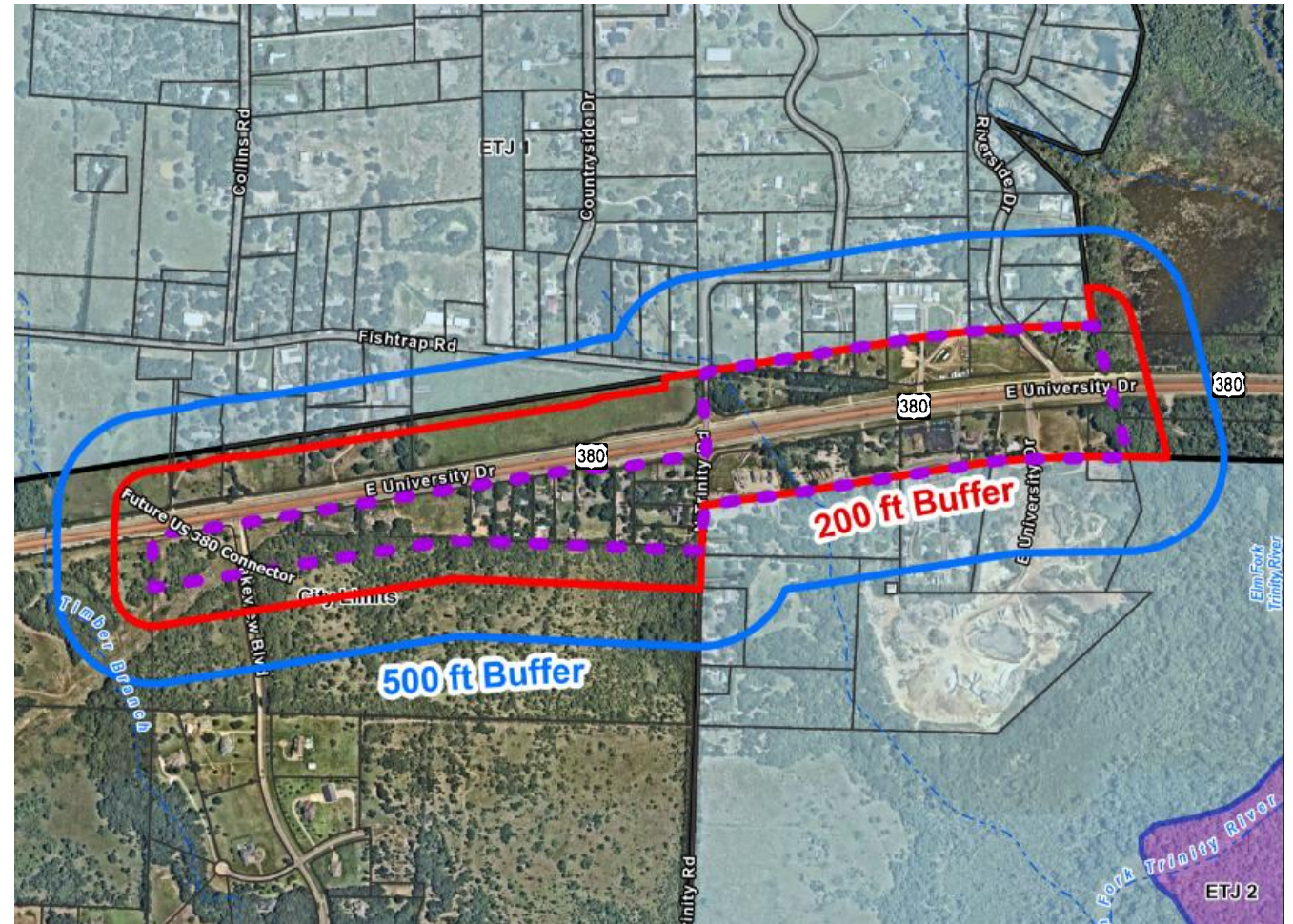
Mailed notices

- 200 ft. Public Hearing Notices mailed: 31
- 500 ft. Courtesy Notices mailed: 74

Responses:

- In Opposition: 1
- In Favor: 1

Two in-person and two virtual public meetings were noticed and held. All attendees were in favor of the request.



Recommendation

The Planning and Zoning Commission recommended **approval** [4-0].

Staff recommends **approval** of the **Comprehensive Plan Amendment** request as it complies with the criteria in Section 2.4.5E of the Denton Development Code for approval of all applications, and Section 2.7.1D of the DDC for approval of a Comprehensive Plan Amendment.

QUESTIONS?

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Development Services