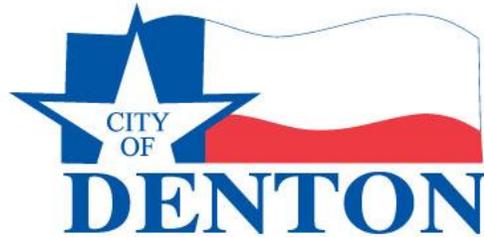


# S25-0007a Denton20

Angie Manglaris, AICP  
Assistant Planning Director  
January 13, 2026



# Request

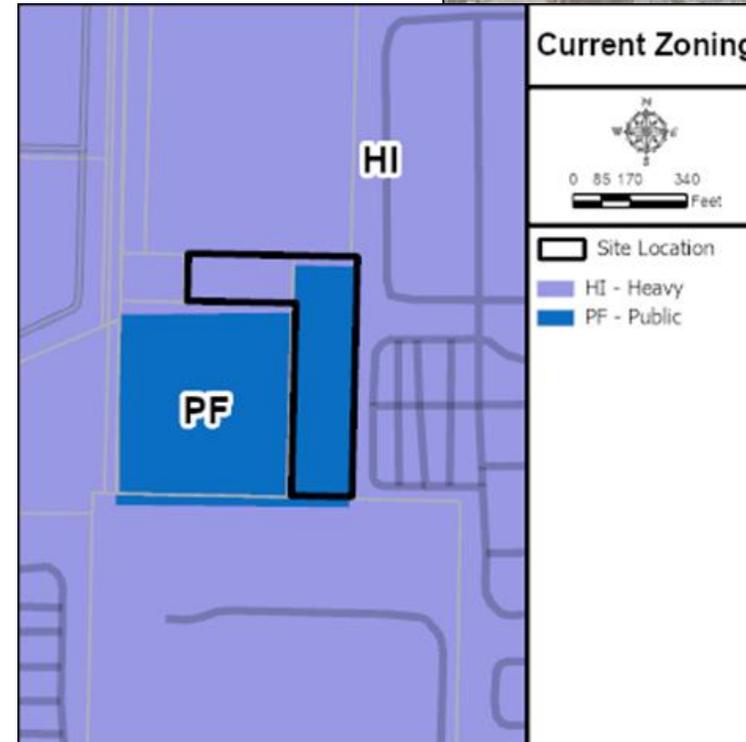
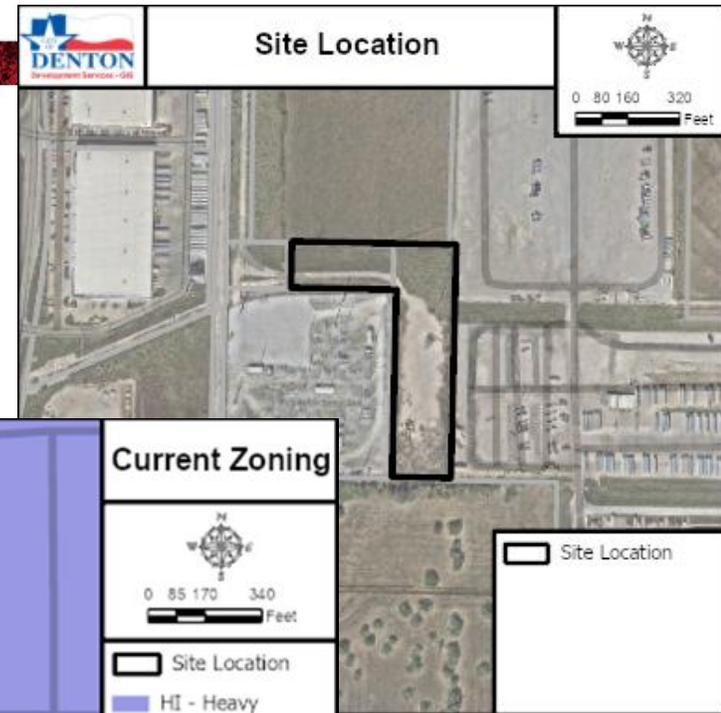
**Request:** Specific Use Permit for Modular Data Center

**Location:** South of Jim Christal Road, east of Western BVLD, adjacent to RD Wells Substation

**Purpose:** Permit Modular Data Center on approximately 4.064 acres of land

**Surrounding area:** Predominantly zoned HI and is developed with a variety of industrial and manufacturing land uses

Consistent with approved lease and power purchase agreement for operation of a Modular Data Center



# Criteria for Approval – Development Code

## General Approval Criteria for All Applications (Sec. 2.4.5E)

1. General Criteria
2. **Prior Approvals**
3. **Consistent with the Comprehensive Plan and Other Applicable Plans**
4. Compliance with this DDC
5. Compliance with other regulations
6. Consistent with Interlocal and Development Agreements
7. Minimizes Adverse Environmental Impacts
8. **Minimizes Adverse Impacts on surrounding Property**
9. Minimizes Adverse Fiscal Impacts
10. Compliance with Utility, Service, and Improvement Standards
11. Provides Adequate Road Systems
12. Provides Adequate Public Services and Facilities
13. Rational Phasing Plan

## Specific Use Permit Criteria for Approval (Sec 2.5.2D)

1. The specific use proposed is compatible with the surrounding area;
2. The specific use proposed has no negative impacts on future development of the area; and
3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

## Summary:

- ✓ Proposal is consistent with the goals and policies of the Denton 2040 Comprehensive Plan and the Future Land Use Map.
- ✓ Proposal is consistent with Use Specific Standards for Modular Data Center.
- ✓ Approval of the Specific Use Permit is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.

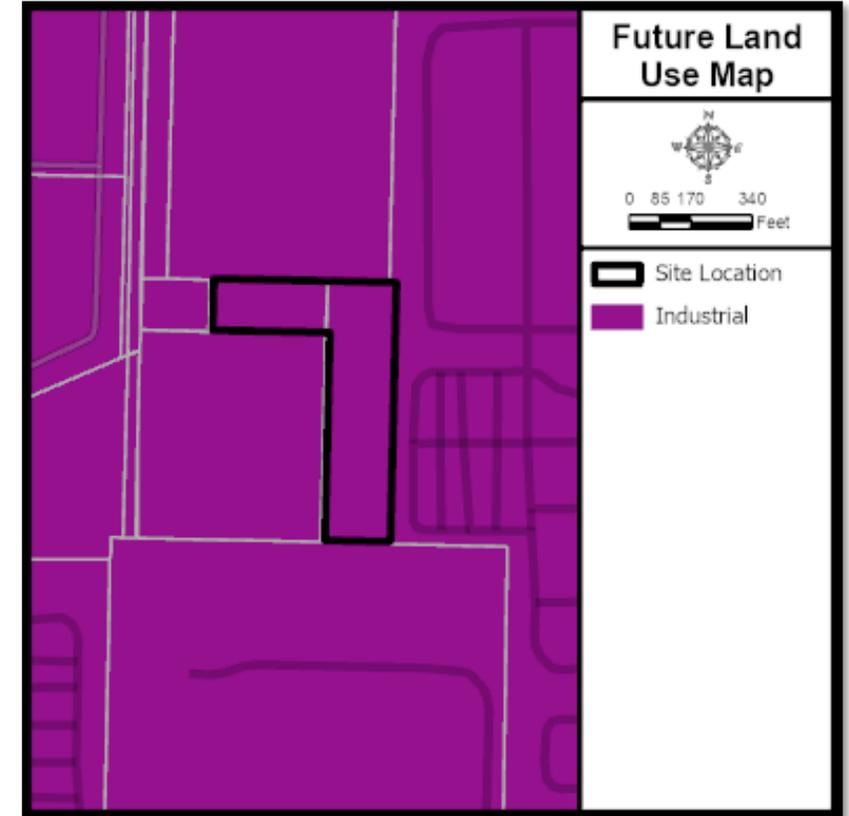
# Denton 2040 Comprehensive Plan

## FLUM: Industrial Commerce

- Applies to **areas where the predominant uses include both light and heavy industrial uses**, such as moderate to heavy manufacturing, assembly, fabrication, and wholesaling.
- Located primarily **west of I-35W near the Denton Municipal Airport**.
- It is important in future development that **transitions to adjacent sensitive land uses are considered**.

### Proposed Use:

- Situated west of I-35W and adjacent to the RD Wells Substation.
- Compatible with surrounding area.
- Minimal visual and auditory impacts given location.
- Adequately spaced and buffered from sensitive land uses.



✓ **Proposed use conforms to FLUM goals and purpose**

# Notification

**Newspaper posted:** December 27, 2025

**City website posted:** December 19, 2025

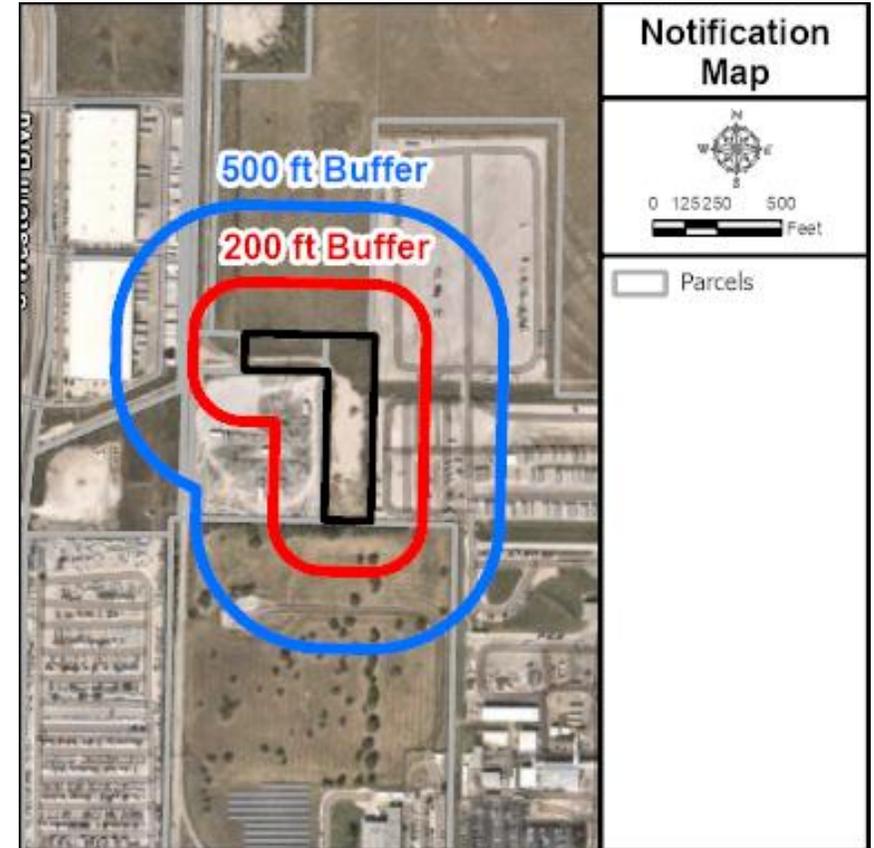
**Property posted:** December 5, 2025

**Mailed notices:**

- 200 ft. Public Hearing Notices mailed: 7
- 500 ft. Courtesy Notices mailed: 7

**Responses:**

- In Opposition: 0
- In Favor: 0
- Neutral: 0



# Recommendation

Staff recommends **approval** of the SUP with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan (attached as Exhibit 8). Administrative approval of changes that do not increase the size and number of the modular data center buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. Notwithstanding the limited administrative approvals authorized in condition 1, the City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan, including those referenced in condition 1. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. In accordance with DDC Subsection 5.3.6.I, the development shall not cause an increase in the ambient noise level in the area more than 3 dBA. The applicant shall be responsible for verifying compliance after installation of the modular structures.
4. Access to the site may be taken from an existing access easement situated within Lots 3 & 4, Block A, Westpark Addition Phase 2. These lots are to be used for the sole purpose of access and shall not contain modular data center buildings.
4. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

The Planning and Zoning Commission **recommended approval with conditions (6-0)**.



# QUESTIONS?

Angie Manglaris, AICP  
Assistant Planning Director  
Development Services