



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassey Ogden

DATE: March 3, 2026

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas regarding a request for a Specific Use Permit (SUP) to allow for an Outdoor Storage use on approximately 4.95 acres of land, approximately located on the west side of Interstate Highway 35 West, 287 feet north of Metro Street and legally described as Lot 4 Block A Lattimore Industrial Park in the City of Denton, Denton County, Texas; adopting an amendment to the City's Official Zoning Map; providing for a penalty in the maximum amount of \$2,000.00 for violations thereof; providing for severability; and establishing an effective date. The Planning and Zoning Commission voted (7-0) to recommend approval. Motion for approval by Commissioner McDuff and second by Commissioner Riggs. (S25-0014a, Bryce Van Arsdale)

[Feb 11, 2026 Planning and Zoning Commission on 2026-02-11 5:00 PM - Denton, TX](#)

BACKGROUND

The applicant, Gregg Madsen of Wier & Associates, on behalf of the property owner, Lattimore Materials Corporation, has submitted a request for a Specific Use Permit (SUP) to allow for Outdoor Storage use on approximately 4.95 acres of land within the Light Industrial zoning district.

Outdoor Storage as a principal use is defined in the Denton Development Code (DDC) as follows: "As a principal use, a property or area used for the long term (more than 24 hours) storage of materials, merchandise, products, stock, supplies, machines, operable motor vehicles, equipment, manufacturing materials, or other items not kept within a structure having at least four walls and a roof. New or used motor vehicles sales and leasing display and parking, and outdoor sales and display and parking areas shall not be defined as outdoor storage. Automotive wrecking service, impound lot, junkyard, or salvage yard shall not be defined as outdoor storage."

The proposed development, Lot 4 Lattimore Industrial Park Outdoor Storage, will be utilized as a parking lot for fleet vehicles and equipment. No development meeting the tier 1 or tier 2 thresholds has been proposed at this time.

The subject property is currently operating as a parking lot for the adjacent Concrete Batch Plant. The purpose of this SUP request is to separate the subject property from the Concrete Batch Plant to operate as independent Outdoor Storage. The surrounding area is made up of Light Industrial uses to the north, west, and south, while the property to the east is undeveloped.

A full analysis of this request is provided as Exhibit 2.

PLANNING AND ZONING COMMISSION

On February 11, 2026, the Planning and Zoning Commission held a public hearing and recommended approval of the Specific Use Permit [7-0] with staff’s recommended conditions. Chairman Pruett requested confirmation regarding the difference between a “temporary concrete batch plant” and the permanent concrete batch plant use which exists on the adjacent lot. Staff informed the Commission that this use falls under the “High-Impact Manufacturing” use category and is a legal non-conformity as it was developed in 1991, prior to the 2002 Denton Development Code and associated rezoning for light industrial uses.

OPTIONS

- 1. Approve as submitted
- 2. Approve subject to conditions
- 3. Deny
- 4. Postpone consideration

RECOMMENDATION

Staff recommends **approval** of the SUP request subject to the following conditions:

- 1. Development of the site shall substantially comply with the attached Site Plan. Administrative approval of changes that do not increase the size and number of the Outdoor Storage buildings and equipment, change the number of parking spaces, or decrease the buffer and screening requirements, 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. 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. The attached site plan and landscape plan are incorporated as requirements of the SUP.
- 3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1969	City Council	Annexation	Approved
1997	City Council	Rezoning from Agricultural (A) zoning district to Light Industrial (LI) zoning district	Approved
2002	City Council	City wide rezoning to Industrial Center Employment (IC-E)	Approved
2019	City Council	City wide rezoning to Light Industrial (LI)	Approved
February 11, 2026	Planning and Zoning Commission	SUP for Outdoor Storage	Recommended Approval

PUBLIC OUTREACH:

To comply with the public hearing notice requirements, the following were completed:

- On January 20, 2026, nine (9) notices were sent to property owners within 200 feet of the subject property. As of the writing of this report, staff has not received any written responses.
- On January 20, 2026, fifteen (15) courtesy notices were sent to physical addresses within 500 feet of the subject property.
- A notice was published on the City's website on January 20, 2026 and February 13, 2026.
- A notice was published in the Denton Record Chronicle on January 25, 2026 and February 15, 2026.
- The developer did not hold neighborhood meetings, instead reaching out individually to adjacent property owners. No significant response was reported to staff.
- Two signs were posted on the property on January 20, 2026.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact and/or meeting disclosures have been provided to staff as of the issuance of this report.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Future Land Use Map

Exhibit 5 - Zoning Map

Exhibit 6 - Site Plan

Exhibit 7 - Notification Map

Exhibit 8 - Draft Ordinance

Exhibit 9 - Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Bryce Van Arsdale
Assistant Planner