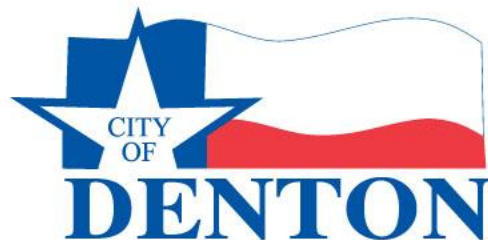




# S25-0013a

# Milo Insulation of Texas

Ashley Ekstedt, AICP  
Associate Planner  
December 2, 2025



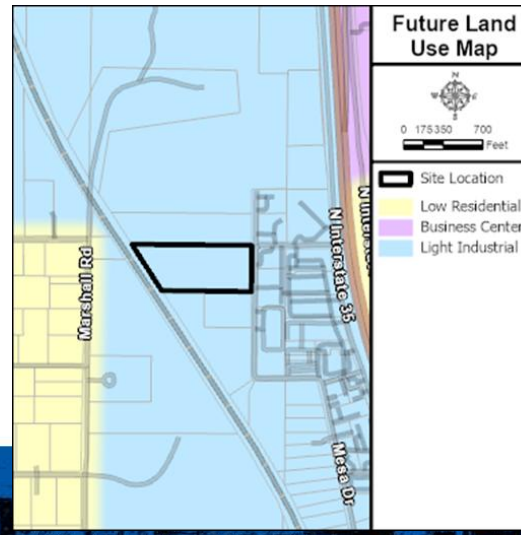
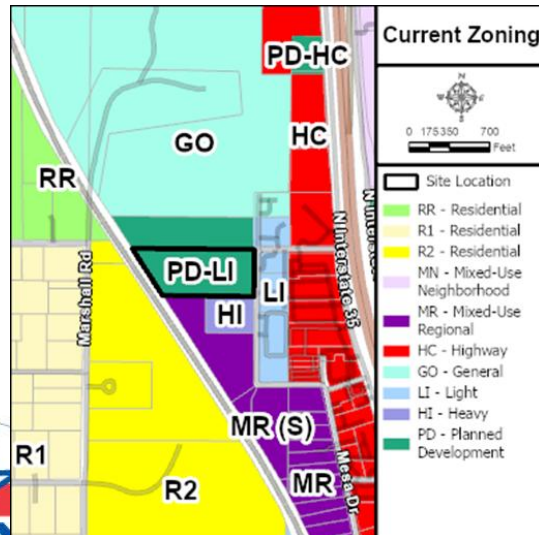


# Request

**Request:** Specific Use Permit for Medium-Impact Manufacturing

**Location:** West of Worthington Drive and south of the terminus of Schuyler Street

**Purpose:** Permit household insulation production in Suite 100





# Milo Insulation of Texas

- Bio-degradable, all natural “packing peanuts” made from milled grain Sorghum seeds (or “Milo”) used for home and commercial insulation
- Sounds like an air compressor
- Smells like popcorn or baked bread



Sorghum



Sorghum seeds (or “Milo”)



# 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 LI Zoning District purpose statement.
- ✓ Approval of the Specific Use Permit is not expected to generate significant adverse environmental, infrastructure, or fiscal impacts.
- ✓ Utilities and infrastructure are available to serve the subject property.



# LI Purpose Statement

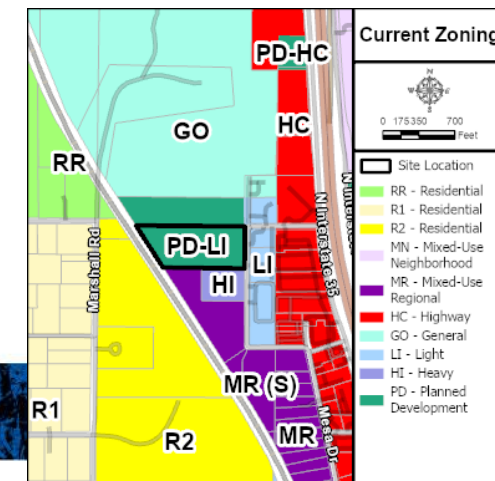
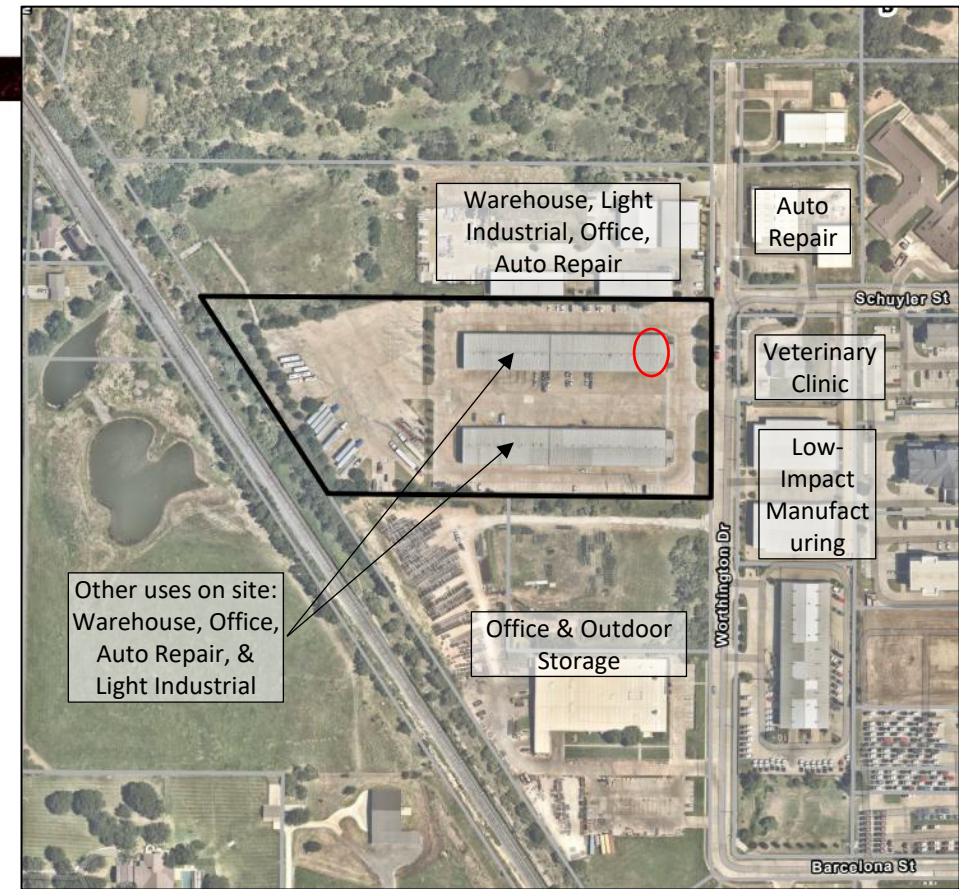
Per Subsection 3.5.2, LI shall:

- Provide for light manufacturing, assembly, fabrication, warehousing and distribution, indoor and outdoor storage, and a wide range of supporting commercial uses and activities
- Provide a variety of transportation options
- Provide appropriate transitions to surrounding uses and lower intensity districts

## Manufacturing, Medium-Impact

Industrial operations relying on the assembly, distributing, fabricating, manufacturing, packaging, processing, recycling, repairing, servicing, storing, or wholesaling of goods using raw materials and mechanical power and machinery.

- ✓ Low intensity manufacturing process
- ✓ Industrial area



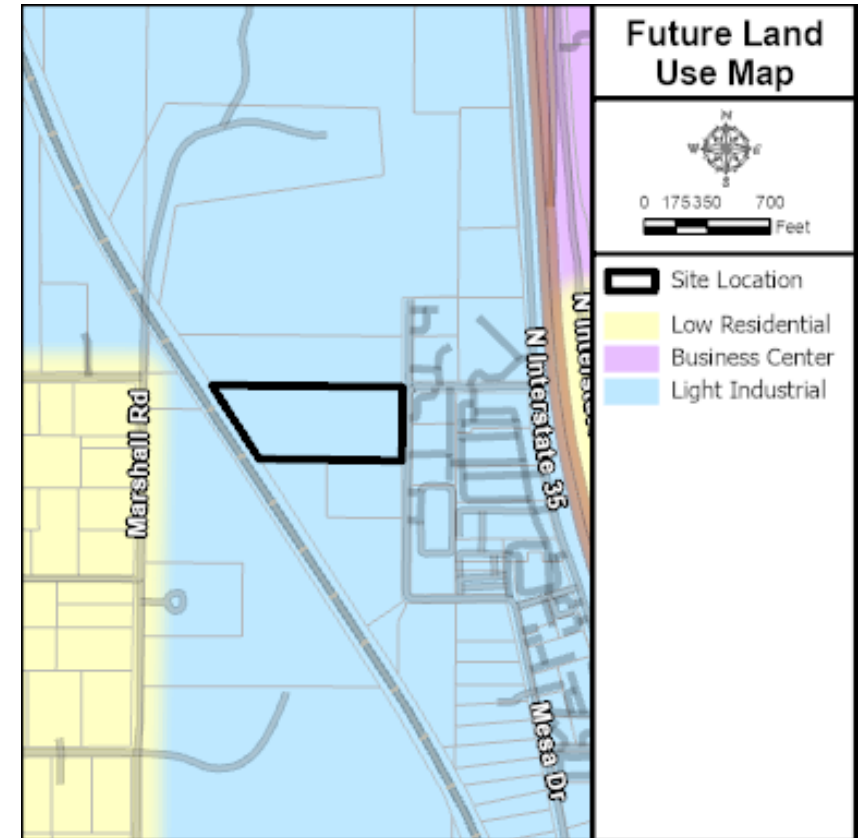
# Denton 2040 Comprehensive Plan

## FLUM: Light Industrial

- Provide for light industrial and supporting commercial uses and activities
  - Provide a variety of transportation options
  - Considers transitions to adjacent sensitive land uses
- ✓ **Proposed use conforms** to FLUM goals and purpose

**GOAL LU-1: Grow Compactly:** Achieve sound, sustainable growth in compact development patterns with balanced land uses planned in coordination with transportation and infrastructure systems.

**GOAL FEV-2:** Improve the City's job-to-worker ratio by increasing the number of jobs available to the resident workforce and local graduates.





# Notification

**Newspaper posted:** November 2, 2025 and November 15, 2025

**City website posted:** October 31, 2025 and November 14, 2024

**Property posted:** November 5, 2025

**Mailed notices:**

- 200 ft. Public Hearing Notices mailed: 11
- 500 ft. Courtesy Notices mailed: 44

**Responses:**

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



# Recommendation

The Planning & Zoning Commission recommended approval [6-0].

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

1. The proposed Medium-Impact Manufacturing use is limited to 4,500 square feet within Suite #100 on the subject property. Any expansion or alteration beyond this area shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The proposed use shall not alter any parking, pavement, or exterior building features on the subject property without approval of a Specific Use Permit amendment in accordance with the Denton Development Code.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the Post-Decision Action Steps for Specific Use Permits in the 2019 DDC.



# QUESTIONS?

Ashley Ekstedt, AICP  
Associate Planner  
Development Services