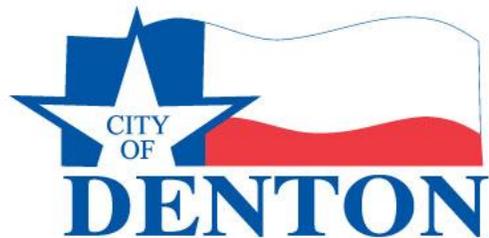


S25-0014a

Lattimore Industrial Park

Bryce Van Arsdale
Assistant Planner
March 3, 2026



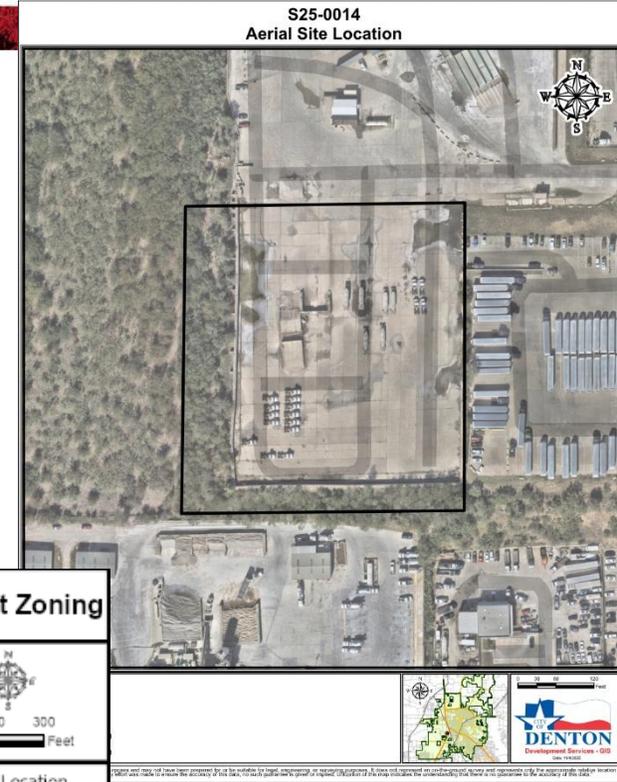
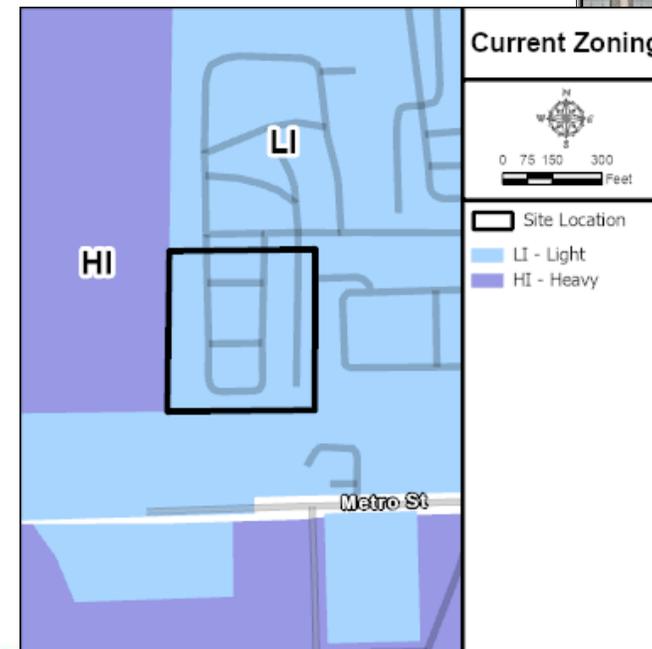
Request

Request: Specific Use Permit for Outdoor Storage on 4.95 acres of land

Location: 1150 feet west of Interstate 35 West, 287 feet north of Metro Street

Purpose: Separate accessory Outdoor Storage use from existing Concrete Batch Plant primary use

Surrounding area: Predominantly zoned LI and is developed with a variety of industrial uses



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 Outdoor Storage
- ✓ 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.

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 north of Metro Street.
- 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: January 25, 2026 and February 15, 2026

City website posted: January 20, 2026 and February 13, 2026

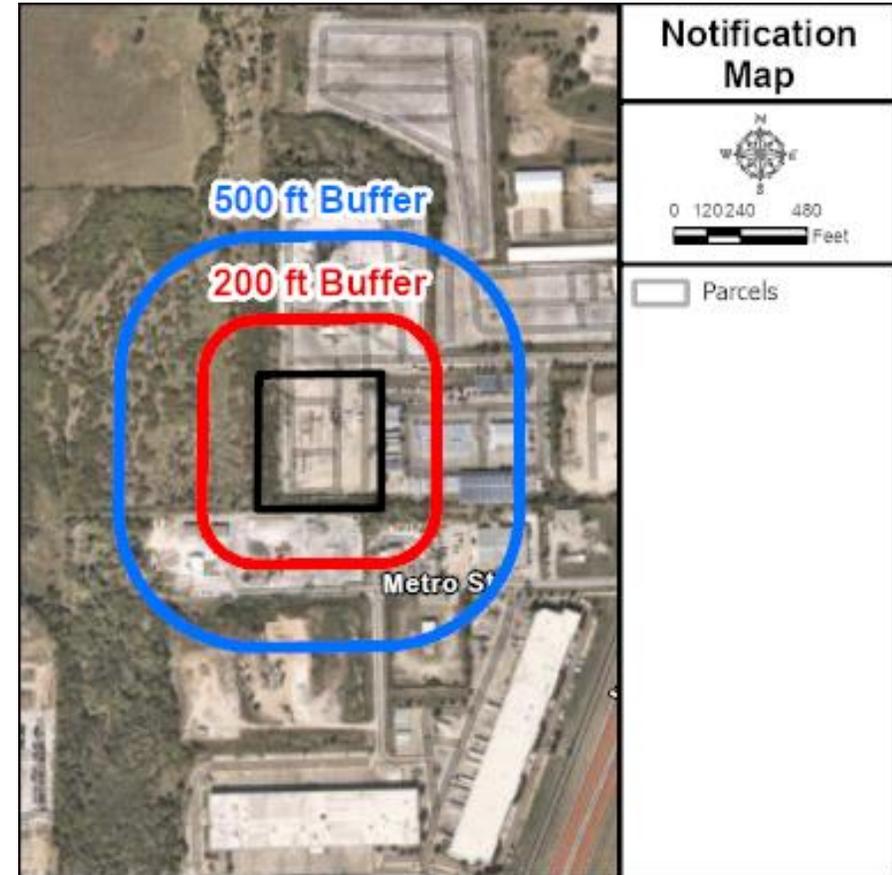
Property posted: January 20, 2026

Mailed notices:

- 200 ft. Public Hearing Notices mailed: 9
- 500 ft. Courtesy Notices mailed: 15

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. 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. 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. 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.

The Planning and Zoning Commission **recommend approval with conditions (7-0)**.



QUESTIONS?

Bryce Van Arsdale
Assistant Planner
Development Services

