



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: December 2, 2025

SUBJECT

Hold a public hearing and consider adoption of an ordinance of the City of Denton, Texas, approving a Specific Use Permit to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, on an approximately 8.702-acre lot, identified on the associated site plan as Suite #100, generally located west of Worthington Drive and south of the terminus of Schuyler Street 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 an effective date. The Planning and Zoning Commission voted (6-0) to recommend approval. Motion for approval by Commissioner Dyer and second by Commissioner Garland. (S25-0013a, Milo Insulation of Texas, Ashley Ekstedt) <https://dentontx.new.swagit.com/videos/361550?ts=14584>

BACKGROUND

The applicant, Tom Martin of Milo Insulation of Texas, LLC, has submitted a request for a Specific Use Permit (SUP) to allow for approximately 4,500 square feet of Medium-Impact Manufacturing use, within one suite of a multi-tenant building on an approximately 8.702-acre lot within the Light Industrial (LI) zoning district.

Medium-Impact Manufacturing is defined in the Denton Development Code as follows: "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."

This proposed development, Milo Insulation of Texas, will consist of Medium-Impact Manufacturing, producing household insulation from a dry grain-based material in Suite #100 on the subject site. The process uses a single Maddox 750 Baked Type Extruder machine per the applicant's narrative provided as Exhibit 6. The raw material is biodegradable and non-hazardous, and no hazardous fumes are generated by the process. The machine is described by the applicant to sound akin to an air compressor and the process to smell akin to baked bread or popped popcorn. The sounds and smells produced by the machine are not expected to be detectable outside of the building when the suite's doors are closed. No exterior construction or alterations to the building or site are required for the requested use.

The subject property, generally located west of Worthington Drive and south of the terminus of Schuyler Street, is currently developed with a mixed-use (Warehouse, Office, Auto Repair and Light Industrial uses) development constructed in 2008 containing trucking companies, aircraft parts assembly, and auto modification and detailing. Another mixed-use development exists to the north of the subject property, containing uses including, but not limited to, irrigation and landscaping supply, distributors, and auto repair.

The lot to the south is developed with Office and Outdoor Storage uses for anchoring systems (parts for large industrial construction projects) distribution. Across Worthington Drive, at the corner of Worthington Drive and Schuyler Street, is a Veterinary Clinic, and the Canadian Pacific & Kansas City Southern railway parallels the western boundary of the subject lot. There is no existing FEMA floodplain, floodway, or Environmentally Sensitive Area (ESA) on site, and the property is served by public water and sewer.

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

PLANNING AND ZONING COMMISSION

On November 19, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Specific Use Permit [6-0] with staff's recommended conditions. There were no questions from the Commission, and no members of the public spoke.

OPTIONS

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

RECOMMENDATION

Staff recommends **approval** of the SUP request 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 add any parking, pavement, or expand the building footprint 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.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
February 5, 2019	City Council	Rezoning from RCC-D district to EC-I district with overlay conditions (Z18-0023b)	Approved
November 19, 2025	Planning & Zoning Commission	SUP for a medium-impact manufacturing use	Recommended Approval

PUBLIC OUTREACH:

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

- On October 31, 2025, 11 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 October 31, 2025, 44 courtesy notices were sent to physical addresses within 500 feet of the subject property.
- A notice was published on the City's website on October 31, 2025 and November 14, 2025.

- A notice was published in the Denton Record Chronicle on November 2, 2025 and November 15, 2025.
- No neighborhood meetings have been held by the applicant as of writing this report.
- One sign was posted on the property on November 5, 2025.

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 - Applicant Project Narrative

Exhibit 7 - Site Plan

Exhibit 8 - Notification Map

Exhibit 9 - Draft Ordinance

Exhibit 10 - Staff Presentation

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Ashley Ekstedt, AICP
Associate Planner