

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A COMPREHENSIVE PLAN AMENDMENT ON APPROXIMATELY 33.5 ACRES FROM RURAL AREAS FUTURE LAND USE DESIGNATION TO LIGHT INDUSTRIAL FUTURE LAND USE DESIGNATION, GENERALLY LOCATED SOUTH OF US380 BEGINNING 0.5 MILES EAST OF GEESLING ROAD AND EXTENDING APPROXIMATELY 0.5 MILES EAST TO NORTH TRINITY ROAD IN THE CITY OF DENTON, DENTON COUNTY, TEXAS, AND ON APPROXIMATELY 21.8 ACRES FROM LOW RESIDENTIAL FUTURE LAND USE DESIGNATION TO COMMUNITY MIXED USE FUTURE LAND USE DESIGNATION, GENERALLY LOCATED NORTH AND SOUTH OF US380, BEGINNING AT NORTH TRINITY ROAD AND EXTENDING APPROXIMATELY 0.4 MILES EAST IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL FUTURE LAND USE MAP; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (CA25-0002a)

WHEREAS, The City of Denton has initiated a Comprehensive Plan amendment, changing the Future Land Use designations on approximately 33.5 acres of land from Rural Areas to Light Industrial, legally described in **Exhibit "A"** and 21.8 acres of land from Low Residential to Community Mixed Use, legally described in **Exhibit "B"**, attached hereto and depicted in **Exhibit "C"**, and incorporated herein by reference (hereinafter, the "Property"); and

WHEREAS, Staff presented a study of the subject area to the Planning and Zoning Commission in a work session held on April 23, 2025, and the Commission directed Staff to move forward with the recommendation as presented and seek community feedback; and

WHEREAS, the requested Future Land Use designation changes received favorable feedback from area residents and property owners during two public engagement meetings held in June and August of 2025; and

WHEREAS, on September 24, 2025, the Planning and Zoning Commission, in compliance with the Denton Development Code, have given the requisite notices by publication and otherwise, and have held due hearings and afforded full and fair hearings to all property owners interested in this regard, and have recommended approval [4-0] of the amendment; and

WHEREAS, on October 14, 2025, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.1 of the Denton Development Code, and is consistent with the Denton 2040 Comprehensive Plan and the Denton Development Code; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the application for a change in the Future Land Use designation of the property, have determined that the proposed change is in the best interest of the health, safety, morals, and general welfare of the City of Denton, and accordingly, the City Council of the City of Denton is of the opinion and finds that said Future Land Use Map change is in the public interest and should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Future Land Use designation for the Property is hereby changed from Rural Areas to Light Industrial and from Low Residential to Community Mixed Use.

SECTION 3. The City's Denton 2040 Comprehensive Plan is hereby amended to show the change in the Future Land Use Map.

SECTION 4. Exhibits A through C do not describe or depict 200-foot transition buffers for Future Land Use designations as depicted on the City of Denton General Interactive Map.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [_ - _]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Jill Jester, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____

Exhibit A

33.5 ACRES

All that certain lot, tract or parcel of land lying and being situated in the City of Denton, County of Denton, State of Texas, and being all or part of the M. Forrest Survey, Abstract Number 417 and W. Dabbs Survey, Abstract Number 328, being more particularly described as follows:

BEGINNING at the point being 350 feet south perpendicular to the centerline of US 380, also known as University Drive and being on the East line of Trinity Road, and on the West boundary line of a tract described in the Deed from Texas 380 RV LLC., a Texas limited Liability Company to TxWy LLC., a Texas limited liability Company, as recorded by County Clerk file number 2025-1731, Real Property Records, Denton County, Texas;

Thence North, along the West boundary of said TxWy LLC tract and the East line of said Trinity Road, crossing the centerline of said US 380 at a distance of 361.5 feet, continuing a total distance of 709.7 feet to a point for a corner being 350 feet north perpendicular to the centerline of said US 380;

Thence Northeasterly, 350 feet north of and parallel with the centerline of said US 380, a distance of 2,025 to a point for a corner, being on the east boundary line of a tract of land described in the Deed from Betty Clampitt and Kenneth Clampitt to Jeff Manie, recorded by County Clerk file number 2008-100052, Real Property Records, Denton County, Texas;

Thence Southerly, along the east boundary line of said Jeff Manie tract, across the north line and centerline of said US 380, a distance of 412.3 feet to a point for a corner and being on the south line of said US 380;

Thence Easterly, along the south line of said US 380, and along the north line of a tract of land described in the Deed from CCR Equity Holdings Four, LLC., a Texas limited liability company to Eagle Build LLC., a Texas limited liability company, a distance of 50.3 feet to a point for a corner and being the northeast corner of said Eagle Build LLC tract;

Thence South, along the east line of said Eagle Build LLC tract, a distance of 282 feet to a point for a corner and being 350 feet south of and perpendicular to the centerline of said US 380;

Thence Southwesterly, 350 feet south of and parallel with the centerline of said US 380, a distance of 2,228 to the POINT OF BEGINNING, Save and Except all areas of public roads, US 380, Trinity Road, and Fee Simple for public use, containing in all approximately 33.5 acres of land.

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Exhibit B

21.8 ACRES

All that certain lot, tract or parcel of land lying and being situated in the City of Denton, County of Denton, State of Texas, and being all or part of the M. Forrest Survey, Abstract Number 417, being more particularly described as follows:

BEGINNING at the point being 350 feet south perpendicular to the centerline of US 380 and being on the west line of a 59.99 acre tract described in the Deed from Russell D. Pearson, Kimberly Bullard Stone and Flora Ann Slate, as independent co-executors of the Estate of Ralph Tildon Bullard to Kimberly Bullard Stone, and Russell D. Pearson, Flora Ann Slate and Kimberly Bullard Stone, as Co-trustees of Tildon Dee Bullard Trust, as recoded by County Clerk file number 2023-34682, Real Property Records, Denton County, Texas;

Thence North, along the west line of said 59.99 acre tract, a distance of 297.5 feet to a point for a corner and being on the south line of US 380, also known as University Drive;

Thence Northeast, along the south line of said US 380, a distance of 2,270 feet to a point for a corner;

Thence East, along the south line of said US 380, a distance of 201.5 feet to a point for a corner;

Thence Northeast, along the south line of said US 380, a distance of 343.1 feet to a point for a corner;

Thence Southeast, along the south line of said US 380, a distance of 78.7 feet to a point for a corner and being on the west line of Trinity Road;

Thence South, along the west line of said Trinity Road, a distance of 416.8 feet to a point for a corner;

Thence West, along the north line of said 59.99 acre tract, a distance of 1,086.8 feet to a point for a corner and being 350 feet perpendicular to the centerline of said US 380;

Thence Southwest, 350 feet south of and parallel with the centerline of said US 380, a distance of 1,765.5 to the POINT OF BEGINNING, Save and Except all areas of public roads, US 380, Trinity Road, Lakeview Boulevard, and Fee Simple for public use, containing in all approximately 21.8 acres of land.

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Proposed Future Land Use Map

