



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Development Services

DCM: Cassey Ogden

DATE: April 9, 2025

SUBJECT

Receive a report, hold a discussion, and give Staff direction regarding amending the proposed land uses on the Denton 2040 Plan Future Land Use Map for an approximately 1.1-mile-long area, extending approximately 250 feet north and south of the US380 right-of-way within City Limits, beginning approximately 0.5 miles east of Geesling Road and extending approximately 1.1 miles east to the Elm Fork of the Trinity River. (PZ25-081, 380 Corridor Study, Erin Stanley).

BACKGROUND

The purpose of this work session is to discuss and gather feedback on a potential future land use map amendment for an area along US 380 between 0.5 miles east of Geesling Road and the Elm Fork of the Trinity River. The subject area is currently designated for a mix of Rural Areas, Low Residential, and Light Industrial future land uses, and parcels are currently zoned Residential (R2), Residential 4 (R4), Neighborhood Mixed Use (MN), and General Office (GO). Most of the subject area is undeveloped or single-family residential use, with commercial and industrial uses located in the Extra-Territorial Jurisdiction (ETJ) just beyond the City Limits line.

Over the last year, staff has received development inquiries regarding properties within and adjacent to the subject area that are inconsistent with the current zoning and the Future Land Use Map (FLUM) designation. Additionally, the Comprehensive Plan calls attention to this area as a gateway focus area for staff to analyze. Thus, to address both the development inquiries and the Comprehensive Plan recommendation, staff believes a broader discussion is necessary to evaluate:

1. Is it appropriate to consider changing the FLUM to allow additional uses in the area, taking into consideration the existing developed conditions within Denton and land uses within the adjacent ETJ?

The feedback received from the discussion will assist staff in advising applicants on their development projects in this area as well as give staff direction regarding a city-initiated FLUM amendment for the subject area.

It is important to note that this discussion is not intended to circumvent the public hearing processes that are required for a formal FLUM amendment, but to receive initial feedback including Planning and Zoning Commission's desired direction for development of the subject area.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
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Deputy Director of Development Services/Planning
Director

Prepared by:
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Assistant Planner