



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: October 14, 2025

SUBJECT

Hold a public hearing and consider adoption of 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. The Planning and Zoning Commission voted 4-0 to recommend approval of the request. Motion for approval by Commissioner Garland and seconded by Commissioner Ketchersid. (CA25-0002a, US380 Corridor FLUM Amendment, Erin Stanley)
<https://dentontx.new.swagit.com/videos/356584?ts=5709>

BACKGROUND

This request is for a city-initiated Future Land Use Map (FLUM) amendment for an area along the US380 corridor at the City's easternmost limits. Over the last year and a half, staff has received a variety of development inquiries regarding properties within and adjacent to the subject area that are inconsistent with the current zoning and the FLUM designation. Additionally, the Comprehensive Plan calls attention to this area as a gateway focus area for staff to analyze. Therefore, over an approximately six-month period, staff conducted an analysis of the US380 corridor extending approximately 350 feet north and south of the US380 right-of-way centerline 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.

On April 23, 2025, staff presented a study of the subject area to the Planning and Zoning Commission in a work session, including current conditions and Texas Department of Transportation (TXDOT) plans for US380. After a discussion, the Commission directed Staff to move forward with the recommendation as presented and seek community feedback, which is detailed below. The discussion can be viewed here:
<https://dentontx.new.swagit.com/videos/340904?ts=821>

EXISTING CONDITIONS AND PROPOSED CHANGE

The subject area is currently designated for a mix of Rural Areas and Low Residential future land uses, and parcels are currently zoned Residential (R2), Residential 4 (R4), and Neighborhood Mixed Use (MN). 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. Primarily, the inquiries staff has received about properties in the area have been regarding development of commercial or light

industrial uses typical for a highway corridor and consistent with the mix of uses existing on nearby parcels in the City's Extraterritorial Jurisdiction.

Today US380 is developed as a six-lane divided roadway owned and maintained by TXDOT. TXDOT plans for the area include a Loop 288-US380 Connector, anticipated to be completed in 2030, approximately 0.5 miles west of the subject area and a freeway conversion of the subject roadway anticipated to be completed between 2035 and 2040 which will entail a controlled-access freeway and service roads.

The Denton Development Code (DDC) Section 2.7.1 establishes the comprehensive plan amendment process to provide flexibility in response to changing circumstances, to reflect changes in public policy, and to advance the general welfare of the city. Denton 2040 Comprehensive Plan was adopted on March 22, 2022, as an update to the previous comprehensive plan, Denton Plan 2030. To guide the City's zoning decisions and land use distribution, the plan includes a Future Land Use Map (FLUM) which identifies the locations of the different future land uses. Each Future Land Use Designation has distinct characteristics, and these are summarized below for the categories pertinent to this request:

- a. **Rural Areas (existing designation):** This category includes farms and ranches as the predominant use along with rural residential (a maximum of one unit per five acres) and rural commercial including feed stores, farm equipment, etc. This land use may allow lots as small as one acre under the gross density provision to allow for conservation development which clusters smaller lots while permanently protecting scenic rural open space (through conservation easements). This land use may also include single-family homes on large lots, which are suited for areas on the periphery of the city that complement a more suburban type of development. Development in this future land use category will continue the present character of the rural areas of Denton with low-profile homes of no greater than two stories, generous lots and setbacks, and materials that complement the natural surroundings and ranch heritage
- b. **Low Residential (existing designation):** This category includes the city's predominantly single-family neighborhoods, with lot sizes ranging from one acre or more in rural fringe areas up to five units per acre gross density throughout many of the city's suburban subdivisions. Dwellings in this land use district are generally one to two stories with private driveways and open space, consisting of privately-maintained tree canopy and front, back and side yards. Building and driveway orientation, the locations of private garages, building material, and the presence of sidewalks vary by neighborhood and the era of neighborhood development. Generally, these types of single-family neighborhoods are developed as distinct subdivisions that are linked by internal circulation systems with limited access to local and connector roads. This category may also include land uses that support residential neighborhoods, such as appropriately scaled commercial at arterial and collector street corners, and appropriately scaled public and quasi-public uses, such as religious and educational institutions.
- c. **Light Industrial (proposed designation):** This designation is intended for tracts of land that are appropriate for light industrial activity. Primary uses include light manufacturing, assembling, and warehousing and distribution, and include associated supporting uses, such as offices, retail, and restaurants. Light Industrial areas should have adequate access to infrastructure, including the transportation network. It is important in future development that transitions to adjacent sensitive land uses are considered.
- d. **Community Mixed Use (proposed designation):** This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. This land use applies to existing and future commercial areas in the city, where redevelopment to mixed-use is desirable. The intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time.

Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses such as former car sales lots and vacated big box stores. Such areas also may represent opportunities for higher density and mixed housing types, without impacting, nearby single-family neighborhoods. Future development in Community Mixed Use areas will complement and embrace existing, viable uses, and raise the standard of design to increase their economic viability, accommodate greater connectivity and mobility options, and create a sense of place to serve the local community.

Thus, to address development inquiries, the Comprehensive Plan recommendation to evaluate the area, existing conditions, and to account for TXDOT plans for US380, this request is to amend the Denton 2040 Comprehensive Plan to reclassify 33.5 acres of Rural Areas Future Land Use designation to Light Industrial Future Land Use designation and 21.8 acres Low Residential Future Land Use designation to Community Mixed Use Future Land Use designation. Light Industrial Future Land Use designation is intended to allow for light industrial and commercial uses such as offices, retail, and restaurants that is compatible with the current development pattern along the rest of the corridor and appropriate considering the future design of US380. Community Mixed Use Future Land Use designation is intended to allow for similar development while providing a buffer for the residential subdivision to the south from industrial development along the corridor and allowing more commercial uses immediately adjacent to the neighborhood.

This Comprehensive Plan amendment is not a change to the existing zoning of any property within the subject boundary, nor does it render any use or property non-conforming. Individual property owners would be responsible for applying for any future zoning changes, which would need to be in alignment with the Future Land Use Map.

A detailed Staff Analysis of the Comprehensive Plan Amendment request is provided in Exhibit 2.

PLANNING AND ZONING COMMISSION

On September 24, 2025, the Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the Comprehensive Plan Amendment.

During the Work Session, Commissioner McDuff inquired about Environmentally Sensitive Areas (ESAs) in the subject boundary and how that will be addressed. One property owner spoke in favor of the amendment during the public hearing and expressed plans to develop her individual property in the future in accordance with ESA regulations. Once the public hearing was closed, Commissioner McDuff inquired about the e-comment submitted in opposition to the request and the commenter's traffic concern. Staff responded that the existing uses (i.e. single-family homes) and those uses allowed in zoning districts that align with the area's current Future Land Use designations would be more incompatible than the uses allowed in the zoning districts that align with the proposed Future Land Use designations. Therefore, the request aims to encourage development of uses that would be more compatible with the speed and design of US380.

OPTIONS

1. Approval
2. Denial
3. Postpone Item.

RECOMMENDATION

The Planning and Zoning Commission held a public hearing and voted [4-0] to recommend approval of the comprehensive plan amendment.

Staff recommends approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.1D of the DDC for approval of a comprehensive plan amendment.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
April 23, 2025	Planning and Zoning Commission	Work session report	Direction received
September 24, 2025	Planning and Zoning Commission	Future Land Use Map Amendment	Recommended Approval

PUBLIC OUTREACH:

Staff noticed for and held four public meetings at the dates and locations listed below:

Meeting 1: Tuesday, July 8, 2025, 6:30-7:30pm, Old Irish Inn, 3030 N. Trinity Rd

Meeting 2: Wednesday, July 9, 2025, 12:00-1:00pm, Virtual

Meeting 3: Wednesday, August 20, 2025, 6:30-7:30pm, Charisma City Church, 5101 E. University Dr.

Meeting 4: Thursday, August 21, 2025, 12:00-1:00pm, Virtual

Invitations to the first two meetings were mailed to residents and property owners within the study boundary. Three persons attended the first in-person meeting and concurred with staff's recommendation. No one attended the first virtual meeting. Between meetings 2 and 3, staff refined the study boundary and recommendation, removing the area that was proposed to remain the same and the City of Denton Parks property near the Elm Fork Trinity River. Invitations for meetings 3 and 4 were extended to owners and residents within 500 feet of the study area boundary, and two persons attended the in-person meeting and concurred with staff's recommendation. No one attended the second virtual meeting.

Thirty-one (31) notices were sent to the property owners within the subject boundary and within 200 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

Seventy-four (74) notices were sent to residents within the subject boundary and within 500 feet of the subject boundary. As of the writing of this report, no responses have been received by the City.

A notice was published on the City's website on September 5 and September 25, 2025.

A notice was published in the Denton Record Chronicle on September 7 and September 27, 2025.

2 signs were posted on the property on September 11, 2025.

EXHIBITS

Exhibit 1 - Agenda Information Sheet

Exhibit 2 - Staff Analysis

Exhibit 3 - Site Location Map

Exhibit 4 - Existing Future Land Use Map

Exhibit 5 - Proposed Future Land Use Map

Exhibit 6 - Notification Map

Exhibit 7 - Draft Ordinance

Exhibit 8 - Presentation

Respectfully submitted:
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Acting Planning Director

Prepared by:
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