



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** February 11, 2026

### **SUBJECT**

Consider a request by Food Street Denton, LLC for approval of a Site Plan for an indoor/outdoor recreation facility within the Rayzor Ranch Overlay District, South Campus – South Commercial District (SCD) subarea, located on Lot 1, Block F of Rayzor Ranch East. The approximately 3.872-acre subject property is generally located between Heritage Trail and Eastpark Boulevard, approximately 400 feet south of West University Drive (US 380) in the City of Denton, Denton County, Texas. (ZCP25-0038a, Crunch Fitness, Mia Hines).

### **BACKGROUND**

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for an indoor/outdoor recreation facility on Lot 1, Block F of Rayzor Ranch East. The applicant proposes a 26,600 square foot indoor health and fitness facility with an approximately 1,600 square-foot outdoor activity area, associated parking and landscaping and public restroom facilities intended for use by those who visit the park located just south of subject property. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Commercial District (SCD) subarea of the overlay zoning district. Within the overlay, both indoor and outdoor recreation facilities are permitted within this subarea. The development of the site is subject to the development standards of Section 4.8 of the Denton Development Code (DDC), recently adopted as Appendix A to the DDC.

Although site plans are typically reviewed and approved administratively in the City of Denton, the RROD requires site plan approval by the Planning and Zoning Commission pursuant to Subsection 4.8.2 of the DDC. The applicant has provided a site plan, landscape plan, and building elevations in compliance with the applicable architectural and landscape standards of Exhibits C-1 and D-1 of the RROD (provided as Exhibit 7 and 8, respectively). A full staff analysis of the submittal is provided in Exhibit 2.

### **OPTIONS**

1. Approve
2. Approve With Conditions
3. Deny
4. Postpone Item

### **RECOMMENDATION**

Staff recommends approval of this request as it meets the established requirements of the RROD outlined in DDC Subsection 4.8.2.F.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
May 9, 2007	Planning and Zoning Commission	Establish Zoning and Development Standards for RROD South Campus Subarea 2	Recommended Approval
May 15, 2007	City Council	Establish Zoning and Development Standards for RROD South Campus Subarea 2	Approved (Ordinance 2007-110)
June 9, 2010	Planning and Zoning Commission	Amend Development Standards for RROD	Recommended Approval
June 15, 2010	City Council	Amend Development Standards for RROD	Approved (Ordinance 2010-158)
January 13, 2016	Planning and Zoning Commission	Amend Procedural and Development Standards for RROD	Recommended Approval
January 26, 2016	City Council	Amend Procedural and Development Standards for RROD	Approved (Ordinance 2016-017)
July 25, 2018	Planning and Zoning Commission	Preliminary Plat – Rayzor Ranch East	Approved
January 23, 2019	Planning and Zoning Commission	Final Play Rayzor Ranch East	Approved (FP18-0025)
January 6, 2021	Planning and Zoning Commission	Consolidate RROD Standards and add to DDC Subsection 4.8	Recommended Approval
July 16, 2024	City Council	Consolidate RROD Standards and add to DDC Subsection 4.8	Approved (Ordinance DCA24-0004)

**PUBLIC OUTREACH**

No public outreach is required for a Site Plan.

**DEVELOPER ENGAGEMENT**

No developer contact and/or meeting disclosures have been provided to staff as of issuance of this report.

**EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Proposed Site Plan
5. Proposed Landscape & Open Space Plan
6. Proposed Conceptual Building Elevations
7. RROD Exhibit C-1
8. RROD Exhibit D-1
9. LLC Members List

Respectfully submitted:  
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