



City of Denton

City Hall
215 E. McKinney St.
Denton, Texas 76201
www.cityofdenton.com

Meeting Agenda

Planning and Zoning Commission

Wednesday, January 28, 2026

5:30 PM

CANCELLED

***** CANCELLATION NOTICE *****

**PLEASE NOTE - THIS MEETING WAS CANCELLED ON JANUARY 27, 2026
AND WILL NOT TAKE PLACE**

WORK SESSION BEGINS AT 5:30 P.M. IN THE COUNCIL WORK SESSION ROOM

REGULAR MEETING BEGINS AT 6:30 P.M. IN THE COUNCIL CHAMBERS

**REGISTRATION GUIDELINES FOR ADDRESSING THE PLANNING AND ZONING
COMMISSION**

Individuals may speak during a Planning and Zoning Commission meeting under one of the following categories:

Comments on Agenda Items:

Public comments can be given for any item considered by the Planning and Zoning Commission, EXCEPT work session reports or closed meetings. Individuals are only able to comment one time per agenda item and cannot use more than one method to comment on a single agenda item. Public comments are limited to three (3) minutes per citizen.

Public Hearing Items:

Individuals are limited to four (4) minutes per public hearing item.

Individuals may participate by using one of the following methods:

1. In Person for Regular or Consent Agenda Items:

To provide in-person comments for regular or consent agenda items (excluding public hearing items), Individuals must be present at the meeting and submit a speaker card (available at the meeting location) to the Secretary prior to the item being called.

2. In Person for Public Hearing Items:

For public hearing items, speaker cards are encouraged but not required.

3. eComment:

The agenda is posted online at <https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>. Once the agenda is posted, a link to make virtual comments using the eComment module will be made available next to the meeting listing on the Upcoming Events Calendar. Using eComment, Individuals may indicate support or opposition and submit a brief comment about a specific agenda item. eComments may be submitted up until the start of the meeting at which time the ability to make an eComment will be closed. eComments will be sent directly to members of the Planning and Zoning Commission immediately upon submission and recorded by the Secretary into the Minutes of the Meeting.

After determining that a quorum is present, the Planning and Zoning Commission of the City of Denton, Texas will convene in a Work Session on Wednesday, January 28, 2026, at 5:30 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas at which the following items will be considered:

WORK SESSION

1. Clarification of agenda items listed on the agenda for this meeting

This is an opportunity for Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may include a full briefing on an item in the order it appears on the regular session agenda. Any such briefing will be repeated in regular session.

2. Work Session Reports

- A. [PZ26-003](#) Receive a report and hold a discussion regarding how various Denton Development Code regulations and procedures impact development projects. (Julie Wyatt and Sean Jacobson)

In the event that the Planning and Zoning Commission does not finish their work session prior to 6:30 p.m., the Commission may return to the work session agenda after adjourning the regular meeting.

REGULAR MEETING

After determining that a quorum is present, the Planning and Zoning Commission will convene in a Regular Meeting on Wednesday, January 28, 2026, at 6:30 p.m. in the City Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas at which time the following items will be considered:

1. PLEDGE OF ALLEGIANCE

- A. U.S. Flag
B. Texas Flag

“Honor the Texas Flag – I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES FOR:

- A. [PZ26-004](#) Consider approval of the January 14, 2026, Planning and Zoning meeting minutes.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. [PZ26-006](#) Elect a Chair and Vice-Chair to the Planning and Zoning Commission.
- B. [ZCP25-0038](#) 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. (ZCP25-0038, Crunch Fitness, Mia Hines).

4. PUBLIC HEARINGS

This notice authorizes the Planning and Zoning Commission to recommend and City Council to approve a different zoning district which is equivalent to or more restrictive than that which is requested by the applicant, as the different district may not have a maximum structure height, floor area ratio, or density that is higher than the one requested or be nonresidential when the request is for a residential use or vice versa. The different zoning district must be deemed consistent with the Comprehensive Plan and the Future Land Use Plan.

- A. [S25-0001](#) Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001, Bryce Van Arsdale)

5. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. [PZ26-005](#) Hold a discussion regarding the Planning and Zoning Project Matrix.

6. CONCLUDING ITEMS

A. Under Section 551.042 of the Texas Open Meetings Act, respond to inquiries from the Planning & Zoning Commission or the public with specific factual information or recitation of policy, or accept a proposal to place the matter on the agenda for an upcoming meeting AND Under Section 551.0415 of the Texas Open Meetings Act, provide reports about items of community interest regarding which no action will be taken, to include: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the governing body; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; or an announcement involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NOTE: The Planning and Zoning Commission reserves the right to adjourn into a Closed Meeting on any item on its Work Session or Regular Session agenda consistent with Chapter 551 of the Texas Government Code, as amended, including without limitation, Sections 551.071-551.086 of the Texas Open Meetings Act.

CERTIFICATE

I certify that the above notice of meeting was posted on the official website (<https://tx-denton.civicplus.com/242/Public-Meetings-Agendas>) and bulletin board at City Hall, 215 E. McKinney Street, Denton, Texas, on January 22, 2026, in advance of the three (3) business day posting deadline, as applicable, and in accordance with Chapter 551 of the Texas Government Code.

OFFICE OF THE CITY SECRETARY

NOTE: THE CITY OF DENTON'S DESIGNATED PUBLIC MEETING FACILITIES ARE ACCESSIBLE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE CITY WILL PROVIDE ACCOMMODATION, SUCH AS SIGN LANGUAGE INTERPRETERS FOR THE HEARING IMPAIRED, IF REQUESTED AT LEAST TWO (2) BUSINESS DAYS IN ADVANCE OF THE SCHEDULED MEETING. PLEASE CALL THE CITY SECRETARY'S OFFICE AT 940-349-8309 OR USE TELECOMMUNICATIONS DEVICES FOR THE DEAF (TDD) BY CALLING 1-800-RELAY-TX SO THAT REASONABLE ACCOMMODATION CAN BE ARRANGED.



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: January 28, 2026

SUBJECT

Receive a report and hold a discussion regarding how various Denton Development Code regulations and procedures impact development projects.

BACKGROUND

In response to a recent request by the Planning and Zoning Commission, Staff is presenting a work session regarding how zoning and other development standards affect the size, appearance, and review procedures of a typical development project in the City of Denton. Topics will include, but are not limited to the following:

- The base zoning districts established by the Denton Development Code, including how to find and understand the purpose of each district, bulk and dimensional requirements, and permitted uses
- A brief discussion on Use-Specific Standards and how they apply
- How and when other regulations often impact development, including, but not limited to, easements, landscaping, access, parking, buffers, and site design

The presentation slides from this work session will be shared with the Commission as a resource for future reference after the meeting.

EXHIBITS

1. Agenda Information Sheet
2. List of Common Abbreviations

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Sean Jacobson
Associate Planner

Julie Wyatt, AICP
Principal Planner

Frequently Used Acronyms

General

CC: City Council
CD: Community Development (software)
CIP: Capital Improvement Plan
CMO: City Manager's Office
CSO: City Secretary's Office
DAT: Development Assistance Team
DCRC: Development Code Review Committee

DDC: Denton Development Code
ESA: Environmentally Sensitive Area
ETJ: Extraterritorial Jurisdiction
HLC: Historic Landmark Commission
P&Z: Planning and Zoning Commission
PUB: Public Utility Board
ZBA: Zoning Board of Adjustment

Project Types

Annexation	A
Alternative Development Plan	ADP
Alternative ESA Plan	AESA
Amending Final Plat	AFP
Amending Gas Well Plat	AGWP
Alternative Landscape Plan	ALP
Alternative Tree Plan	ATP
Comprehensive Plan Amendment	CA
Civil Engineering Plans	CEP
Conditional Letter of Map Revision	CLOMR
Certificate of Appropriateness	COA
Conveyance Plat	CV
Development Code Amendment	DCA
Design Consistency Certificate	DCC
Development Plat	DP
Easement Abandonment Request	EAR
Easement Encroachment Agreement	EEA
ESA Field Assessment	ESA
Final Plat	FP
Replat	FR
General Development Plan	GDP
Gas Well Plat	GWP
Gas Well Site Plan	GWSP
Historic Landmark Designation	HL
Letter of Map Revision	LOMR

Minor Plat	MP
Mobility Plan Amendment	MPA
Master Plan Community	MPC
Municipal Setting Designation	MSD
Oil Gas Pipeline License Agreement	OGPL
Pre-Application Conference	PAC
Pre-Construction Meeting	PCM
Planned Development	PD
Planned Development Amendment	PDA
Plat Extension	PE
Preliminary Plat	PP
Plat Vacation	PV
Street Alley Row Abandonment	ROWA
Street Alley Row Use	ROWU
Specific Use Permit	S
Special Sign District	SD
TXDOT Permit	TDP
Traffic Impact Analysis	TIA
Variance	V
Vested Rights Petition	VR
Watershed Protection Permit	WPP
Zoning	Z
Zoning Board of Adjustment	ZBA
Zoning Compliance Plan	ZCP
Zoning Verification Letter	ZV

MINUTES
PLANNING AND ZONING COMMISSSION
January 14, 2026

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Work Session on Wednesday, January 14, 2026, at 5:33 p.m. in the Council Work Session Room at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

WORK SESSION

1. In Person for Regular or Consent Agenda Items:

None

2. Clarification of agenda items listed on the agenda for this meeting.

The following items were not presented, and no discussion was had:

3.A(P25-0004a), 3.B(FP25-0037), and 3.C(FR25-0025)

The following items were presented, and no discussion was had:

4.B(FP25-00038), 4.C (P25-0005b), and 5.A(Z25-0018)

The following items were presented, and discussion was had:

4.A(FP25-0028d), 5.B(CA25-0005), and 5.C(Z25-0022)

The Work Session was adjourned at 5:43 p.m.

REGULAR MEETING

After determining that a quorum was present, the Planning and Zoning Commission of the City of Denton, Texas convened in a Regular Meeting on Wednesday, January 14, 2026, at 6:30 p.m. in the Council Chambers at City Hall, 215 E. McKinney Street, Denton, Texas.

PRESENT: Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

ABSENT: Commissioner Mary Ann McDuff

1. PLEDGE OF ALLEGIANCE

A. U.S. Flag

B. Texas Flag

2. CONSIDER APPROVAL OF THE PLANNING AND ZONING COMMISSION MINUTES

- A. PZ26-252 Consider approval of the December 17, 2025, Planning and Zoning meeting minutes.

Vice-Chair Riggs moved to approve the December 17, 2025, Planning and Zoning meeting minutes. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade
NAYS (0): None

3. CONSENT AGENDA

- A. PP25-0004a Consider a request by Kimley-Horn, on behalf of HR 3200, LP, for approval of a Preliminary Plat of Landmark Phase 2 North. The approximately 181.988-acre site is approximately located 5,800 feet north of Robson Ranch Road and immediately west of Interstate 35W in the City of Denton, Denton County, Texas. (PP25-0004a, Landmark Phase 2 North, Cameron Robertson)
- B. FP25-0037 Consider a request by McAdams, on behalf of Mark Hicks Investments, for approval of a Final Plat of the Ponder Rec Fields. The 4.00-acre lot is located approximately 975 ft north of FM 2449 and approximately 4,600 ft west of Amyx Hill Road in ETJ Division 1 of the City of Denton, Denton County, Texas. (FP25-0037, Ponder Rec Fields, Matt Bodine)
- C. FR25-0025 Consider a request by Sean Faulkner of Foresite Group, LLC, on behalf of the property owner, for a Final Replat of Lots 10-17, Block D, Lots 38-46, Block J, and Lots 1-3, Block M of Stella Hills Phase 1 and Lot 37, Block J, Lot 22, Block M and the public right-of-way of Hanna Drive, Stella Hills Phase 2A. The approximately 3.88-acre site is generally located on the south side of E McKinney Street, at the intersection of E. McKinney Street and Laney Circle, in the City of Denton, Denton County, Texas. (FR25-0025, Stella Hills Final Replat, Angie Manglaris)

Commissioner Garland moved to approve the Consent Agenda as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade
NAYS (0): None

4. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. FP25-0028d Consider a request by Manhard Consulting on behalf of the property owner, Canna Capital, for a Final Plat of the Reserve at Brush Creek. The approximately 15.437-acre site is generally located on the north side of Brush Creek Road and approximately 392 feet east of US 377 in the City of Denton, Denton County, Texas. (FP25-0028d, Reserve at Brush Creek, Angie Manglaris)

City staff presented the item. No discussion followed.

Commissioner Dyer moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- B. FP25-0038 Consider a request by Double R. Devco, LLC and for a Final Plat of Hickory Grove Multifamily Addition. The 41.391-acre site is generally located just north of West University Drive (US 380) and approximately 2,800 feet west of Golden Hoof Drive, partially in the City of Denton's ETJ Division 1 and partially in the City of Denton, Denton County, Texas. (FP25-0038, Hickory Grove Multifamily Addition, Mia Hines).

City staff presented the item. No discussion followed.

Commissioner Garland moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Ketchersid. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

- C. PP25-0005b Consider a request by Corwin Engineering, Inc., on behalf of Roselawn Meadows Land, LLC, for approval of a Preliminary Plat of Roselawn Meadows. The approximately 6.494-acre site is generally located north of Roselawn Drive just East of existing S. Bonnie Brae Street and west of future South Bonnie Brae Street in the City of Denton, Denton County, Texas. (PP25-0005b, Roselawn Meadows, Sean Jacobson)

City staff presented the item. No discussion followed.

Vice-Chair Riggs moved to approve the extension of the item to date certain of February 11, 2026. Motion seconded by Commissioner Garland. Motion carried.

AYES (6): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (0): None

5. PUBLIC HEARINGS

- A. Z25-0018 Hold a public hearing and consider making a recommendation to City Council regarding a request by McAdams to rezone approximately 0.74 acres from Residential 3 (R3) zoning district to Residential 7 (R7) zoning district. The subject site is generally located on the northeast corner of Bolivar Street and Taliaferro Street, approximately 155 feet west of North Elm Street in the City of Denton, Denton County, Texas. (Z25-0018, Denton Duplexes, Bryce Van Arsdale).

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Chair Pruett moved to approve the item as presented. Motion seconded by Commissioner Vice-Chair Riggs. Motion carried.

AYES (5): Chair Eric Pruett, Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Keith Ketchersid, and Sherri McDade

NAYS (1): Commissioner: Erica Garland

- B. CA25-0005 Hold a public hearing and consider making a recommendation to City Council regarding a Comprehensive Plan amendment to change the Future Land Use Designation from Agriculture and Low Residential to Regional Mixed-Use Future Land Use designation, on approximately 24.941 acres of land generally located at the northwest and northeast corners of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (CA25-0005, Hickory Grove Commercial, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Ketchersid moved to approve the item as presented. Motion seconded by Commissioner Dyer. Motion carried.

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (1): Chair Eric Pruett

- C. Hold a public hearing and consider making a recommendation to City Council regarding a request by applicant Thomas Fletcher with Kimley-Horn, to rezone approximately 24.941 acres of land from Residential 2 (R2) District to Suburban Corridor (SC) District generally located northwest and northeast corner of the intersection of West University Drive (US 380) and Golden Hoof Drive, in the City of Denton, Denton County, Texas. (Z25-0022, Hickory Grove Commercial, Mia Hines)

Chair Pruett opened the public hearing.

This item was presented, and discussion followed.

Citizen comments will be listed on Exhibit A.

Chair Pruett closed the public hearing.

Commissioner Ketchersid moved to approve the item as presented. Motion seconded by Vice-Chair Riggs. Motion carried.

AYES (5): Vice-Chair Clay Riggs, Commissioners: Lisa Dyer, Erica Garland, Keith Ketchersid, and Sherri McDade

NAYS (1): Chair Eric Pruett

6. PLANNING & ZONING COMMISSION PROJECT MATRIX

- A. PZ26-256: Staff provided updates regarding the matrix and City Council items. The following items were added to the matrix:

- Chair Pruett requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming.

7. CONCLUDING ITEMS

With no further business, the Regular Meeting was adjourned at 7:43 p.m.

X_____

Eric Pruett, Planning and Zoning Commission Chair

Date

X_____

Cathy Welborn, Administrative Assistant

Date

Minutes approved on: _____

January 14, 2026 Planning and Zoning Meeting - EXHIBIT A

Speaker Commentaries/ Registration - Online, E-mail, In-Person, and Phone

Name	Address	Agenda Item	Position	Method	Comments
Sam Bunn	2312 Bolivar Street, Denton, 76201	Z25-0018	Opposed	In Person	Please see video for comment.
Denise Galletta	2327 Bolivar Street, Denton, 76201	Z25-0018	Opposed	In Person	Please see video for comment.
Joe Lanham	4090 Sauls Road, Aubrey, 76227	Z25-0018	Opposed	In Person	Please see video for comment.
Aimee Bissett (Applicant)	109 N. Elm, Denton, 76201	Z25-0018	Support	In Person	Please see video for comment.
Thomas Fletcher (Applicant)	6160 Warren Pkwy, Frisco, 75034	CA25-0005 Z25-0002	Support	In Person	Please see video for comment.



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: Cassandra Ogden

DATE: January 28, 2026

SUBJECT

Elect a Chair and Vice-Chair to the Planning and Zoning Commission.

BACKGROUND

The Planning and Zoning Commission elects a chairperson and vice-chairperson from its members annually.

Per the Boards, Commissions and Council Committees Handbook:

Election of Officers

Procedures for the election of officers for appointed boards are established to ensure consistency with the City Council's goals and policies in making board appointments. Except where otherwise provided by state law, federal law, City Charter, or City ordinances or resolutions, election of officers for City of Denton council-appointed boards will be as follows:

- The chair and vice-chair will be elected by voting board members.
- Election of officers shall be annually and occur in January or February. For those boards not meeting regularly, the election shall be held during the first board meeting of the calendar year. If, for any reason, the chair or vice-chair vacates their seat, a special election shall be held to fill the unexpired term. A temporary chair may be selected by the board pursuant to Roberts Rules of Order.
- The staff liaison, designated by the City Manager, shall serve as the official secretary to the board or commission to ensure records are maintained in accordance with requirements of the City Secretary's office.
- The City Council shall reserve the right, as deemed necessary in individual instances, to appoint the chair and vice-chair for any special issue or temporary advisory committees. If the City Council chooses not to make the appointment for chair and vice-chair, then the procedure outlined in this policy will apply.

According to Robert's Rules of Order, once a chairperson and vice-chairperson are elected, they will "take possession of [their] office immediately upon [their] election's becoming final." As such, the present chairperson and vice-chairperson will vacate their roles at that time, and the newly elected chairperson and vice-chairperson will continue the Planning and Zoning Commission meeting.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Angie Manglaris, AICP
Assistant Planning Director

Prepared by:
Cathy Welborn
Administrative Assistant III



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: January 28, 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. (ZCP25-0038, 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)

Date	Council, Board, Commission	Request	Action
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:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner

Planning Staff Analysis
ZCP25-0038 / Crunch Fitness
City Council District #3

REQUEST:

Approval of a Site Plan for an indoor/outdoor recreation facility within the Rayzor Ranch Overlay District, South Campus – South Commercial District (SCD), located on Lot 1, Block F of Rayzor Ranch East.

APPLICANT:

Cross Engineering Consultants on behalf of Food Street Denton, LLC.

BACKGROUND:

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for an indoor/outdoor recreation facility on an approximately 3.872-acre property platted as Lot 1, Block F of Rayzor Ranch East. The applicant proposes one 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. Per the Denton Development Code (DDC), an indoor recreation facility is a commercial recreational use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court. Additionally, the outdoor recreation facility category includes uses that provide recreation entertainment activities mostly outdoors or partially within a building, including golf courses, outdoor swimming pools, tennis courts, basketball courts, amphitheater, outdoor arena, and outdoor theater. These activities are permitted within the South Campus – South Commercial District (SCD) subarea of the RROD.

Since the initial version of the RROD was first adopted in 2007, all parts of the overlay were based upon zoning districts and standards from the 2002 DDC. On July 16, 2024, the City Council voted to consolidate the Ordinances and codify the applicable development regulations of the RROD as DDC Section 4.8, which is what has been applied to the review of this development.

STAFF RECOMMENDATION:

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

SITE DATA:

The subject site is an undeveloped property, consisting of approximately 3.927 acres platted as Lot 1, Block F of Rayzor Ranch East and generally located between Heritage Trail and Eastpark Boulevard, approximately 400 feet south of West University Drive (US 380). The proposed development includes two points of access: one full access driveway onto Heritage Trail, an approximately 105-foot-wide Secondary Arterial street and one full access driveway onto Eastpark Boulevard, a 55-foot-wide local street.

The Site Plan, Landscape Plan, and Conceptual Building Elevations (Exhibits 4-6, respectively) reflect the following site details:

1. The proposed indoor/outdoor recreation facility development and associated parking are consistent with Rayzor Ranch Overlay District Development Standards as outlined in Section 4.8 of the DDC.
2. While the lot area is approximately 3.872 acres, the total Development Impact Area for the development encompasses approximately 183,430 square feet (approximately 4.21 acres) of land and proposes one 26,600 square foot indoor health and fitness club, approximately 1,600 square feet of outdoor space designated for health and fitness activities, an approximately 800 square foot public restroom facility, associated parking, open spaces, and landscaping.
3. The proposed development requires 29 vehicular parking spaces consistent with the minimum parking ratio of 1 space per 1,000 square feet; however, 241 spaces are proposed to be provided on site. While not required, the proposed development includes 12 bicycle parking spaces on the site.
4. The landscaping standards require a minimum of 22% tree canopy coverage and 24% landscape coverage. This development proposes 70% tree canopy coverage and 25% landscape coverage on the subject property.
5. The building proposes to have a similar level of architectural detailing on all sides of the buildings and is consistent with the development standards of the RROD.

SURROUNDING ZONING AND LAND USES:

Northwest: Heritage Trail Zoning: RROD – SCD Use: retail, restaurant	North: Eastpark Boulevard Zoning: RROD – SCD Use: retail, restaurant	Northeast: Eastpark Boulevard Zoning: RROD – SCD Use: retail, restaurant
West: Heritage Trail Zoning: RROD – SCD Use: retail, restaurant	SUBJECT AREA	East: Eastpark Boulevard Zoning: RROD – South Mixed Use District 2 (SMUD-2) Use: multifamily
Southwest: Heritage Trail Zoning: RROD – South Mixed Use District 1 (SMUD-1) Use: retail, restaurant	South: Zoning: RROD – SCD Use: park, open space	Southeast: Eastpark Boulevard Zoning: RROD – South Mixed Use District 2 (SMUD-2) Use: multifamily

CONSIDERATIONS:

Pursuant to DDC Section 4.8.2.F Approval Criteria, the Planning and Zoning Commission shall approve the site plan if it finds that:

i. The site plan substantially complies with the Concept Plan previously approved by City Council;

The Rayzor Ranch Concept Plan designates the subject property as being a part of the South Campus – South Commercial District subarea, so these standards were applied during plan review. Staff finds that the site plan complies with the established South Campus Development Standards (DDC Section 4.8.5.C) regarding the maximum building height of 100 feet, maximum lot coverage of 90%, maximum floor-to-area (F.A.R.) ratio of 4.0, and land use. As shown on the site plan, the proposed building height for the 1-story building is 39 feet. For this site, the proposed 127,202 square feet of impervious coverage equates to a total lot coverage of approximately 74%, and the proposed total building area of 27,400 square feet equates to a floor-to-area ratio of approximately 0.22.

ii. The site plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;

The parking lot and driveways are designed and placed in accordance with the standards of DDC Section 7.9.4, which requires minimum parking at a ratio of 1 space per 1,000 square feet of the recreation facility. Given the total 28,200 square foot recreation space, 29 parking spaces are required for the development. The applicant's plans indicate the provision of 241 spaces for this development. The additional spaces are proposed to account for the unusually large number of customers typically associated with the proposed use compared to other types of indoor recreation facilities. Per DDC 4.8.10C, limitations on the maximum allowable number of parking spaces do not apply to the Rayzor Ranch Overlay District. The proposed driveway locations and cross access connections have been reviewed and approved by the City's Transportation Services Division. As a result of the anticipated increase in vehicular trips, the development requires the construction of a south-bound dedicated left turn lane within Heritage Trail. This off-site mobility improvement is included for reference on the proposed site plan, but final details of the construction of the improvement shall require review and approval by Staff during the Civil Engineering Plan (CEP) process.

iii. There are adequate utilities, drainage, and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District; and

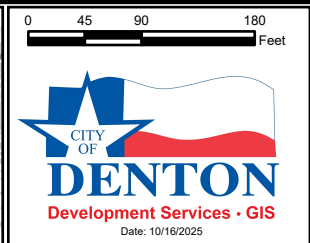
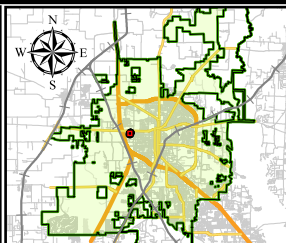
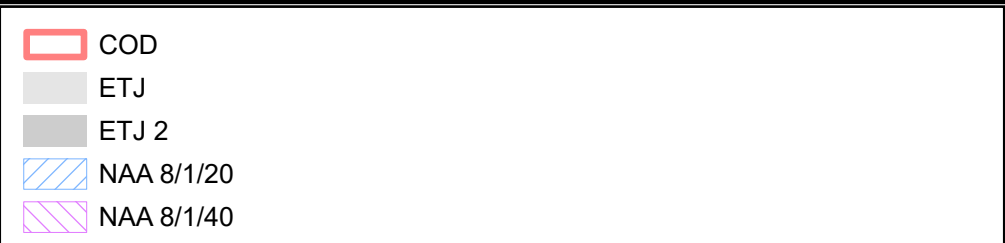
The proposed site plan indicates an intent to tap into existing water, sanitary sewer, and storm water lines within the public access easement to the east of the subject property. Civil Engineering Plans will follow the approval of this Zoning Compliance Plan to accommodate for any changes and ensure no conflicts between the proposed infrastructure and buildings within this development.

iv. The site plan fully complies with all other sections of the Rayzor Ranch Overlay District.

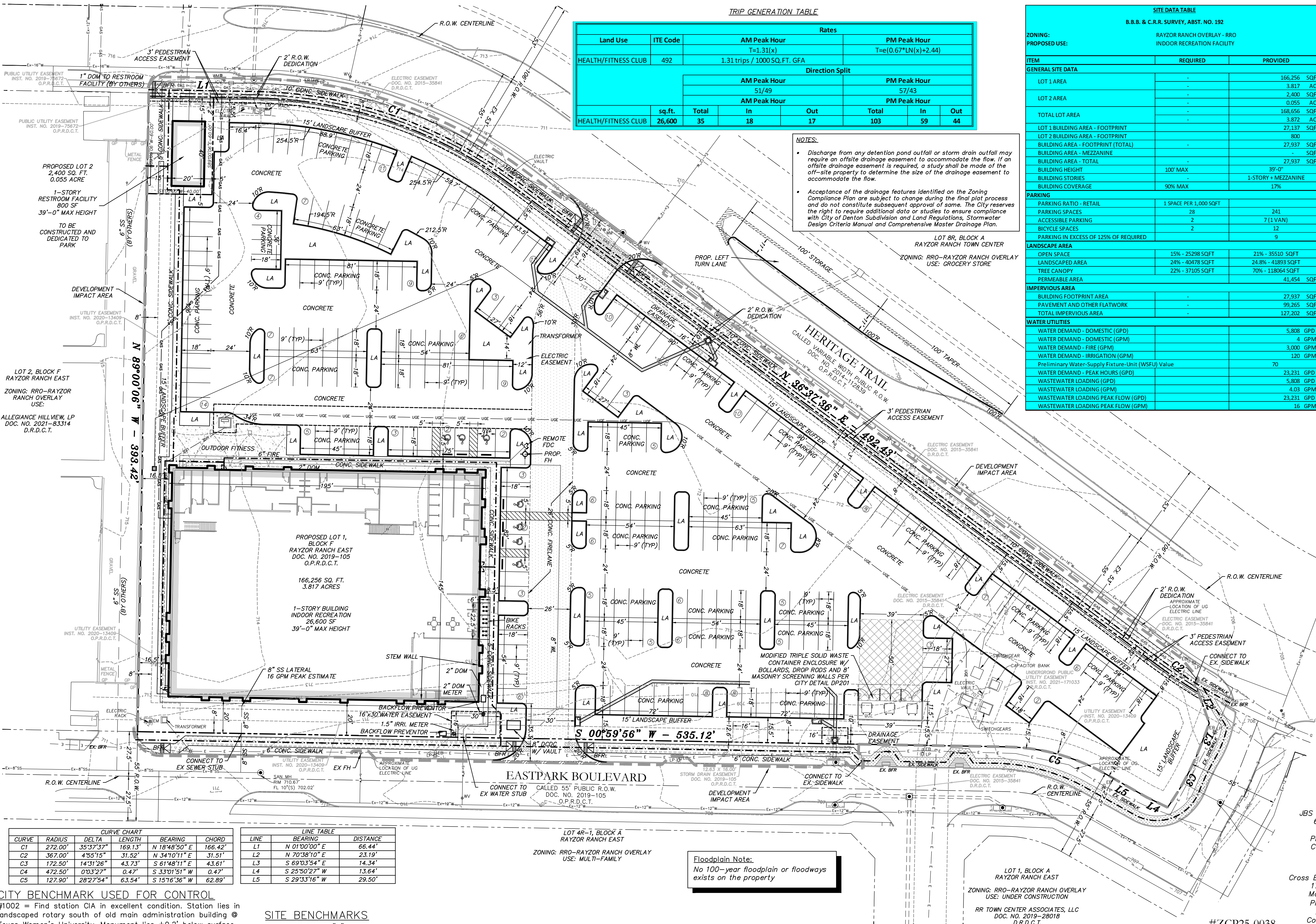
The proposed development, being within the SCD subarea, is required to demonstrate compliance with the South Commercial District Standards Exhibit C-1 for site design/architecture and Exhibit D-1 for landscaping. These standards are provided as Exhibits 7 and 8, respectively. The proposed site plan, landscape plan, and elevations comply with these requirements as detailed below:

- The building meets the applicable requirements for building design in Exhibit C-1, Architectural Standards. The proposed conceptual elevations indicate a variety of masonry materials covering all four facades and reflects colors consistent with the approved color palette for the RROD
- Per the landscaping standard requirements, the landscape plans indicate the provision of at least 13% parking area landscape coverage and 67% parking area tree canopy coverage, exceeding the required minimum 10% and 20% respectively.
- Per Exhibit D-1, Staff may approve alternative tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code (DDC). Staff finds that all alternative landscape planting locations comply with the Alternative Landscape Plan Approval Criteria as required by DDC Subsection 7.7.3C.2.

ZCP25-0038 Aerial Site Location



"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

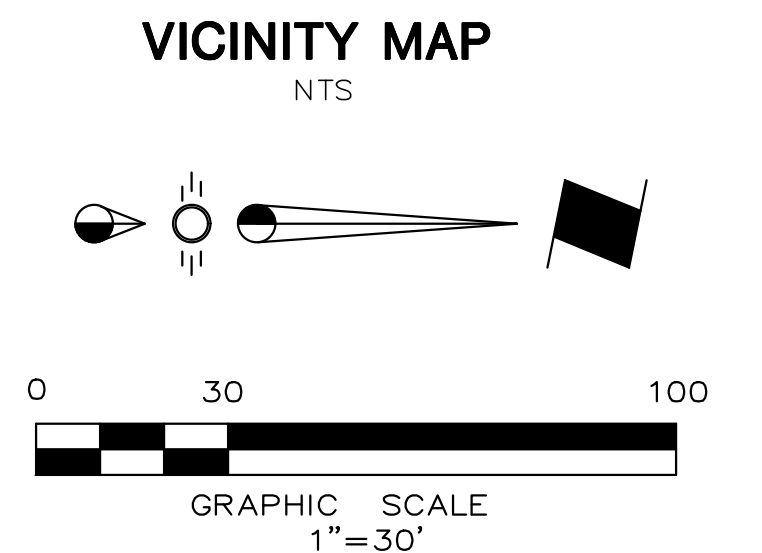
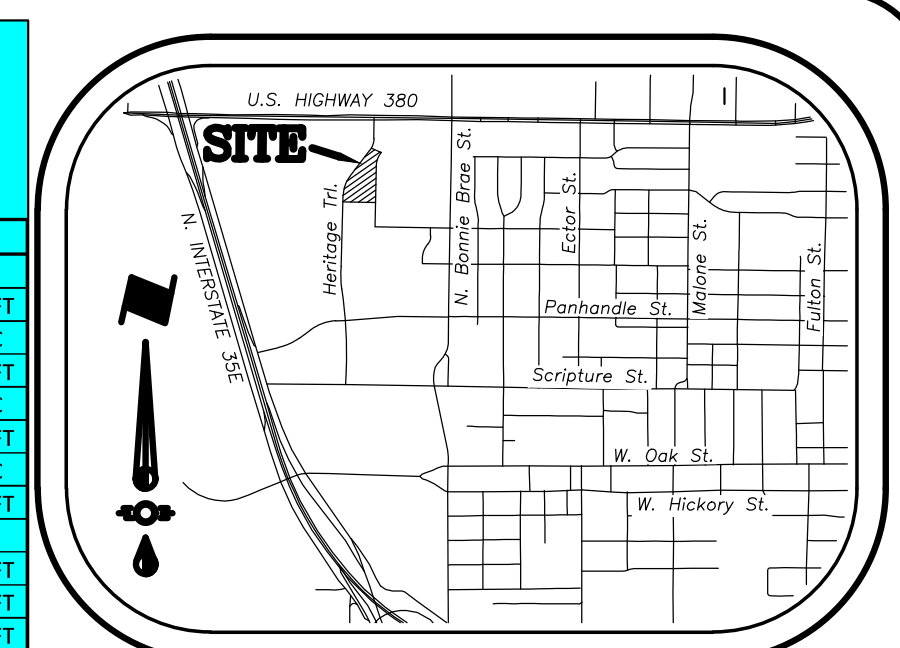


TRIP GENERATION TABLE						
Land Use	ITE Code	Rates				
		AM Peak Hour		PM Peak Hour		
HEALTH/FITNESS CLUB	492	T=1.31(x)		T=(0.67*LN(x)+2.44)		
		1.31 trips / 1000 SQ. FT. GFA				
		Direction Split				
		AM Peak Hour		PM Peak Hour		
HEALTH/FITNESS CLUB	sq.ft.	51/49		57/43		
		AM Peak Hour		PM Peak Hour		
		In	Out	In	Out	
HEALTH/FITNESS CLUB	26,600	35	18	103	59	44

NOTES:

- Discharge from any detention pond outfall or storm drain outfall may require an offsite drainage easement to accommodate the flow. If an offsite drainage easement is required, a study shall be made of the off-site property to determine the size of the drainage easement to accommodate the flow.
- Acceptance of the drainage features identified on the Zoning Compliance Plan are subject to change during the final plot process and do not constitute subsequent approval of same. The City reserves the right to require additional data or studies to ensure compliance with City of Denton Subdivision and Land Regulations, Stormwater Design Criteria Manual and Comprehensive Master Drainage Plan.

SITE DATA TABLE		
B.B.B. & C.R.R. SURVEY, ABST. NO. 192		
RAYZOR RANCH OVERLAY - RRO		
INDOOR RECREATION FACILITY		
ITEM	REQUIRED	PROVIDED
GENERAL SITE DATA		
LOT 1 AREA	-	166,256 SQFT
LOT 2 AREA	-	3,817 AC
TOTAL LOT AREA	-	168,656 SQFT
LOT 1 BUILDING AREA - FOOTPRINT	-	27,937 SQFT
BUILDING AREA - FOOTPRINT (TOTAL)	-	27,937 SQFT
BUILDING AREA - MEZZANINE	-	27,937 SQFT
BUILDING AREA - TOTAL	-	27,937 SQFT
BUILDING HEIGHT	100' MAX	39'-0"
BUILDING STORIES	-	1-STORY + MEZZANINE
BUILDING COVERAGE	90% MAX	17%
PARKING		
PARKING RATIO - RETAIL	1 SPACE PER 1,000 SQFT	-
PARKING SPACES	28	241
ACCESSIBLE PARKING	2	7(1VAN)
BICYCLE SPACES	2	12
PARKING IN EXCESS OF 125% OF REQUIRED	-	9
LANDSCAPE AREA		
OPEN SPACE	15% - 25298 SQFT	21% - 35510 SQFT
LANDSCAPED AREA	24% - 40478 SQFT	24.8% - 41893 SQFT
TREE CANOPY	22% - 37105 SQFT	70% - 118064 SQFT
PERMEABLE AREA	-	41,454 SQFT
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA	-	27,937 SQFT
PAVEMENT AND OTHER FLATWORK	-	99,265 SQFT
TOTAL IMPERVIOUS AREA	-	127,202 SQFT
WATER UTILITIES		
WATER DEMAND - DOMESTIC (GPD)	-	5,808 GPD
WATER DEMAND - DOMESTIC (GPM)	-	4 GPM
WATER DEMAND - FIRE (GPM)	-	3,000 GPM
WATER DEMAND - IRRIGATION (GPM)	-	120 GPM
Preliminary Water-Supply Fixture-Unit (WSFU) Value	-	70
WATER DEMAND - PEAK HOURS (GPD)	-	23,231 GPD
WASTEWATER LOADING (GPD)	-	5,808 GPD
WASTEWATER LOADING (GPM)	-	4.03 GPM
WASTEWATER LOADING PEAK FLOW (GPD)	-	23,231 GPD
WASTEWATER LOADING PEAK FLOW (GPM)	-	16 GPM



- LEGEND
- Proposed Firelane
 - Proposed Sidewalk (Public)
 - Proposed Sidewalk (Private)
 - Enhanced Crosswalk Paving (Reference Landscape)
 - Proposed Landscape Area (Reference Landscape)
 - Existing Public Sidewalk
 - Truncated Dome Detectable Warning Surface
 - Development Impact Area
 - Existing Fire Hydrant
 - Barrier Free Ramp
 - Water Valve
 - Proposed Transformer
 - Existing Storm Line
 - Existing 8" S.S. Line
 - Existing 12" S.S. Line
 - Existing Water Line
 - Existing 12" Water Line
 - Existing 8" Water Line
 - Existing Easement Line
 - Existing Contour Line
 - Proposed Contour Line
 - Proposed Water Line
 - Proposed S.S. Line
 - Proposed Storm Line
 - Proposed Retaining Wall
 - Proposed Property Line
 - Proposed R.O.W. Dedication
 - Fence
 - ADA Route
 - Existing Easement (Electric, Drainage, Utility)
 - Proposed Easement (Electric, Drainage, Water, Pedestrian Access)

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	272.00'	35°31'57"	169.13'	N 18°48'50" E	166.42'
C2	367.00'	4°55'15"	31.52'	N 34°10'11" E	31.51'
C3	172.50'	14°31'26"	43.73'	S 61°48'11" E	43.61'
C4	472.50'	0°03'27"	0.47'	S 33°01'51" W	0.47'
C5	127.90'	28°27'54"	63.54'	S 15°16'36" W	62.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°00'00" E	66.44'
L2	N 70°38'10" E	23.19'
L3	S 69°03'54" E	14.34'
L4	S 25°50'27" W	13.64'
L5	S 29°33'16" W	29.50'

CITY BENCHMARK USED FOR CONTROL

#1002 = Find station CIA in excellent condition. Station lies in landscaped rotary south of old main administration building @ Texas Women's University. Monument lies ±0.2' below surface.

13.4' West of flagpole
16.4' South of NW light post
17.9' North of SW light post

Access from Bell Ave.
GPS observations WSW - Tree
NNW - NE - Bldg.
Elev. = 672.56

SITE BENCHMARKS

BM A = Being a "X" cut in concrete, located on the east right of way line of Heritage Trail, approximately 1,200 feet southwest of the intersection of the south right of way line of U.S. Highway 380, and the east right of way line of Heritage Trail. Elev.=716.78

BM B = Being a "X" cut in concrete, located on the west right of way line of Eastpark Boulevard, approximately 420 feet north of the intersection of the north right of way line of Crescent Street, and the west right of way line of Eastpark Boulevard. Elev.=711.73

LOT 4R-1, BLOCK A
RAYZOR RANCH EAST
ZONING: RRO-RAYZOR RANCH OVERLAY
USE: MULTI-FAMILY

Floodplain Note:
No 100-year floodplain or floodways exists on the property

Issue Date	Description
1 10/07/2025	
2 11/18/2025	
3 12/09/2025	
4 01/06/2026	
5	
6	

CROSS
ENGINEERING CONSULTANTS

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 01/06/26. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

ZONING COMPLIANCE PLAN

CRUNCH FITNESS DENTON

3.872 ACRES - 168,656 SF

LOT 1, BLOCK F, RAYZOR RANCH EAST

B.B.B. & C.R.R. SURVEY, ABST. NO. 192

CITY OF DENTON, DENTON COUNTY, TEXAS

Sheet No.

C6.01

Project No.

25050

DEVELOPER:
JBS Capital Investments, LLC
6425 Talking Tree CT
Cumming, GA 30028
Phone (816) 695-5723
Contact: Kelsey Carson

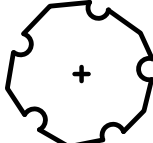
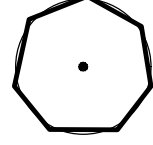
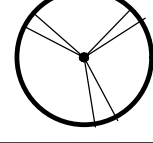
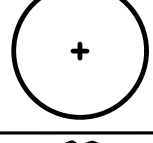

ARCHITECT:
Phillips Architecture Consultants
5901 Peachtree Dunwoody Rd., Suite A450
Atlanta, Georgia 30328
Phone (770) 394-1616
Contact: Devika Gokhale

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake


SURVEYOR:
Windrose Land Surveying
1760 S. Stemmons Freeway, Suite 180
Lewisville, TX. 75067
Phone (214) 217-2544
Contact: Daniel L. Jackson


CRUNCH FITNESS DENTON



LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
11		BUR OAK	<i>Quercus macrocarpa</i>	3' caliper, 10'-12' HL/ 4-5' spread, B4B, straight trunk CENTRAL LEADER SHALL BE INTACT
29		LACEBARK ELM	<i>Ulmus parvifolia sampervirens</i>	3' caliper, 10'-12' HL/ 4-5' spread, B4B, straight trunk CENTRAL LEADER SHALL BE INTACT
18		CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3' caliper, 10'-12' HL/ 4-5' spread, B4B, straight trunk CENTRAL LEADER SHALL BE INTACT
26		LIVE OAK	<i>Quercus virginiana</i>	3' caliper, 10'-12' HL/ 4-5' spread, B4B, straight trunk CENTRAL LEADER SHALL BE INTACT
10		SHUMARD RED OAK	<i>Quercus shumardii</i>	3' caliper, 10'-12' HL/ 4-5' spread, B4B, straight trunk CENTRAL LEADER SHALL BE INTACT

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
142	(20)	DIAPHR BURFORD HOLLY	<i>Ilex cornuta</i> 'Burfordiana'	5 gallon, 21"-24" H/18"-20" spread, full, bushy, specimen
15	(14)	BORDEAUX DIAPHR TAYFON HOLLY	<i>Ilex vomitoria</i> 'Condeaux'	3 gallon, 12"-14" H/16"-18" spread, full, bushy, specimen
17	(CA)	KALEIDOSCOPE ABELIA	<i>Abelia grandiflora</i> 'Kaleidoscope'	5 gallon, 14"-16" H/16"-18" spread, full, bushy, specimen
281	(20)	ROSE CREEK ABELIA	<i>Abelia grandiflora</i> 'Rose Creek'	5 gallon, 14"-16" H/16"-18" spread, full, bushy, specimen
59	(20)	WINTERGREEN BOXWOOD	<i>Buxa sinica</i> 'Wintergreen'	3 gallon, 12"-14" H/16"-18" spread, full, bushy, specimen
10	(BA)	BLUE ARROW JUNIFER	<i>Juniperus scopulorum</i> 'Blue Arrow'	5" H/18" spread min. 15 gallon, Single Trunk, bushy, full to the ground, specimen.
39	(15)	MAIDEN GRASS	<i>Miscanthus sinensis</i>	3 gallon, 16"-18" H/12"-14" spread, bushy, full to ground
24	(14)	KARL FOERSTER REED GRASS	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	3 gallon, 16"-18" H/12"-14" spread, bushy, full to ground
72	(13)	LITTLE BUNNY GRASS	<i>Fernseeum</i> 'Little Bunny' <i>alopescuroides</i>	3 gallon, 16"-18" H/12"-14" spread, bushy, full to ground
4,585	(Hatched Box)	LIRIOPE SPICATA	<i>Liriope spicata</i>	41" pots, 8" H/18"-8" spread, 12" o.c., bushy, full to ground

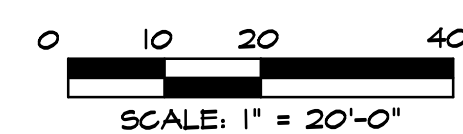
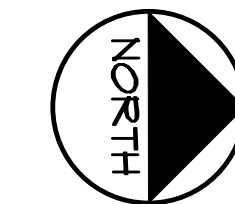
TURF GRASS				
35,985 SF.		SF. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod

MISCELLANEOUS			
1,409 L.F.	——	RYERSON STEEL EDGE	
3,970 SF.		2'-3' Tan Crushed Granite or Equal	4' layer of rock over filter fabric.

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2' DEEP FINE SHREDDED HARDWOOD MULCH FROM LIVING EARTH TECHNOLOGY.

ALL DIRT SPOILS FROM SHRUB AND TREE PLANTINGS SHALL BE REMOVED FROM SITE. ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES



DENTON PROJECT NUMBER: ZCP25-0038

[illegible]

Issued For:
CONSTRUCTION

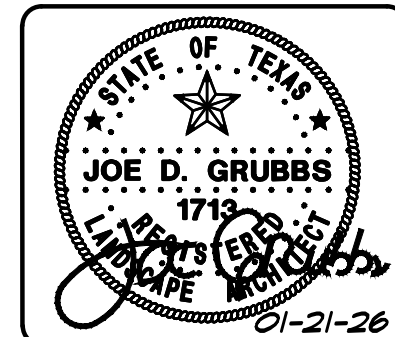
Job No.
25122

Scale
1" = 20'-0"

Drawn By:
JDG

Date
01-21-2026

Crunch Fitness Denton
CR FITNESSHOLDINGS, LLC
RAYZOR RANCH
Denton Texas



Sheet Title:

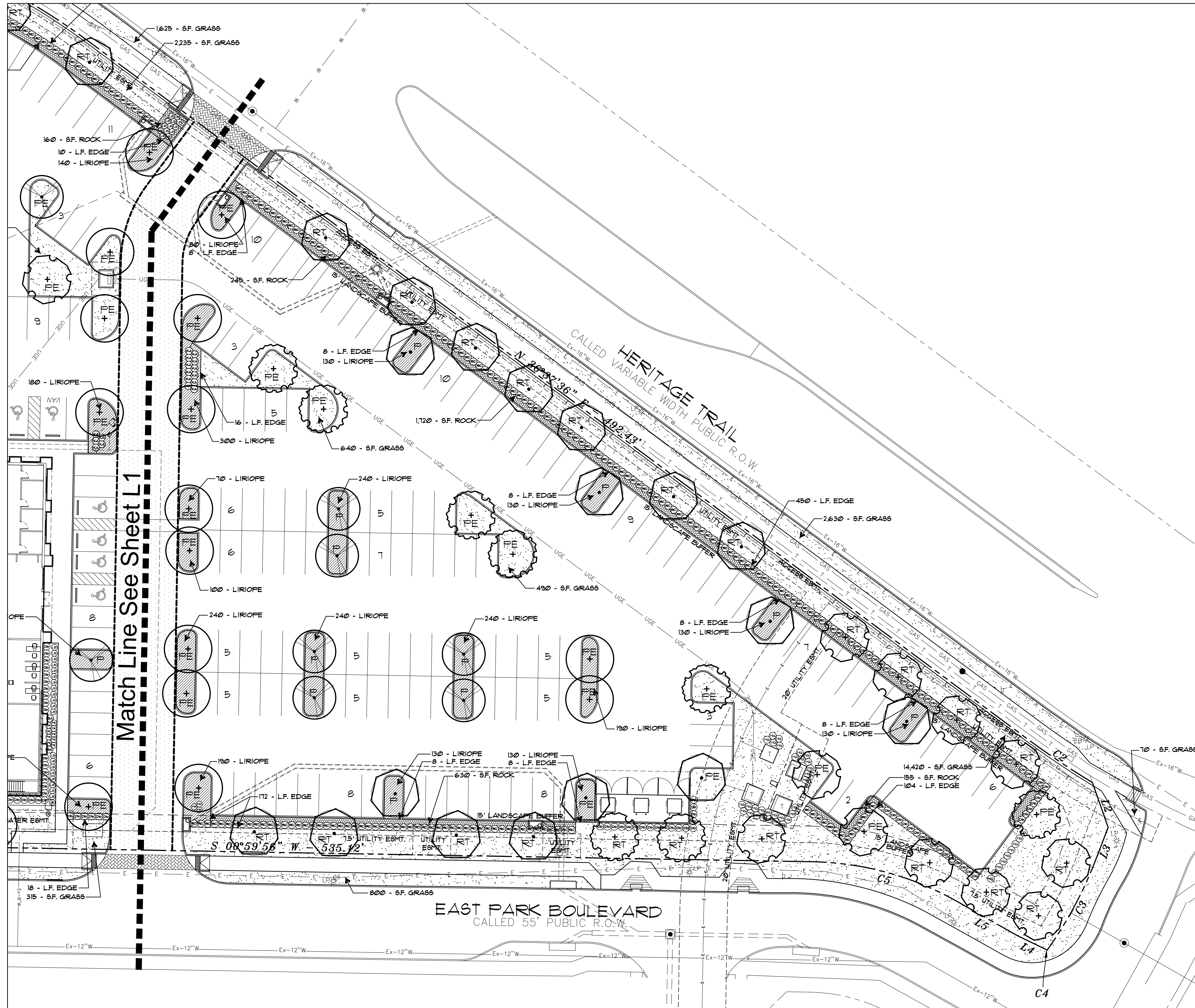
Landscape Plan

Sheet Number:

L1

of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

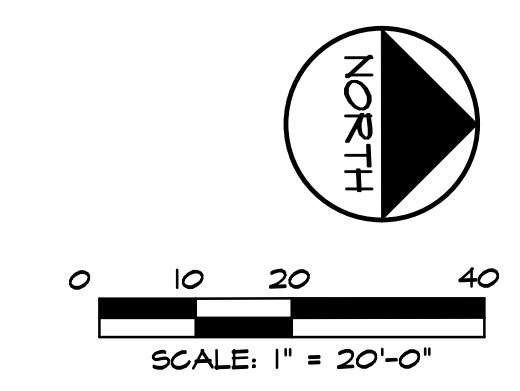


LARGE CANOPY TREES	
SYMBOL	COMMON NAME
	BUR OAK
	LACEBARK ELM
	CHINKAPIN OAK
	LIVE OAK
	SHUMARD RED OAK

SHRUBS	
SYMBOL	COMMON NAME
	DIWARF BURFORD HOLLY
	BORDEAUX DIWARF YAUPOH HOLLY
	KALEIDOSCOPE ABELIA
	ROSE CREEK ABELIA
	WINTERGREEN BOXWOOD
	BLUE ARROW JUNIPER
	MAIDEN GRASS
	KARL FOERSTER REED GRASS
	LITTLE BUNNY GRASS
	LIRIOPE SPICATA
TURF GRASS	
	SF. GRASS
	BERMUDA GRASS

MISCELLANEOUS	
	RYTERSON STEEL EDGE
	2'-3' TAN CRUSHED GRANITE OR EQUAL

	RIGHT OF WAY TREE
	PARKING TREE
	PARKING ENDCAP TREE



Date: _____

Revisions:

#	DESCRIPTION

Issued For:
CONSTRUCTION

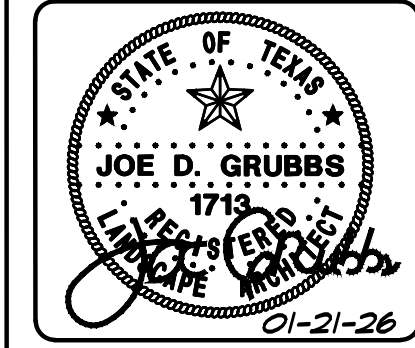
Job No.
25122

Scale
1" = 20'-0"

Drawn By:
JDG

Date
01-21-2026

Crunch Fitness Denton
CR FITNESSHOLDINGS, LLC
RAYZOR RANCH
Denton Texas



Sheet Title:
Landscape Plan

Sheet Number:
L2
of **L3** Sheets

DENTON PROJECT NUMBER: ZCP25-0038

LANDSCAPING

PART 1 - GENERAL

- 1.1 SCOPE:
- Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements
- 1.3 QUALITY ASSURANCE:
- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
- C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
2. Take random representative soil samples from areas to be planted.
3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
- F. File Certificate of inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.
- 1.4 REFERENCED STANDARDS:
- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Horne Third, 1976 - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Material - Sharp sand.
- 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:
- A. Delivery:
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
- 1.6 JOB CONDITIONS:
- A. Planting Restrictions:
- Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
- B. Utilities:
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
- 1.7 WARRANTY:
- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
- D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.
- 1.8 MAINTENANCE:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
- C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

- 2.1 PLANTS:
- A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or rounded and a strong straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
- H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or hynum peat.
- B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
- C. Sandy Loam:
1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
2. Physical properties as follows:
- Clay - between 7-21 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-39.

2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete Fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release Fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45095 or approved equal.
- 2.4 MULCH:
- Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

- 3.1 CONDITION OF SURFACES:
- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.
- 3.2 SHRUB PLANTING
- A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sand/loam.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUNDCOVER PLANTING
- A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
1. 1 part sandy loam
- 1 part peat moss
- 1 part sharp sand
- Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.4 TREE PLANTING:
- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations must be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from site daily as work progresses. Keep walk and driveway areas clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

- 1.1 SCOPE:
- Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
- Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.
- 1.2 RELATED WORK SPECIFIED ELSEWHERE:
- A. Irrigation System
- B. Landscaping
- 1.3 MAINTENANCE OF GRASS:
- The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
- 1.4 JOB CONDITIONS:
- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.
- 1.5 SCHEDULE:
- A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
- B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
- C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
- Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.
- 1.6 ACCEPTANCE:
- The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

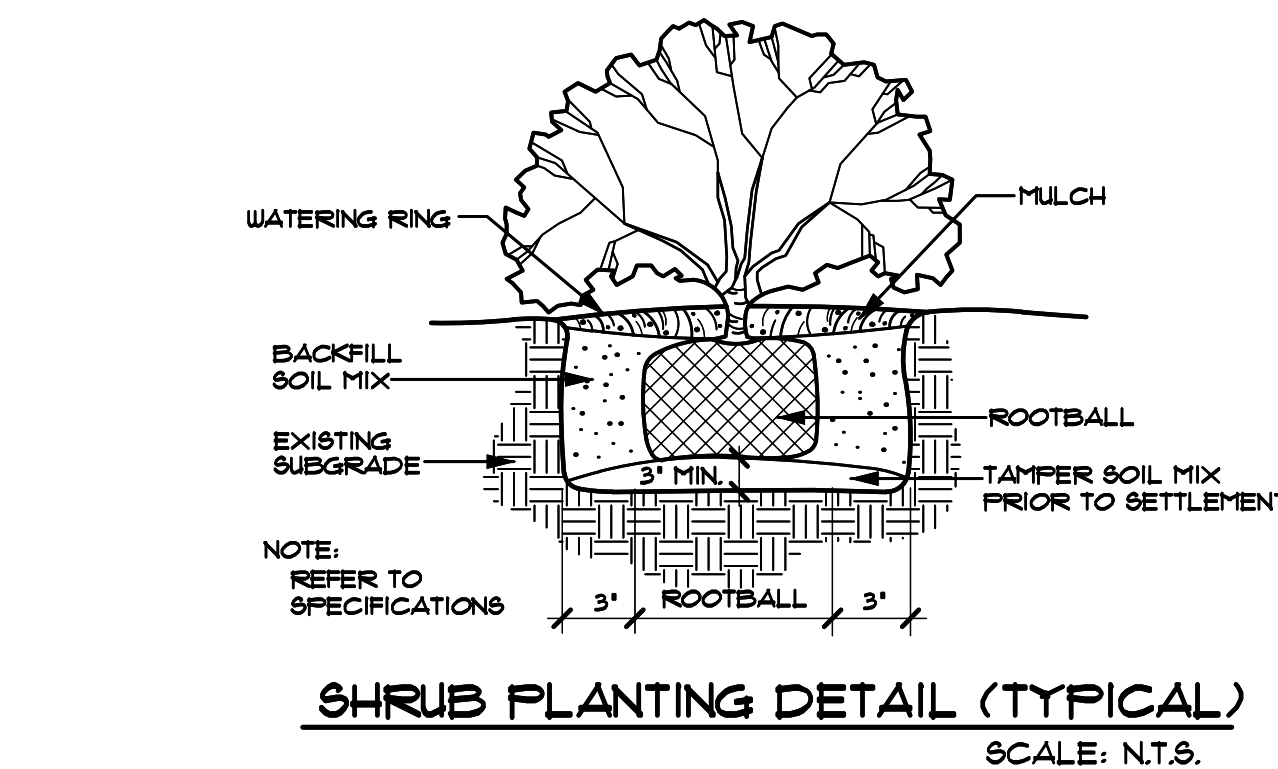
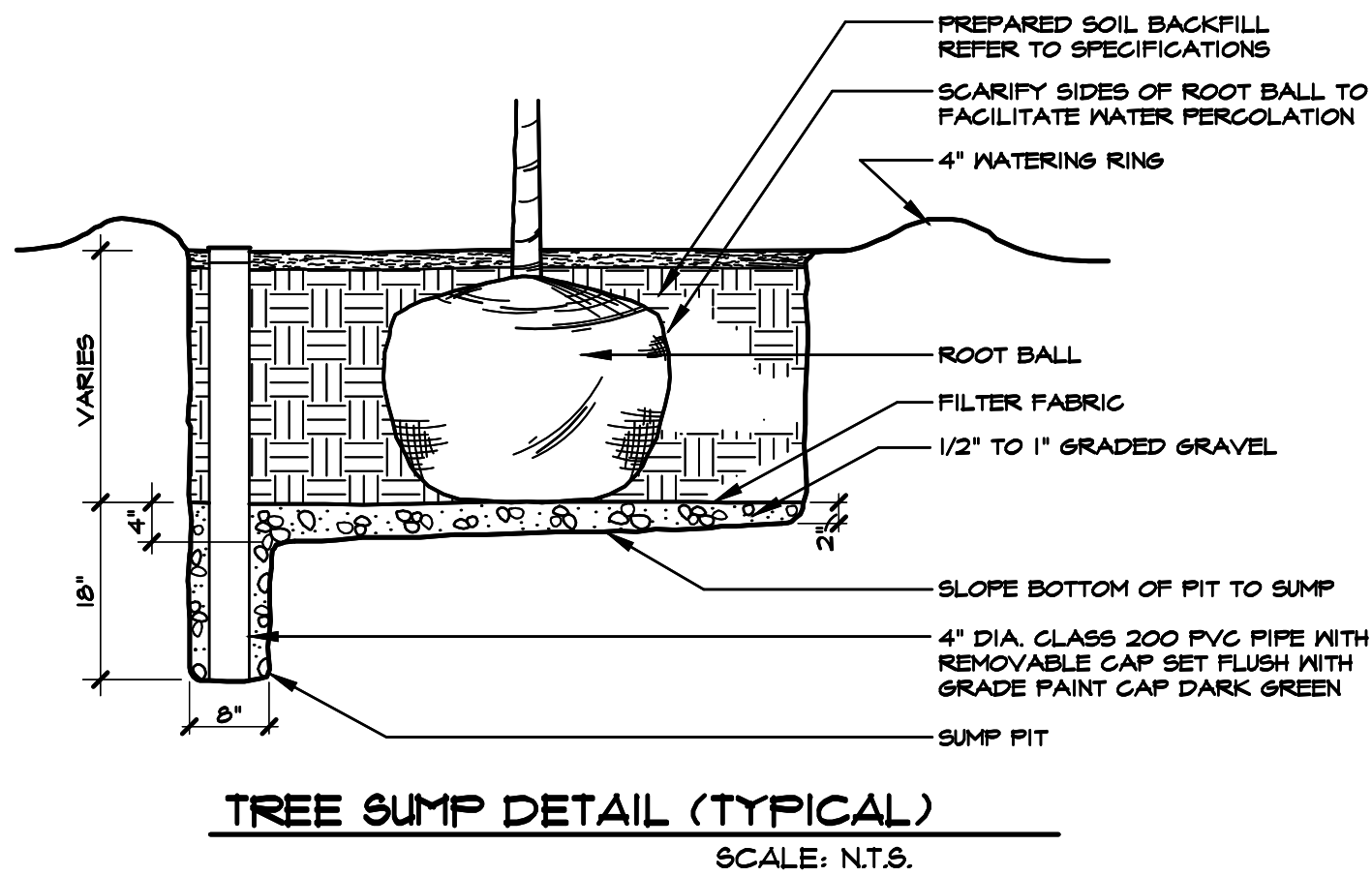
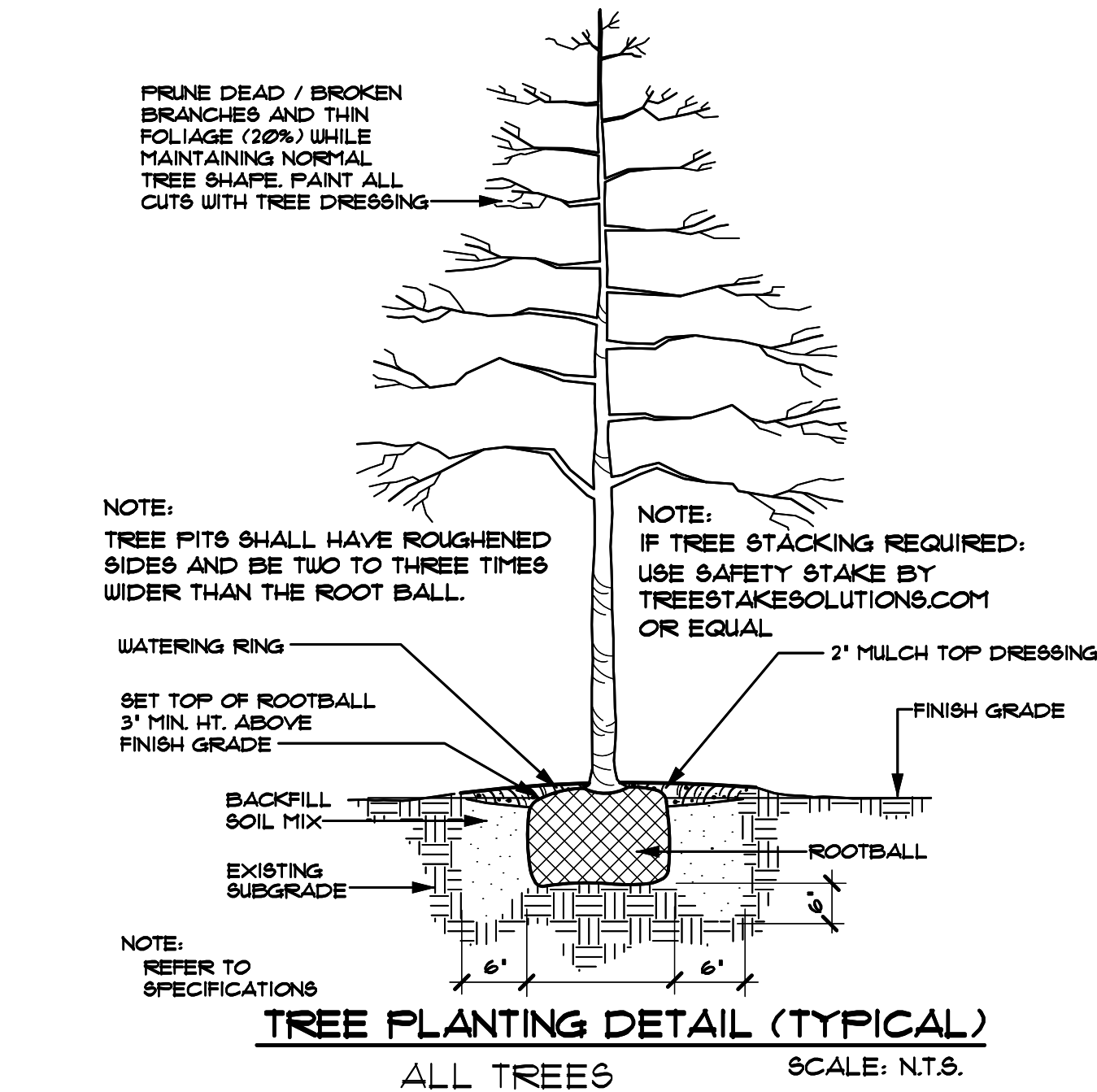
PART 2 - MATERIALS

- 2.1 TOPSOIL:
- A. (If specified on the plans as a requirement) Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing dallgrass or nutgrass shall be rejected.
- B. Physical properties as follows:
- Clay - between 7-21 percent
- Silt - between 28-50 percent
- Sand - less than 52 percent
- 2.2 GRASS:
- A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
- B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
- 2.3 FERTILIZER:
- Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
- A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
- B. Second application: 9-12-12 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

- 3.1 PREPARATION:
- A. Scarify lawn areas where excessive compaction is greater than 25% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Leave areas free of weeds and ready for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
- 3.2 FINAL GRADING:
- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
- B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.
- 3.3 HERBICIDE:
- Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
- 3.4 FERTILIZER:
- A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.
- 3.5 HYDROMULCH/SEEDING:
- A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
- B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
- C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
- D. Use a 4' x 8' batter board against bed areas.
- 3.6 MECHANICAL SEEDING:
- Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brilliant seeder, or viking roller.
- 3.7 SOLID SOD:
- A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
- B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.
- 3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:
- A. Watering:
1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
- B. Replanting/Erosion Control:
1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Weed Control:
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
- 3.9 CLEANUP:
- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF LAWN SECTION

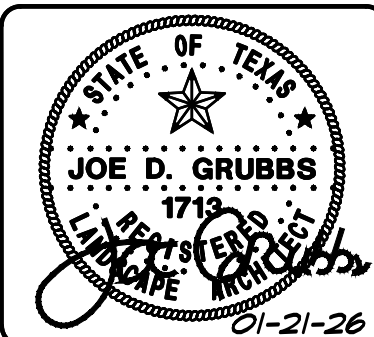


DENTON PROJECT NUMBER: ZCP25-0038

Date:	
Revisions:	
#	

Issued For:	CONSTRUCTION
Job No.	25122
Scale	N.T.S.
Drawn By:	JDG
Date	01-21-2026

Crunch Fitness Denton
CR FITNESSHOLDINGS, LLC
RAYZOR RANCH
Denton Texas



Sheet Title:
Landscape Specifications
Sheet Number:
L3
of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



E-1
EIFS OR STUCCO
MEDIUM FINISH COLOR TO MATCH
SHERWIN WILLIAMS SW 9168
“ELEPHANT EAR”



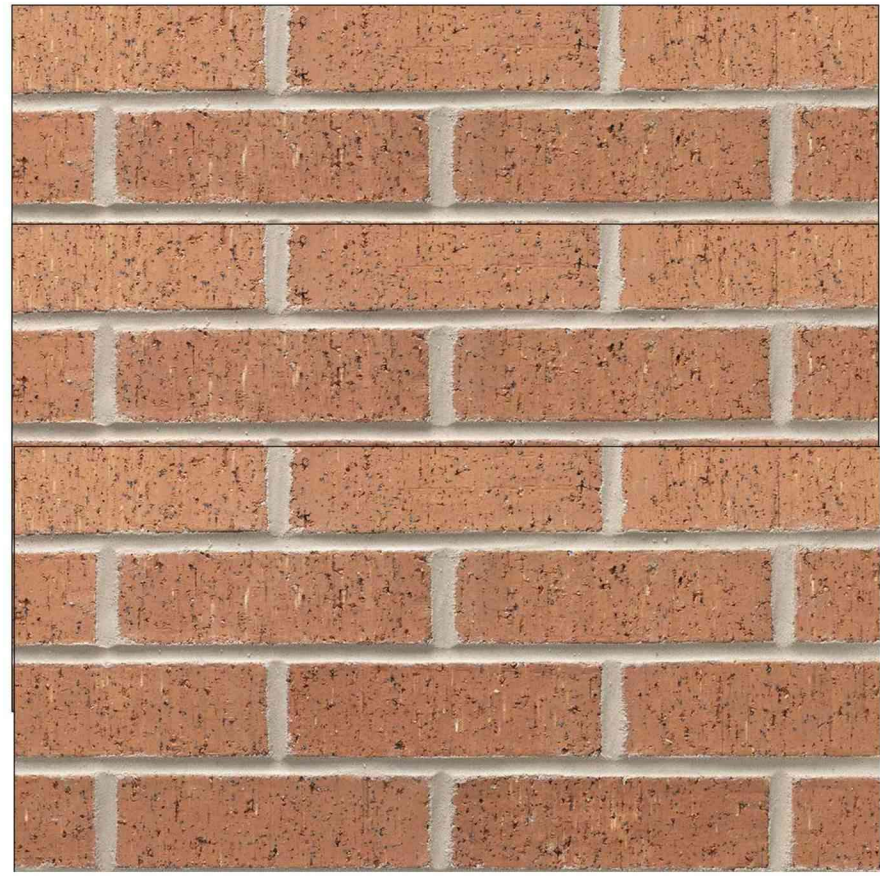
E-2
EIFS OR STUCCO
MEDIUM FINISH COLOR TO MATCH
BENJAMIN MOORE 1067 “BLONDWOOD”



MC-2
PRE-FINISHED METALCOPING -
BERRIDGE “ROYAL RED”



F-1
AMERISTAR FENCING
“BLACK”



BR-1
BRICK VENEER -
SIMILAR TO ACME BRICK
“CINNABAR”



BR-2
BRICK VENEER -
SIMILAR TO ACME BRICK
“HERITAGE”



MV-1
MEZGER STONE -
HODGES 50/50 BLEND FROM
MEZGER ENTERPRISES
(COURSED PATTERN)



WS-1
FAUX WOOD SIDING -
NICHHA VINTAGEWOOD
“BARK”



PHILLIPS

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION

This document is © Phillips Partnership, PC and is considered an Instrument of Service and is solely for use with respect to the project as indicated below. All rights reserved. This document may not be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

CRUNCH FITNESS

LOT 1, BLOCK F RAYZOR RANCH
EAST, CITY OF DENTON,
DENTON COUNTY, TEXAS

CLIENT

PHILLIPS JOB NUMBER 2552102

ISSUE DATE 10/01/2025

DRAWN BY/CHECKED BY ART/DG

DRAWING TITLE

CONCEPTUAL
FITNESS
MATERIAL BOARD

SHEET NUMBER

SK-4

5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GEORGIA 30328
PHILLIPSPART.COM 770-394-1616

EXHIBIT C-1 - RAYZOR RANCH ARCHITECTURAL STANDARDS SOUTH COMMERCIAL DISTRICT (SCD) AND TOWN CENTER (TC)

Article 1 - Architecture and Planning

Non-residential buildings in the Town Center (TC) and South Commercial District (SCD) collectively referred to as the RRTC in this document shall comply with the following planning and design standards:

A. Orientation/Site Design.

1. The RRTC is intended to be a unique shopping experience with a wide array of retail options including larger regional retailers, department stores, fashion, electronics, hard and soft goods, bookstores, restaurants and entertainment uses. The project should be unique to the Denton area and complimentary to surrounding land-uses.
2. The TC area shall be oriented around a central circulation system or spine element for vehicular and pedestrian flow. This system or element may take the form of a public domain such as a park, open space, pedestrian plaza, courtyard or main street.
3. The TC area's central circulation system and supporting internal roads are intended to provide a clear and logical transportation system for vehicles, pedestrians, cyclists and public transit.
4. Plazas, patios and open spaces will be integrated into the site design to break-up large expanses of sidewalk areas.
5. Loading docks, trash receptacles, storage areas and mechanical equipment shall be screened from public streets by evergreen shrubbery, trees, masonry screenwall, concrete screenwall or a combination thereof. If screening a loading dock with landscaping, the landscape material must be a minimum of five (5) feet tall at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards. If screening trash receptacles, storage areas and mechanical equipment, the landscape material must be a minimum of one (1) foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth in the Rayzor Ranch Landscape Standards.
6. Trash collection and compaction may not occur within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Trash collection areas shall be screened from public view as defined in Item A.5.
7. Mechanical equipment may not be located within one hundred feet (100') of a single-family detached residence located outside of Rayzor Ranch. Mechanical equipment shall be screened from view as defined in Item A.5.

8. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

B. Building Design and Materials.

1. The SCD is to have distinctive architectural theming, including common design elements and materials.
2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.
3. The SCD is to have a complimentary building character. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Within the TC area, windows and/or storefronts should be included in wall planes wherever feasible. The building facades within the TC area should be broken up and softened when feasible through overhangs and colonnades, architectural detailing or landscaping.
4. Building walls greater than one hundred feet (100') in length shall have vertical and horizontal facade articulation or other distinctive changes in the building facade, such as material changes, color or textural changes.
5. All sides of buildings visible from the streets, or internal customer areas of the site, are encouraged to be constructed of masonry, including brick and native stone veneers, decorative block, concrete, stucco (EIFS) or other high quality material customarily used for this building style. Gables, windows, doors and related trim are not included in this requirement. Wood and HDO board may be used. Preferred materials from the Example Material Applications located in Appendices 1—4 include:
 - i. Native Texas quarried natural stone or limestone of varying colors, sizes and textures;
 - ii. Concrete - Architectural finish. Texture coated or textured and colored;
 - iii. Masonry, including structural and brick veneers;
 - iv. Porcelain Tile;
 - v. Glass Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color;
 - vi. Painted siding in a warm, neutral/earthtone or gray tone color;
 - vii. EIFS or stucco in a warm, neutral/earthtone or gray tone color;
 - viii. Accent colors as identified on the Master Palette are encouraged but should be used in a limited manner to contrast the more subtle "natural" palette;
 - ix. Natural metals such as, but not limited to, zinc and copper;
 - x. Roofing tile, metal roofing shingles and panels, or slate in galvanized or natural/earthtone color;
 - xi. Natural wood, stained or painted.

6. **Glass and Storefronts.** Glass shall be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.
7. **Stone.** Native stone and stone veneers are encouraged to be used where practical as the common and unifying architectural material for the SCD.
8. **Metal Roofs.** Metal roofs are permitted provided that they are standing metal seam, batten seam or metal shingles.

Article 2 - Outdoor Sales and Storage

- A. **Exterior sidewalk displays and cart storage.** Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within fifteen feet (15') on either side of the door(s).
- B. **Permanent outdoor display, sales and storage.** Merchandise may be stored or displayed for sale to customers on the front or side of the buildings in accordance with the following criteria:
 1. The total square footage of all permanent outdoor storage, display, and sales areas shall be limited to 20% of the footprint of the building, but in no event shall exceed 20,000 square feet, except for home improvement use, which may not exceed 45,000 square feet of outdoor storage and the 20% footprint restriction does not apply.
 2. Permanent outdoor storage, display and sales shall be contiguous to the building and shall not be permitted within seventy-five feet (75') of a single-family detached residence located outside of Rayzor Ranch.
 3. The permanent storage, display and sales area shall be enclosed by a minimum eight foot (8') wall of columns minimum two feet (2') wide, of like appearance to the building with wrought iron or decorative tubular steel fencing. No merchandise other than trees shall be visible above the wall or fence.
 4. Seasonal outdoor display will be allowed. Size will be limited to 11,000 square feet maximum. Dates for outdoor display will be year round. Merchandise may not exceed ten feet (10') in height except for trees.
- C. **Rear Storage.** Bulk merchandise may be stored behind any building. The sides and back of the storage area shall be screened with a chain link fence covered with windscreen, except for any side or back that is separated from any residential property by an eight-foot masonry wall and landscaped buffer yard, in which case additional screening is not required. Windscreen shall be maintained in good repair and free of tears. The rear storage area shall not be accessible to customers. Merchandise shall be stacked no higher than twenty-five feet (25') or level with the top of the adjacent sidewall of the building, whichever is lower, and may not be stacked above the height of the chain link fence.

- D. **Pickup and Delivery.** Outdoor storage, pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within one hundred feet (100') of single-family detached residential property located outside of Rayzor Ranch. Loading areas and docks must be located to the side or rear of the building unless the loading area is completely screened from the street, and loading docks shall be located more than one hundred feet (100') from single-family detached residence located outside of Rayzor Ranch. Pavement may be located within one hundred feet (100') of residential property.

Article 3 - Streetscape/Public Spaces

- A. SCD shall provide one square foot of plaza or public space area (Plaza Area}, which may include sidewalks, for each ten (10) square feet of gross ground floor area.
- B. Plaza Areas shall be defined as any area within SCD that contains any three of the following seven items:
1. An area that provides pedestrian seating at a rate of one seat for each 250 square feet. Seating shall be a minimum of fifteen inches (15") in height and thirty inches (30") in width. Seating elements include manufactured benches, ledge benches, natural elements, seat walls or other raised element designated for seating. When providing more than one sitting space on an element, each space shall be calculated at a minimum of eighteen inches (18") of width.
 2. An area that integrates shade within the open space area through the inclusion of shade trees, trellises, awnings or structural elements such as colonnades and canopies.
 3. An area that provides trees in proportion to the space at a minimum of one tree per 800 square feet.
 4. An area containing a water feature, fireplace, amphitheater or public art.
 5. An area containing outdoor dining.
 6. A freestanding stone fireplace, obelisk or other design feature.
 7. A hardscape area that integrates landscape planting within the hardscape through pots, above grade planters, in grade planters, or tree grates (Refer to photographs in Appendix 3).
- C. Planting areas in the sidewalk are encouraged. Pots or above grade planters are allowed, minimum container size of 5 gallons. (Refer to photographs in Appendix 3.)
- D. Single tenant buildings having a gross floor area in excess of 40,000 square feet shall have a minimum of 100 square foot seating area including benches or other permanent seating along the front sidewalk area. This area shall be included as part of the Plaza calculation and should meet Plaza requirements.
- E. Bicycle racks shall be included at various locations in the TC.

Article 4 - Mechanical Roof Equipment Screening

All roof mounted mechanical equipment shall be fully screened from view from public on the site or public pedestrian spaces. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color pallet approved as Appendix 1 and be complimentary to the building architecture.

Article 5 - Accessory Use

All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

Article 6 - Drive-Through Requirements

- A. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of one hundred and sixty feet (160') unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Bank drive-through facilities shall provide a minimum stacking distance of one hundred feet (100').
- B. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least one (1) of the following architectural features:
 - 1. Native Texas stone or limestone on the supporting structure columns or building facade.
 - 2. A sloped metal roof.

The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.

- C. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in the Denton Development Code Section 7.9.7.C. A portion of the buffer between sites can be provided on adjacent lots.

Article 7 - Light and Glare Performance Requirements

A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths. Decorative lighting may be used at intersections and gathering places. All lighting within the Rayzor Ranch development shall meet the following standards:

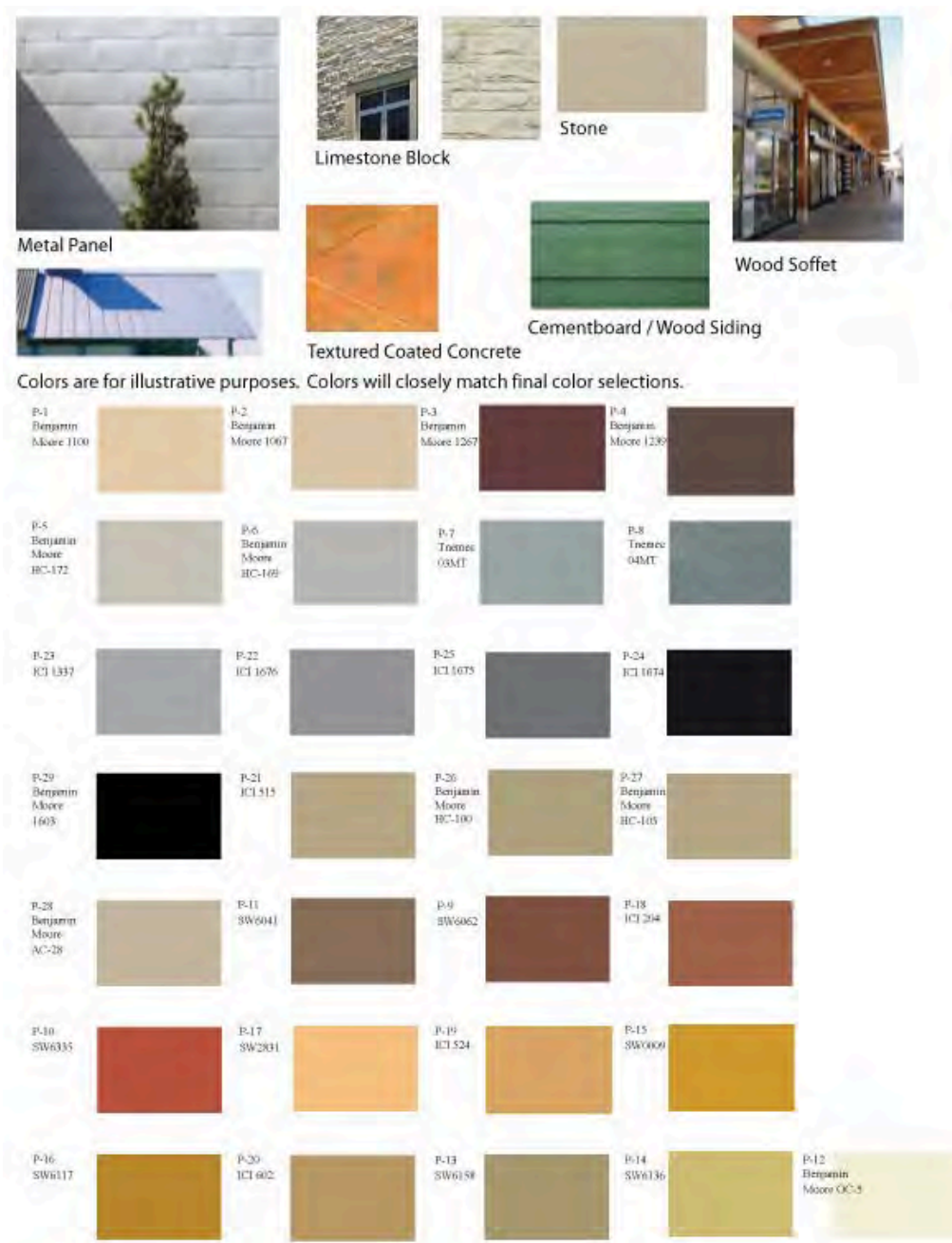
- A.

Areas designated for parking use shall provide a minimum average of one foot candle of illumination.

- B. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.
- C. Light may not measure more than one-half foot candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.

APPENDIX 1

Example Material Applications



Material Colors:

The below listed materials represent the Architectural color palette for Rayzor Ranch. The intent is not to limit the manufacturers; therefore they are subject to change. Colors will remain within the specified color palette.

Neutral:

Benjamin Moore 1100

Benjamin Moore 1067

Benjamin Moore HC-172

Benjamin Moore HC-169

Benjamin Moore OC-5

Benjamin Moore HC-105

Benjamin Moore AC-28

ICI A1825

ICI A1838

ICI A1866

Sherwin Williams SW6136

Pittsburgh Paints 510-2

Gray Tone:

Benjamin Moore 1603

Benjamin Moore AC-27

ICI A2013

ICI A2007

ICI A2015

ICI A2014

Tnemec 03MT

Tnemec 03MT

Earth Tone:

Benjamin Moore 1267

Benjamin Moore 1239

Benjamin Moore 1225

Benjamin Moore HC-100

Benjamin Moore 1040

Benjamin Moore HC-68

Benjamin Moore HC-71

ICI A1827

Sherwin Williams SW6062

Sherwin Williams SW6335

Sherwin Williams SW6041

Sherwin Williams SW6158

Sherwin Williams SW0009

Sherwin Williams SW6117

Sherwin Williams SW2831

Pittsburgh Paints 417-5

Pittsburgh Paints 325-6

Pittsburgh Paints 315-5

APPENDIX 1

EXAMPLE MATERIAL APPLICATIONS

ADDITIONAL COLORS AND MATERIALS FOR TOWN CENTER ONLY

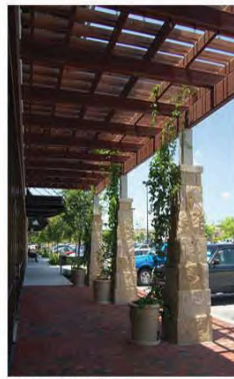
Until amended by City Council, the TC and SCD will use the Material Applications set forth above. Additional materials and/or colors may be added at a later date.

APPENDIX 2

EXAMPLE CANOPY AND SHADING APPLICATIONS



SHADE CANOPY



TRELLIS



TRELLIS



SUNSHADE



OVERHANG



PORTICO



LOGGIA



CANOPY

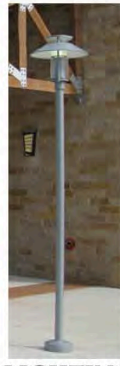


SUNSHADE

APPENDIX 3 EXAMPLE AMENITIES



FIREPLACE SEATING



LIGHTING



TREE POTS



BENCHES



PLANTERS



PLANTERS



BENCHES



SEATING

APPENDIX 4

EXAMPLE ARCHITECTURAL IMAGERY



EXHIBIT D-1 - RAYZOR RANCH LANDSCAPE STANDARDS SOUTH COMMERCIAL DISTRICT (SCD) AND TOWN CENTER (TC)

Article 1 - General Landscape Standards

- A. **Landscape Plan.** Landscape Plans must be reviewed and approved by the City staff for each phase of the development.
- B. **Open Space Requirements.**
 - 1. The South Commercial District (SCD) and Town Center (TC) shall maintain a minimum average open space of 15% of the overall site. Open space includes all surface areas of the project that are not covered with enclosed buildings, or parking and drive areas. Pedestrian plazas sidewalks covered or uncovered are calculated towards total open space.
 - 2. Active open space shall be valued within the Town Center (TC) development. Plaza Areas, as defined in Article 3.B of the Rayzor Ranch Architectural Standards, may be credited as additional open space, canopy coverage, and/or landscape area with the authorization of the City Manager and a supporting site plan.
- C. **Parking Field Requirements.** The SCD and TC will incorporate the following planting standards in all parking areas:
 - 1. **Landscape Islands.** There will be a minimum of one planted island for every 15 linear parking spaces. This planting island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least one shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). Alternatively, there will be a minimum of one planted island for every 25 linear parking spaces. This planting island shall be approximately the same size as 2 standard parking spaces. Each island shall contain at least 2 shade trees (2" min. cal.) from the Approved Plant List (see Appendix A). Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof. See Diagram 1 for an example layout of landscape islands. The average distance between planting islands shall be 11 linear parking spaces.
 - 2. **End Islands.** There shall also be an end island for every parking row. This end island shall be approximately the same size as one (1) standard parking space. Each island shall contain at least one shade tree (2" min. cal.) from the Approved Plant List (see Appendix A). An example of the end islands can be found in Diagram 1. Ground cover within the island shall be 100% turf, shrub, planted groundcover, gravel, or mulch or combination thereof.
 - 3. **Minor Amendments.** The City Manager may approve alternate tree locations utilizing the minor amendment process to avoid conflicts with utilities as defined in the Denton Development Code.
 - 4. **Tree Spacing From Public Utilities.**
 - a. **Water and Wastewater Lines** - No trees shall be planted closer than nine (9) feet from any public underground water or wastewater utility main unless applicable staff approves a special circumstance. The location of the water or wastewater utility line shall be considered, for distance purposes, to be the surface of the ground above the line.
 - b. **Fire Hydrants** - No trees shall be planted closer than 10 feet from any fire hydrant.

Article 2 - Buffers and Screening

- A. **Refuse Container Screen.** Trash receptacles shall be screened in accordance with Article 1.A.3 of the Rayzor Ranch Architectural Standards. The construction of refuse screening areas must comply with the Solid Waste Criteria Manual and Section 7.12 of the Denton Development Code.
- B. **Service Corridor Screen.** When adjacent to residential uses, commercial and industrial service corridors shall be screened. Siting and design of such service areas shall reduce the adverse effects of noise, odor and visual clutter upon adjacent residential uses.
- C. **Mechanical Equipment Screen.** All mechanical equipment shall be screened from any public right-of-way or adjacent to residential use or zoning district. Ground mounted equipment can be screened with evergreen shrubbery or masonry or concrete screen wall. Gates, if incorporated in the design of the screen wall, can be constructed of metal. Screening is subject to approval by the appropriate controlling utility.
- D. **Outdoor Storage.** All outside storage shall comply with the provisions of Sections 5.4.4D and 7.7.8E of the Denton Development Code, unless modified by the Architectural Standards.

Article 3 - Access, Parking, and Circulation Requirements

- A. **External to the Development.**
 - 1.

Vehicular Access/Access Management. The SCD and TC shall provide access that complies with Access Management principles of location, spacing and sharing of curb cuts, and shall provide adequate stacking distance for all entrances.

2. **Pedestrian Access.** All developments shall provide pedestrian access by linking to any adjacent sidewalk(s), multi-use path(s) or public transportation stop.
3. **Transit Amenities.** Transit amenities, bus shelters, and pullouts shall be provided as required by the Transportation Design Criteria Manual and the City Mobility Plan, as amended. Modifications to the transit amenities standards shall be permitted subject to the City Manager's approval so long as the intent and spirit of the standards are met.

B. Internal to the Development.

1. Vehicular Circulation.

- a. Internal circulation shall be well defined by use of end caps and landscaped areas.
- b. Cross Access: Prior to division of property, circulation and access standards shall be applied and, if necessary, cross easements shall be required so that access to all properties created by the subdivision can be made from shared curb cuts.

Article 4 - Parking Lot Landscaping and Screening Standards

In addition to Article 1 above, all parking lots, which for purposes of this section, include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:

A. Landscape Standards.

1. A minimum of 10% of the total parking area shall be landscaped.
2. A minimum of 20% of the required parking shall be covered by tree canopy.
3. The tree species shall be an appropriate shade tree and shall be selected from the Approved Plant List (see Appendix A).
4. Poly-coated chain link fencing is allowed for security and utilitarian purposes, but is not considered a screening fence. The poly-coated chain link fence cannot be visible from public roads or pedestrian areas.

B. Screening at Right-of-Way. Parking is allowed in front of a building if the parcel meets the following design standards:

1. Parking lots shall be separated from the street frontage by a minimum 15 foot wide Right-of-Way Screening Landscape Area to reduce visual impacts.
2. The minimum 15 foot wide Right-of-Way Screening Landscape Area is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 15-foot wide Right-of-Way Screening Landscape area subject to required separation from utilities.
3. The number of large trees required will be calculated by providing one (1) large tree for every 45 linear feet of the Right-of-Way Screening Landscape Area. The required numbers of trees do not have to be planted on 45-foot centers, but can be clustered.
4. A minimum of three small accent trees clustered every 30 linear feet within the Right-of-Way Screening Landscape Area may be substituted for the large tree requirement.
5. At least one or any combination of the following shall be used to help screen the parking lot:
 - a. Xeriscape landscaping may be planted within the Right-of-Way Screening Landscape Area. Xeriscape landscaping shall require water irrigation for a period of three years for landscaping to be established. After 3 years, no irrigation is required;
 - b. A minimum three foot high, when mature, row of evergreen shrubs planted within the Right-of-Way Screening Landscape Area. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer;
 - c. A minimum three-foot high continuous wall made of any combination of wrought iron, masonry, or stone within the Right-of-Way Screening Landscape Area. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot; or
 - d. A grass or landscaped berm, three feet high above the parking pavement surface.

Article 5 - Tree Maintenance and Tree Mitigation

- A. Each replacement tree shall have a minimum caliper of two (2) inches, measured six (6) inches above grade and must be at least five (5) feet tall when planted.
- B. All replacement trees must be Large Canopy Trees from the Approved Plant List found in Appendix A.
- C.

A performance bond is required prior to the issuance of a building permit for each phase of Rayzor Ranch. The purpose of the performance bond is to ensure that the landscape and trees are planted and well maintained. Upon completion of the three (3) year establishment period for all plantings within the Rayzor Ranch project, the City shall inspect the trees to determine if 90% of the trees are healthy and have a reasonable chance of surviving to maturity. Upon such a finding, the City shall release the performance bond. If the applicant does not take remedial steps to bring the property into compliance, the City shall make demand for payment of the bond. The City may use all legal remedies to enforce this requirement, in addition making demand on the bond.

D. Tree mitigation will also be subject to the criteria established in Section 4.8.8 of the Rayzor Ranch District.

Article 6 - Interim Landscape Areas

Final right-of-way screening along U.S. 380 must be installed within six (6) months after the final certificate of occupancy is issued for 80% of the lots fronting U.S. 380 or within two years of the first certificate of occupancy fronting on U.S. 380. This is to ensure that landscaping is uniform at the time of installation.

Article 7 - Amendments to the Landscape Plan

The City Manager may authorize minor changes in the landscape plan and plant materials that otherwise comply with the Overlay District ordinance and do not:

- 1. Reduce the perimeter landscape buffer strip shown on the original landscape plan;
- 2. Detrimentially affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or
- 3. Detrimentially affect the original landscape plan's screening or buffering function.

Appendix A
Approved Plan List

Canopy Trees

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

Common Name	Scientific Name
Soapberry	Sapindus drummandii
Bald Cypress	Taxodium distichum
Black Locust	Robina pseudoacacia
Eastern Red Cedar	Juniperus virginiana
Cedar Elm	Ulmus crassifolia
Texas Mesquite	Prosopis glandulosa
Chinquanpin Oak	Quercus muhlenbergii
Post Oak	Quercus stellata
Live Oak	Quercus virginiana "Highrise"
Shummard Red Oak	Quercus shumardii
Texas Red Oak	Quercus texana
Chinese Pistache	Pistacia chinensis

Ginko	Ginko bilboa
Green Ash	Fraxinus pennsylvanica
Texas Ash	Fraxinus texensis
Bur Oak	Quercus macrocarpa
Bigtooth Maple	Acer grandidentatum
Foster Holly	Ilex x attenuata "Fosteri"
Caddo Maple	Acer saccharum "Caddo"
Pecan	Carya illinoensis
Southern Magnolia	Magnolia grandiflora
River Birch	Betula nigra

Ornamental Trees

Mature Canopy 79-314 sq. ft. - Site Criteria Manual

Common Name	Scientific Name
American Smoketree	Conius obovalus
Crape Myrtle	Lagerstromia indica
Desert Willow	Chilopsis linearis "Warren Jones"
Downy Hawthorne	Crataegus mollis
Hawthorn	Crataegus spp.
Mesquite Tree	Prosopis glandulosa
Mexican Plum	Prunus mexicana
Mexican Redbud	Cercis canadensis var mexicana
Possumhaw Holly	Llex decidua
Prairie Flameleaf Sumac	Rhus lanceolata
Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchonis
Rusty Blackhaw	Viburnum rufidulum

Texas Persimmon	Diospyros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

Shrubs

Common Name	Scientific Name
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentilis
Sesert Spoon	Dasylyron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostigma plumbaginoides
Indian Hawthorn	Raphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygia 'Royal Purple'
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum

St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
Turk's Cap	Malvaviscus arboreus var. drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

Grasses/Ground Cover/Vines

Common Name	Scientific Name
Asian Jasmine	Trachelosperum asiaticum
Aster	Aster spp.
Bermuda Grass	Cynodon dactylon
Blackfoot Daisy	Melampodium leucanthium
Bracken Fern	Pteridium aquilinum
Buffalo Grass	Bucchoe dactyiodes
Bushy Bluestem	Andropogon Glomeratus
Butterfly Weed	Asclepias tuberosa
Cactus	Opuntia spp.
Coconut Thyme	Thymus pulegioides coccineus
Coneflower	Rudbeckia fulgida
Cross Vine	Bignonia capreolata
Daylilly	Hermerocallis "Hyperion"
Desert Sage	Salvia gregii
Dwarf Fountain Grass	Pennisetum alopecuroides 'HamIn'
Englemann Daisy	Englemannia pinnatifida
Evening Primrose	Oenothera speciosa
Giant Liriope	Liriope gigantea

Gray Rush	Juncus effusus
Hameln Grass	Pennisetum alopecuroides "Hameln"
Inland Sea Oats	Chasmanithuim latifolium
Kentucky Wisteria	Wisteria macrostachya
Lady Banks Rose	Rosa banksiae
Lindheimer's Muly	Muhlenbergia lindheimeri
Little Bluestem Grass	Schizachyrium latifolium
Little Bunny Fountain Grass	Pennistenum alopecuroides "Little Bunny"
Lirope	Lirope muscari
Maiden Grass	Miscanthus sinensis "Gracillimus"
Mexican Feather Grass	Nasella (Stipa) tenuissima
Muhly Grass	Muhienbergia spp.
Orange Wedelia	Wedelia hispida
Prairie Zinnia	Zinnia grandiflora
Purple Cornflower	Echinacea pupurea
Purple Wintercreeper	Euonymous fortunei
Russian Sage	Perovskia atriplicfloia
Sideoats Grama	Bouteova curtipendula
Splitbeard Grass	Andropogon tenarius
Switchgrass	Panicum virgatum
Texas Green Eyes	Berlandiera texana
Texas Sage	Leucophyllum frutescens
Trumpet Honeysuckle Vine	Lonicera sempervirens
Trumpet Vine	Camsis radicans
Turfallo grass	Bouteloua dactyloides
Virginia Creeper	Parthenocissus quinquefolia

White Sagebrush	Artemesia ludoviciana
Yellow Elder	Tacoma stans

APPENDIX B TREE MITIGATION CHART

Rayzor Ranch Mitigation Chart

North Site

Total caliper inches of trees taken down and still remaining is 7713.

161 caliper inches of the 7713 are Quality/Protected Trees

5524 Caliper inches of the 7713 inches were taken down

2189 Caliper inches of the 7713 inches are remaining

7713 inches -161 Inches of Quality/Protected Trees = 7552 inches

7552 are Secondary Trees requiring 12.5% mitigation = 944 caliper inches

161 are Quality/Protected Trees requiring 1:2 or 1:1.5 mitigation

At the worst case scenario 1:2 = 322 caliper inches

Total caliper inches to mitigate = 944 + 322 = 1266 inches

This is 633 trees (assuming mitigation is with 2" caliper trees)

South Site

Trees to Preserve:

3 Quality Trees = 42.4 inches

2 Protected Trees = 43.5 inches

Total caliper inches to preserve = 85.9 inches

Trees to Mitigate:

34 Quality Trees = 351.1 inches

6 Protected Trees = 298.6 inches

2 Large Secondary = 49.4 inches

18 Secondary = 23.25 inches

Total caliper inches to mitigate = 457.25 inches

This is 229 trees (assuming mitigation is with 2" caliper trees)

Mitigation Total of North and South Sites = 1724.25 inches

Preservation Total of North and South Sites = 85.9 inches

*This mitigation plan is a proposed plan. If any transplanted trees die within the first year, the developer will replace the trees with the equivalent number of caliper inches.

APPENDIX C LANDSCAPE CHART

Rayzor Ranch South Campus Landscape Charts

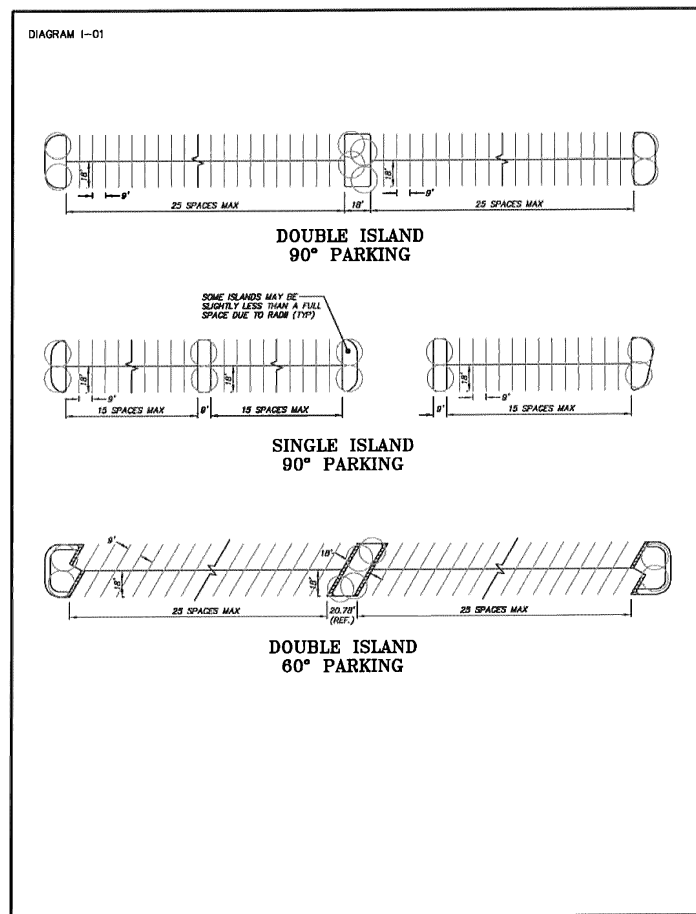
North Site 153.37 +/- Acres		Base Zoning			Proposed Overlay District Amendment			Preliminary Calculations		
		Base Zoning	Minimum Landscaped Area	Minimum Canopy Coverage	Proposed Overlay	Minimum Landscaped Area	Minimum Canopy Coverage	Proposed Zoning	Open Space	Canopy Coverage
Subarea 1 - Residential	45.16 Acres	NR-3	55%	50%	NR-3 (NRMU)	40%	45%	NR-3	43.0%	42.0%
		NRMMU-12	40%	45%						
Subarea 2 - Marketplace	108.21 Acres	CM-G	20%	30%	RCC-D	10%	20%	RCC-D	21.0%	28.0%
		NRMU	20%	40%						
		NRMU-12	40%	45%						

South Campus (Approximately 220 Acres)		Base Zoning Requirements			Rayzor Ranch South Campus Overlay			
	Approximate Land Area (Acres)	Base Zoning	Minimum Landscaped Area	Minimum Canopy Coverage	Open Space	Minimum Landscaped Area	Minimum Canopy Coverage	
Town Center District (RR-1)/RR-2 and South Mixed Use (Hotel, RR, O, SF, MF, P)	160	RCC-D	10%	20%	28%	24%	22%	

South Mixed Use (SF)	20	NRMU	20%	40%	48%	40%	41%	
South Mixed Use (MF, O, RR, BH, Hotel, P)	40	NRMU	20%	40%	25%	20%	40%	

Land areas do not include Cook Children's, Public Roads. DME site or Drill Site.

Diagram 1 - Parking Lot Landscape Islands



TEXAS SECRETARY of STATE
JANE NELSON**BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY**

Filing Number: 804342689
Original Date of Filing: December 9, 2021
Formation Date: N/A
Tax ID: 32082235865
Duration: Perpetual
Entity Type: Domestic Limited Liability Company (LLC)
Entity Status: In existence
FEIN:
Name: FOOD STREET DENTON LLC
Address: 13642 OMEGA RD
DALLAS, TX 75244-4514 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Name		Address			Inactive Date	
RED WATER DENTON LLC		13642 Omega Rd Dallas, TX 75244 USA				

[Order](#)[Return to Search](#)**Instructions:**

- To place an order for additional information about a filing press the 'Order' button.



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: January 28, 2026

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request for a Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001, Bryce Van Arsdale)

BACKGROUND

The applicant, Margine Biswas of Archiphy Architects, on behalf of the property owner, GAJ Holdings LLC, has submitted a request for a Specific Use Permit (SUP) to allow for Automotive Fuel Sales use on approximately 2.46 acres of land within the Mixed-Use Neighborhood zoning district.

Automotive Fuel Sales as a principal use is defined in the Denton Development Code (DDC) as follows: "An establishment where fuel, motor oil, automobile lubricants, travel aids and other supplies are sold to the motoring public."

The proposed development, M&G Crossing, will consist of Automotive Fuel Sales as the primary use, with supporting retail and restaurant uses within the main building to be constructed. In addition to the primary structure, a single-bay automated car wash will be located on-site.

The subject property is currently undeveloped. Areas to the south and west of the subject property are comprised of Single-Family Residences. Immediately north of the subject property is Billy Ryan High School, which is separated from the subject lot by East McKinney Street. To the east of the subject property lies an approximately 105-acre lot owned by Atmos Energy Corporation

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

OPTIONS

1. Recommend approval as submitted
2. Recommend approval subject to conditions
3. Recommend denial
4. Postpone consideration

RECOMMENDATION

Staff recommends **approval** of the SUP request, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
1983	City Council	Annexation	Approved
1986	City Council	Transition to Planned Development	Approved
1987	City Council	Planned Development amended	Approved
1994	City Council	Rezoning from Planned Development to One-Family Dwelling (SF-7)	Approved
2002	City Council	City Wide rezoning to Neighborhood Residential Mixed Used (NRMU)	Approved
2019	City Council	City wide rezoning to Mixed-Use Neighborhood (MN)	Approved

PUBLIC OUTREACH:

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

- On January 6, 2026, twenty-nine (29) notices were sent to property owners within 200 feet of the subject property. As of the writing of this report, staff has received one neutral response and one response in opposition; specifically citing concerns with additional traffic. This response totals to 0.65% of the surrounding 200 foot buffer area.
- On January 6, 2026, one hundred twenty-two (122) courtesy notices were sent to physical addresses within 500 feet of the subject property.
- A notice was published on the City's website on January 7th, 2026.
- A notice was published in the Denton Record Chronicle on January 10th, 2026
- Two neighborhood meetings were held by the applicant. 3 residents attended, requesting clarification regarding the potential use of the site as well as site layout.
- Two signs were posted on the property on January 16, 2026.

DEVELOPER ENGAGEMENT DISCLOSURES

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

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Future Land Use Map
5. Zoning Map
6. Site Plan
7. Landscape Plan
8. Notification Map
9. Draft Ordinance
10. Fiscal Analysis
11. LLC Members List

Respectfully submitted:
Hayley Zagurski, AICP
Planning Director

Prepared by:
Bryce Van Arsdale
Assistant Planner

Planning Staff Analysis

S25-0001 / M&G Crossing

City Council District 1

REQUEST:

Specific Use Permit (SUP) to allow for an Automotive Fuel Sales use on approximately 2.46 acres of land, approximately located on the southeastern corner of Glenngary Way and East McKinney Street in the City of Denton, Denton County, Texas. (S25-0001, Bryce Van Arsdale)

APPLICANT:

Margine Biswas of Archiphy Architects

STAFF RECOMMENDATION:

Staff recommends **approval** of the SUP with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.
2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

(Continued on next page)

SITE DATA:

The subject property is located on the southeastern corner of Glenngary Way and East McKinney Street and is currently undeveloped. The subject property is immediately west of a 105-acre parcel owned by Atmos Energy Corporation and abuts a single-family residential neighborhood to the south and west.

The subject property will provide two access points, one from East McKinney Street and one from Glenngary Way. The developer will construct a right-turn lane in order to provide access from East McKinney Street while mitigating impacts to the right-of-way.

There is no FEMA floodplain, floodway, or Environmentally Sensitive Area (ESA) on site.



The subject property is zoned Mixed-Use Neighborhood (MN) District (see Exhibit 5). The area surrounding the subject property is predominantly made up of residential zoning districts. These surrounding lots are zoned as Residential-2 (R2) to the north and east, and Residential-3 (R3) to the south and west. A commercial retail land use exists to the northwest of the subject property, on the opposite corner of Glenngary way and East McKinney Streets. Additionally, Billy Ryan High School, directly to the north of the subject property, is zoned Public Facilities (PF) as further described in the table below.

SURROUNDING ZONING AND LAND USES:

Northwest: Glenngary Way right-of-way (ROW) <ul style="list-style-type: none">• Zoning: Mixed-Use Neighborhood (MN)• Use: Retail	North: East McKinney Street ROW <ul style="list-style-type: none">• Zoning: Public Facilities (PF)• Use: High School	Northeast: <ul style="list-style-type: none">• Zoning: Residential-2 (R2)• Use: Manufactured Home Park
West: Glenngary Way ROW <ul style="list-style-type: none">• Zoning: Residential-3 (R3)• Use: Single-Family Residence	SUBJECT PROPERTY	East: <ul style="list-style-type: none">• Zoning: Residential-2 (R2)• Use: Undeveloped
Southwest: Glenngary Way ROW <ul style="list-style-type: none">• Zoning: Residential-3 (R3)• Use: Single-Family Residence	South: <ul style="list-style-type: none">• Zoning: Residential-3 (R3)• Use: Single-Family Residence	Southeast: <ul style="list-style-type: none">• Zoning: Rural Residential (RR)• Use: Undeveloped

CONSIDERATIONS:

A. Section 2.4.5E of the Denton Development Code (DDC) provides approval criteria applicable to all applications.

1. *General Criteria*

- a. *Unless otherwise specified in this DDC, City review and decision-making bodies must review all development applications submitted pursuant to this subchapter for compliance with the general review criteria stated below.*

The general criteria have been applied.

- b. *The application may also be subject to additional review criteria specific to the type of application, as set forth in sections 2.5 through 2.9.*

Section 2.5.2D of the DDC applies to Specific Use Permit (SUP) requests. An analysis of this request per those criteria can be found below in Consideration B.

- c. *If there is a conflict between the general review criteria in this section and the specific review criteria in sections 2.5 through 2.9, the applicable review criteria in sections 2.5 through 2.9 controls.*

There are no conflicts between the general criteria and the criteria specific for Specific Use Permit requests.

2. *Prior Approvals*

The request does not conflict with any prior approvals related to the subject property .

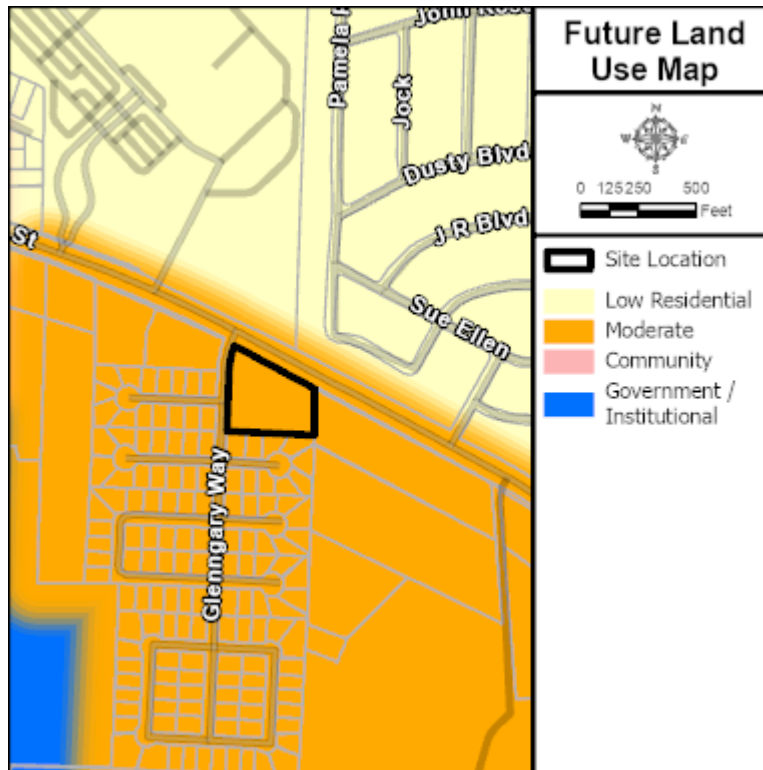
3. *Consistent with the Comprehensive Plan and Other Applicable Plans*

The decision-making authority:

- a. *Shall weigh competing goals, policies, and strategies.*

There are no competing goals, policies nor strategies associated with the proposed request. As noted below, the request conforms to the Future Land Use Map and is designed to minimize adverse impacts to the maximum extent possible.

- b. *May approve an application that furthers the overall goals of the Comprehensive Plan even if the development does not match the future land use designation in the Comprehensive Plan.*



The use and scale of the proposed Automotive Fuel Sale use conforms to the Future Land Use element of the Denton 2040 Comprehensive Plan. Per the Future Land Use Map in the Denton 2040 Comprehensive Plan, the subject property and surrounding area is designated as Moderate Residential (see inset map and provided as Exhibit 4). The FLUM designates the area to the north of East McKinney Street as Low Residential. The Moderate Residential designation applies to areas where the predominant uses include

single-family housing on compact lots, as well as appropriately scaled supporting uses such as neighborhood scaled retail at arterial and collector street corners.

The subject property is appropriately located along a Secondary Arterial, and adequately spaced and buffered from adjacent single-family uses per Denton Development Code buffering requirements. Additionally, the nearest automotive fuel sale use is located more than one half mile to the west of the subject site. Automotive Fuel sales is a compatible use with the surrounding area, the site has been designed intentionally to minimize sound and noise impacts and is in line with the Moderate Residential FLUM designation.

4. *Compliance with this DDC*

- a. *The proposed development shall comply with all applicable standards in this DDC, unless the standard is to be lawfully modified.*

The attached site plan and landscape plan (Exhibits 6 and 7, respectively) reflect an intent to comply with the DDC requirements for setbacks, parking, minimum landscape and tree canopy coverage, buffering, and screening.

- b. *Compliance with these standards is applied at the level of detail required for the subject submittal.*

The review associated with an SUP submittal requires a detailed staff analysis of the proposal to ensure compliance with the development standards specific to the zoning district and non-residential development standards, including lot dimensions parking, landscaping, site design, and the use-specific standards for Automotive Fuel Sales. Staff have reviewed the proposal for conformance with applicable design standards for public facilities and safety.

Pending approval of this SUP, additional review for full compliance with the DDC will also take place at submittal of the plat, civil engineering plans, and building permit applications.

5. *Compliance with Other Applicable Regulations*

This proposed request complies with all other applicable regulations.

6. *Consistent with Interlocal and Development Agreements*

There are no interlocal or development agreements for the subject site.

7. *Minimizes Adverse Environmental Impacts*

The proposed Automotive Fuel Sales site is designed to minimize potential adverse environmental impacts. The Texas Commission on Environmental Quality manages permitting for Automotive Fuel Sales uses and will review the submitted plan in accordance with their standards.

8. *Minimizes Adverse Impacts on Surrounding Property*

The proposed use is not expected to have any adverse impact on surrounding property. Landscape and buffering elements have been intentionally designed in a manner which minimizes sound and noise impacts to surrounding properties. As described in Criteria B3, the site complies with the use-specific standards required for Automotive Fuel Sales and designed to minimize adverse impacts on surrounding properties.

In addition, the following criteria will help to minimize adverse impacts and ensure compatibility as surrounding properties continue to develop.

- **Building height:** The proposed building height, 28 feet 6 inches, is under the allowable building height within the MN zoning district. Additionally, this development complies with DDC 7.10.6: Building Height in Transition Areas, as the proposed height is less than what is allowed in the Residential 3 (R3) zoning district.
- **Landscape Buffer:** When developing adjacent to single-family development, commercial uses are required to provide a compatibility landscape buffer that is minimum of 15 feet in width and contains 30 points from Table 7.G Buffer Points. The proposed landscape plan provides 20-foot-wide landscape buffers along both the western and southern property lines, each consisting of 30 buffer points.
- **Lighting:** A photometric plan shall be required at the Civil Engineering Plan stage of this development. The Denton Development Code requires that light spillover to adjacent properties is no more than one foot-candle at the property line.
- **Overall minimum tree and landscape coverage:** The minimum required landscape coverage for the MN zoning district is 20% and the minimum required tree canopy coverage is 40%. This proposal provides 25% landscape coverage and 45% tree canopy coverage.

- **Site Design:** This project has been designed intentionally to mitigate light, noise, and other impacts to surrounding properties. In addition to thoughtful landscape design, the primary building has been placed as far away from adjacent residential properties as is possible based on the geographic makeup of the subject property.

9. Minimizes Adverse Fiscal Impacts

The proposed use is not expected to generate adverse fiscal impacts. A total of \$2,926,900 is expected to be added to the general fund over the 40-year Fiscal Analysis time period (Exhibit 10).

10. Complies with Utility, Service, and Improvement Standards

The proposed use does not require any changes to utilities existing on site.

11. Provides Adequate Road Systems

The subject property has approximately 278 feet of frontage along Glenngary Way and 397 feet of frontage along East McKinney Street. The site will take access via curb cuts on Glenngary Way and East McKinney Street. A right turn lane from East McKinney Street will be provided in order to reduce on-street traffic.

12. Provides Adequate Public Services and Facilities

The proposed Automotive Fuel Sales use will not affect public services and facilities within the area.

13. Rational Phasing Plan

The Automotive Fuel Sales use does not have a phasing plan. The remainder of the subject property will be developed independently at a future date.

- B. Section 2.5.2D of the DDC states that in reviewing a proposed SUP, the Planning and Zoning Commission and City Council shall consider the general approval criteria in Subsection 2.4.5E and whether:

1. The specific use proposed is compatible with the surrounding area;

The proposed Automotive Fuel Sales use is compatible with the surrounding area containing: single-family residences, neighborhood scale retail, Modular Homes, and a high school. The subject property's location along East McKinney Street and more than one-half mile from the nearest similar use, ensures that this is a logical location for this use.

2. The specific use proposed has negative impacts on future development of the area; and

The proposed Automotive Fuel Sales use is not anticipated to have negative impacts on future development of the area. The area immediately surrounding the property has largely been developed with uses that are compatible with the proposed Automotive Fuel Sales use. The subject property's zoning designation of Mixed-Use Neighborhood combined with adjacency to residential developments allows for a variety of supporting

uses to be proposed by right or with a Specific Use Permit. The proposed Automotive Fuel Sales use will serve as a supporting use for surrounding properties, as well as for vehicular traffic along the Secondary Arterial, East McKinney Street. The proposed use is anticipated to have minimal impact on the future development of the overall region.

3. Any impacts associated with access, traffic, emergency services, utilities, parking, refuse areas, noise, glare, and odor have been adequately mitigated.

The proposed use is not anticipated to generate offensive odors, fumes, dust, or noise. A Trip Generation report was reviewed, and a Traffic Impact Analysis was triggered. All intersections and proposed access points are expected to operate at, or above, acceptable levels of service. All proposed parking is located on-site and provided as required by the DDC.

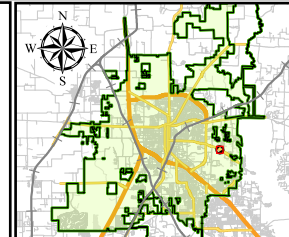
In addition, the proposed Automotive Fuel Sales use is required to comply with the Use-Specific Standards specified DDC 5.3.6.U. Use Specific Standards are intended to minimize any adverse impacts associated with the use, and specify screening requirements for the establishment of an Automotive Fuel Sales use, including the following:

- Outdoor storage of auto-related equipment and parts (including tires) shall be maintained entirely within an enclosed structure or shall be opaquely screened from all rights-of-way, residential zoning districts, and residential uses, and shall comply with standards in Subsection 7.7.8: Walls, Fences, and Screening.
 - *No outdoor storage is proposed. If outdoor storage is proposed, screening as required by DDC 7.7.8 will be required.*
- Outdoor display of retail supplies, including auto-related consumable products applied and/or installed by a customer off premise, is permitted.
 - *The presented site plan does not label any outdoor display areas of retail products.*
- Auto repair and servicing shall constitute an Automotive Repair, Major or Minor use.
 - *No automotive repair or servicing is proposed with this use.*
- The sale and leasing of motor vehicles shall constitute an Automotive Sales and Leasing use.
 - *No automotive sales are proposed with this development.*

S25-0001 Site Location



- COD
- ETJ
- ETJ 2
- NAA 8/1/20
- NAA 8/1/40

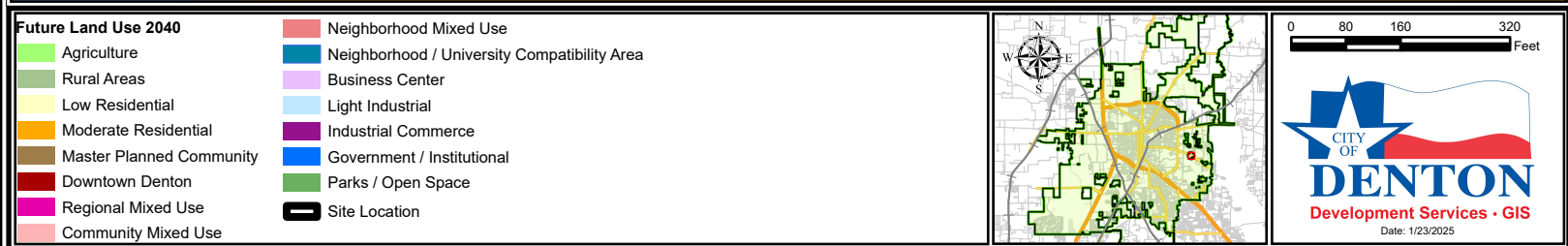
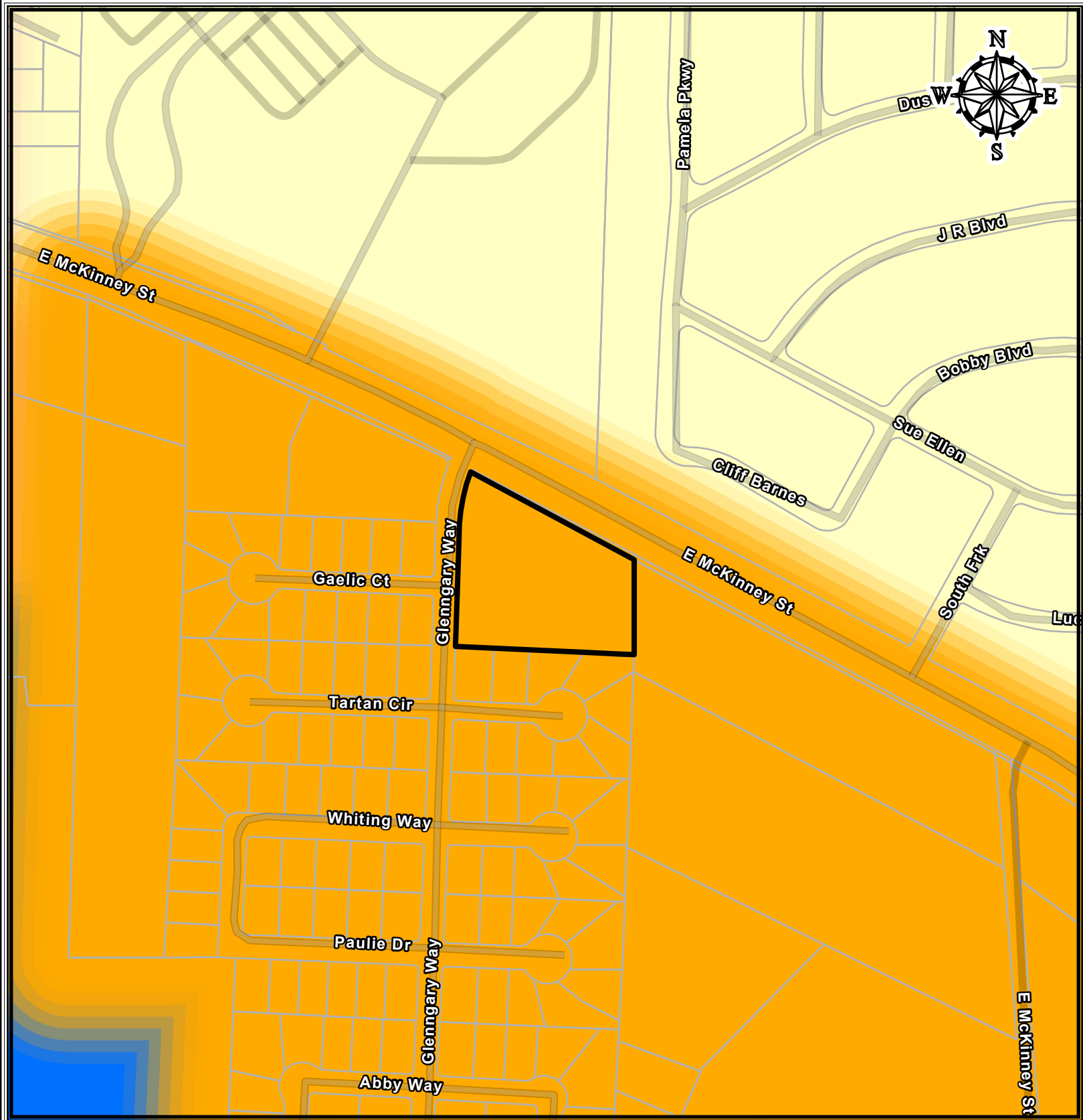


0 80 160 320 Feet



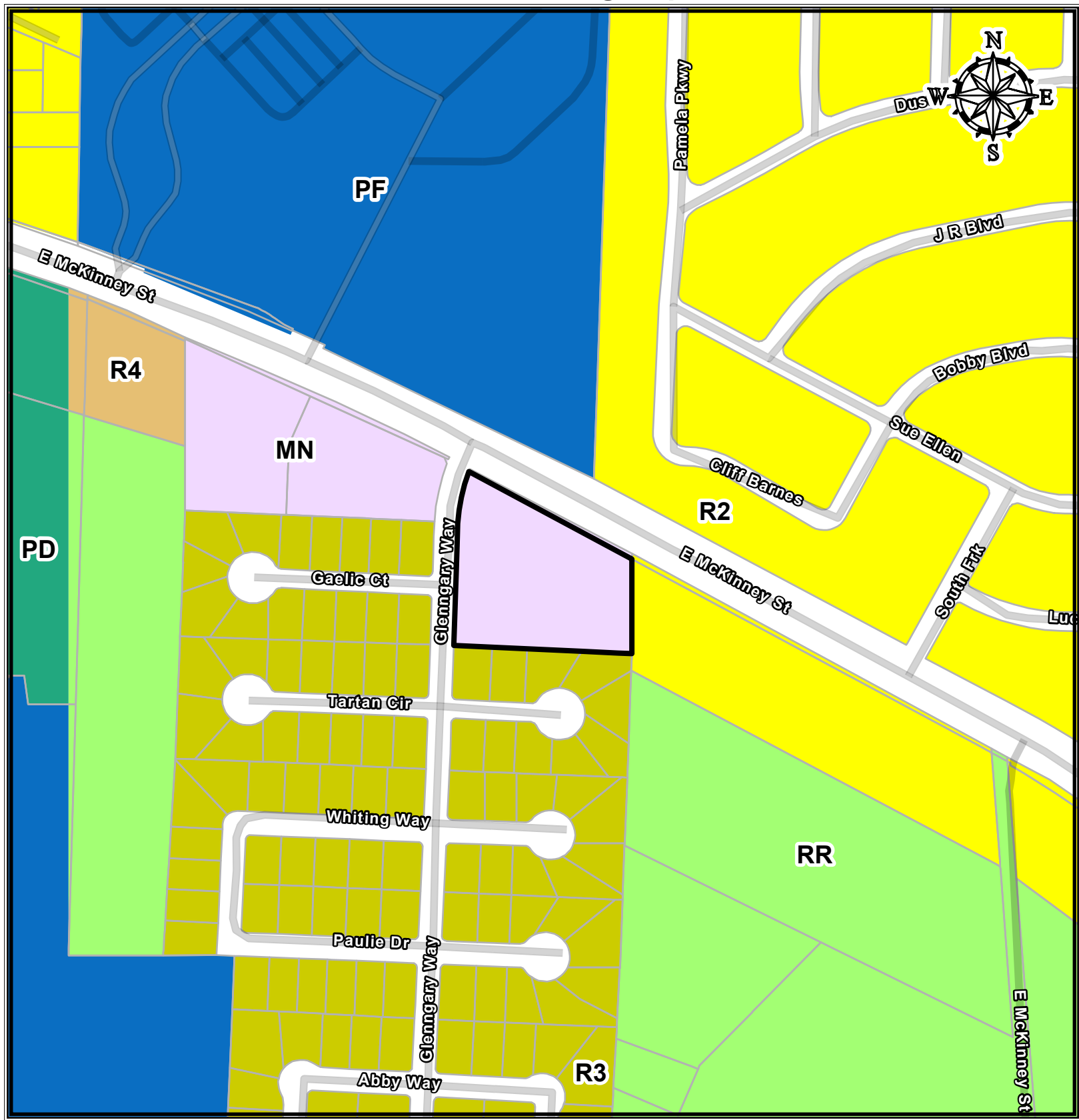
"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."




















S25-0001 Future Land Use Map

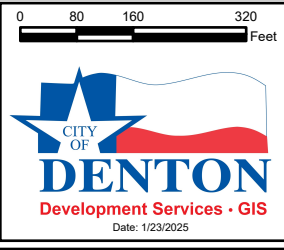
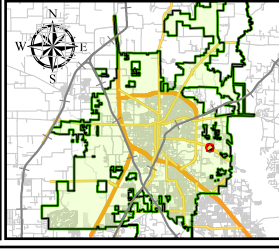


"This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data."

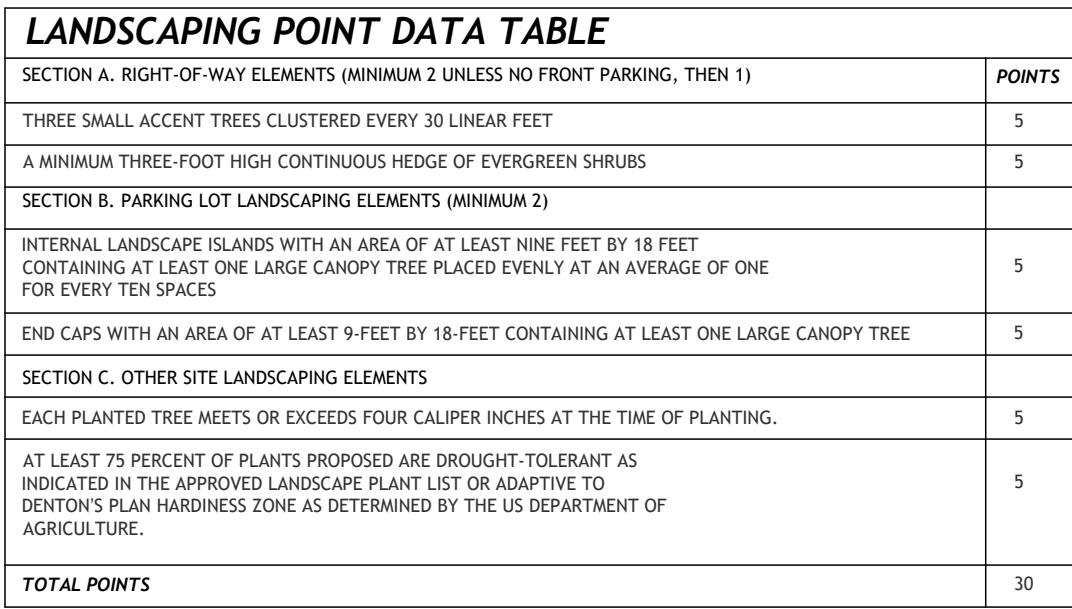
S25-0001
Current Zoning Map



Current Zoning		
 RR - Residential Rural	 R7 - Residential	 LI - Light Industrial
 R1 - Residential	 MN - Mixed-Use Neighborhood	 HI - Heavy Industrial
 R2 - Residential	 MD - Mixed-Use Downtown Core	 PF - Public Facilities
 R3 - Residential	 MR - Mixed-Use Regional	 PD - Planned Development
 R4 - Residential	 HC - Highway Corridor	 MPC
 R6 - Residential	 SC - Suburban Corridor	 OVERLAY
	 GO - General Office	



*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.



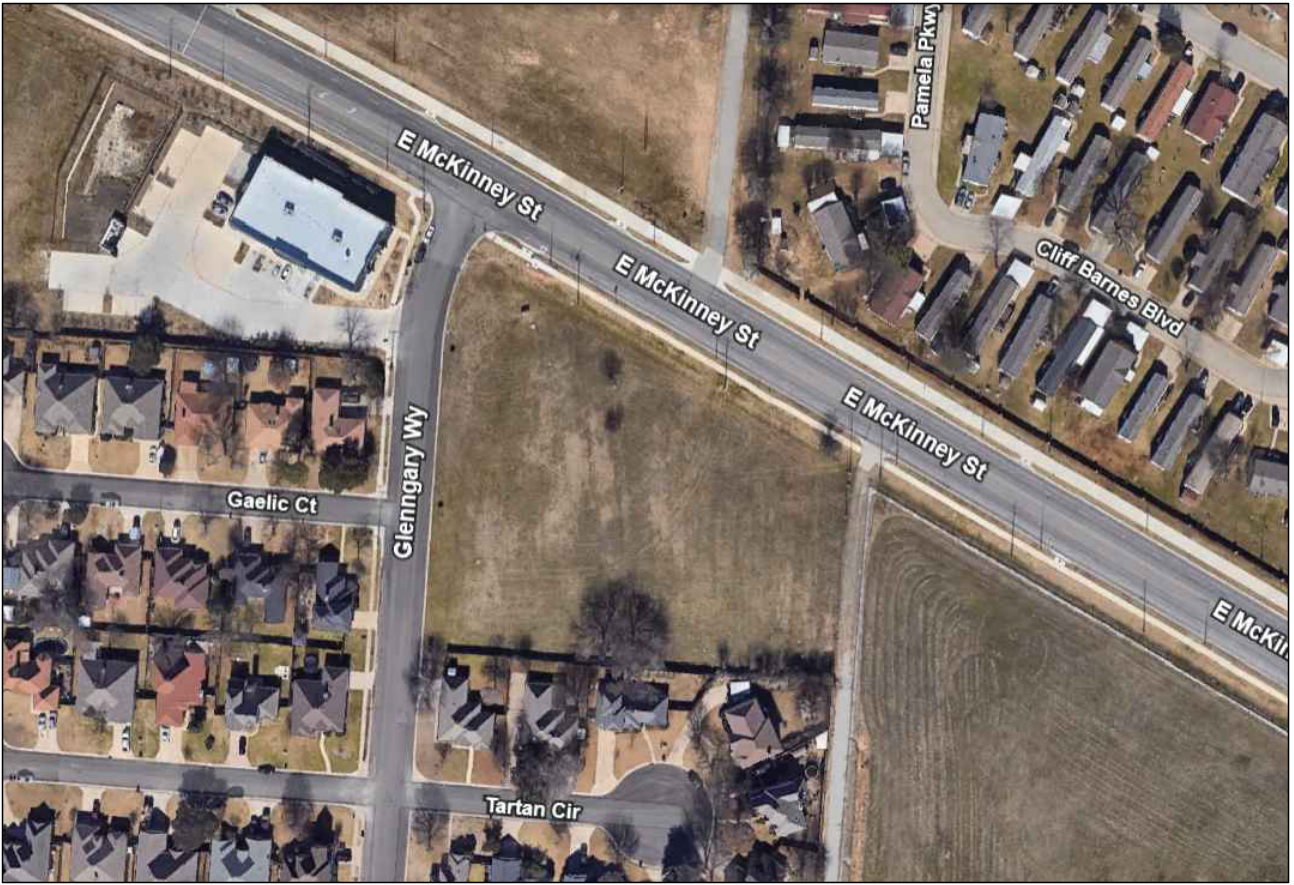
PARKING REQUIREMENTS		REQUIRED	PROVIDED
RETAIL			
1 SPACE PER 350 SQ. FT. GFA		3700/350 = 11	11
RESTAURANT			
1 SPACE PER 4 DESIGN OCCUPANCY-LOAD PER BUILDING CODE, PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT, PLUS RESERVED SIGNED SPACES DETERMINED BY THE USE (NOT INCLUDING HANDICAP DESIGNATED ACCESSIBLE SPACES), NOT TO EXCEED 5 SPACES		(20 OCCUPANTS / 4 + 5) + 2 EMPLOYEES + 1 RESERVED SPACE = 8	8
CAR WASH			
1 SPACE PER DETAILING BAY	1		1
BUSINESS			
1 SPACE PER 450 SQ. FT. GFA		1080/450 = 3	3
TOTAL	23		23
IMPERMEABLE PARKING SPACES	23		23
PERMEABLE PARKING SPACES	NONE		0
ACCESSIBLE PARKING SPACES	1		1
BIKE SPACES			
1 BICYCLE PARKING SPACE PER 20 VEHICLE PARKING SPACES	2		2

SITE DATA TABLE		
	REQUIRED	PROVIDED
LOT AREA	2500 SF	107036.70
TOTAL BUILDING AREA	NONE	5756 SF
BUILDING COVERAGE	80 % MAX	5.38%
OPEN SPACE	20 %	26657.8 SF
BUILDING HEIGHT	65 FT MAX	28'-6"
MERCANTILE FLOOR AREA	NONE	3700 SF
RESTAURANT FLOOR AREA	NONE	300 SF
OFFICE FLOOR AREA	NONE	1080 SF
CAR WASH FLOOR AREA	NONE	756 SF

TRIP GENERATION TABLE									
ITE Code	ITE Land Use	Quantity	Weekday Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
934	Fast Food with Drive-Thru	1300 SF	600	58	30	28	43	24	21
945	Convenience Store (GFA 2-4K) w/ Gas Pump	8 Fueling Positions	2121	128	64	64	147	74	73
948	Automated Car Wash	1 Tunnel	128	--	--	--	78	39	39
		50% Pass - By Trips		93	47	46	98	50	49
		Net New Trips	3362	116	61	55	158	80	79



N.T.S



N.T.S
















IBC: 2021 INTERNATIONAL BUILDING CODE (WITH DENTON AMENDMENTS)
ENERGY: 2021 INTERNATIONAL ENERGY CONSERVATION CODE (WITH DENTON AMENDMENTS)
FIRE: 2021 INTERNATIONAL FIRE CODE (WITH DENTON AMENDMENTS)
MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE (WITH DENTON AMENDMENTS)
PLUMBING: 2021 INTERNATIONAL PLUMBING CODE (WITH DENTON AMENDMENTS)
ELECTRICAL: 2020 NATIONAL ELECTRIC CODE (WITH DENTON AMENDMENTS)

ZONING - MIXED-USE NEIGHBORHOOD "MN"
PROPOSED USE: MERCANTILE, RESTAURANT AND AUTO WASH
LOT SIZE 107,036.7 SF OR 2.457 ACRES
FRONT YARD
MINIMUM FRONT YARD IS: 10 FEET
SIDE YARD
MINIMUM SIDE YARD IS: NONE
REAR YARD
MINIMUM REAR YARD IS: NONE
HEIGHT
MAXIMUM STRUCTURE HEIGHT IS: 65 FEET
BUILDING COVERAGE REQUIRED IS: 80%
ACTUAL BUILDING COVERAGE: 5.38% (5,756 SF)
LANDSCAPED AREA REQUIRED IS: 20%
ACTUAL LANDSCAPE AREA: 24.9% (26,657.8 SF)

TOTAL SQUARE FOOTAGE: 5756 GSF

1ST FLOOR
MERCANTILE "M" 3700 SF
 60 GROSS LOAD FACTOR : 62 OCCUPANTS
RESTAURANT A-2 300 SF
 15 NET LOAD FACTOR : 20 OCCUPANTS
COMMERCIAL KITCHEN 1000 SF
 200 GROSS LOAD FACTOR : 5 OCCUPANTS
2ND FLOOR
OFFICE "B" 1080 SF
 150 GROSS LOAD FACTOR : 8 OCCUPANTS
TOTAL OCCUPANTS : 95

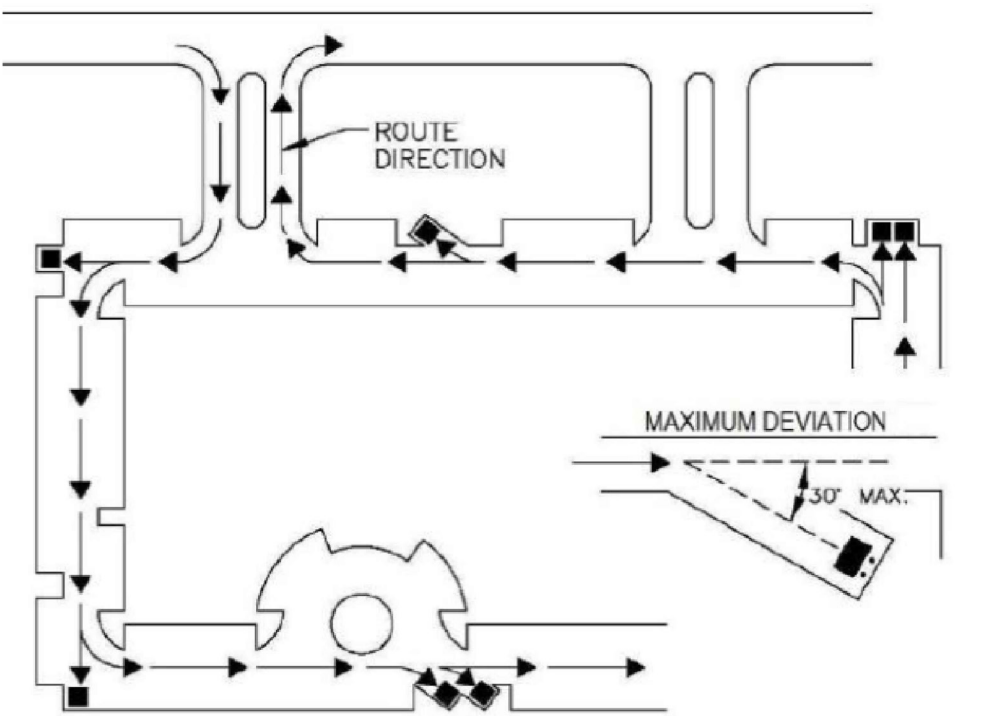
CAR WASH "B" 756 SF
 150 GROSS LOAD FACTOR : 5 OCCUPANTS
TOTAL OCCUPANTS : 5

SYMBOLS	
	F.H.
	W/V
	W.L.M.
	S.I.R.
	F.I.R.
	TREE
	L.P.
	S.P.
	P.P.
	S.S.M.H.
	GTE MH
	ELEC. BOX
	C/W
	12" R.C.P.
	DIRECTIONAL ARROW

LEGEND

	PROPERTY LINE
	DEVELOPMENT
	IMPACT AREA
	BUILDING
	FENCE
	OVER HEAD POWER LINE
	UNDER GROUND ELECTRIC
	R.O.W.
	SETBACK
	LANDSCAPE BUFFER
	CANOPY
	UNDERGROUND TANK
	FIRE LANE
	LANDSCAPED AREA-MULCH 0.2 ACRE
	LANDSCAPED BUFFER AREA-MULCH 0.37 ACRE
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	CONCRETE FOUNDATION
	FIRE LANE AREA
	EXISTING TO REMAIN (PHASE 2)

PROJECT NUMBER : S25-0001
 LOT 1 , BLOCK B
 McDONNELL HIGHLANDS
 PHASE ONE
 C.A.B. E. PG. 330
 P.R.D. C.T.
 TOTAL AREA: 107,036.7 SQ. FT.
 EXISTING ZONING:
 MIXED-USE NEIGHBORHOOD 'MN'
 PROPOSED LAND USE:
 MERCANTILE
 RESTAURANT
 OFFICE
 AUTO WASH
 FUEL SALES
 OWNER:
 AJ HOLDINGS LLC
 OWNER ADDRESS:
 SITE 202 THE COLONY, TX 75056-4149



TYPICAL SOLID WASTE COLLECTION ROUTE
 *SOLID WASTE AND RECYCLING CRITERIA MANUAL, CITY OF DENTON

NOTE:
THE SOLID WASTE ENCLOSURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH DDC
SECTION 7.12.3.

REVISIONS					
REV. NO.	REV. DATE	DESCRIPTION			APPROVED
 <p>JD RIVERO DALLAS 1 LLC We enrich your life Architecture & Engineering 9204 FOREST LN SUITE 1024 DALLAS, TEXAS 75243 TEL: (214) 462-0683 www.jdrivero.com</p>		<p>JD RIVERO ENGINEERING LLC F-22854</p> 			
PLAT NO.	BLDG PERMIT NO.	SDC ENGINEERING TRACKING NOS.			
----	----	----			
NAME SHEET					
<p align="center">PROPOSED SITE PLAN</p>					
NAME PROJECT					
<p align="center">SITE DEVELOPMENT ON E MCKINNEY ST</p>					
ADDRESS PROJECT					
<p align="center">5200 E MCKINNEY ST DENTON TX 76208</p>					
<p align="center">SUSTAINABLE DEVELOPMENT & CONSTRUCTION</p>					
SITE LOCATION & STATE OF PROJECT					
<p align="center">DENTON, DENTON TX 76208</p>					
REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
L.D.J.	J.D.R DALLAS	27/11/2024	----	----	C1.00

PLANT SCHEDULE

(X)	SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE TREE	QTY	SF PROVIDED	SIZE	NOTES
STREET TREES								
S1		QUERCUS VIRGINIANA	LIVE OAK	LARGE CANOPY	4	5,024 SF	4" CAL. MIN. 14'-16" HT. MIN.	
S2		ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16" HT. MIN.	
S3		PISTACIA CHINENSIS	CHINESE PISTACHE	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16" HT. MIN.	KEITH DAVEY VARIETY
S4		CERCIS CANADENSIS	FOREST PANSY	SMALL ORNAMENTAL	6	474 SF	30 GA. CONTAINER 14' HT. MIN.	
S5		ILEX VOMITORIA	YAPON HOLLY	SMALL ORNAMENTAL	4	316 SF	30 GA. CONTAINER 14' HT. MIN.	
PARKING RIGHT OF WAY TREES								
R1		LAGERSTROEMIA INDICA "WHITE"	CRAPE MYRTLE - WHITE	SMALL ORNAMENTAL	9	711 SF	30 GA. CONTAINER 14' HT. MIN.	3 TREES CLUSTERED
END CAP TREE								
E1		QUERCUS SHUMARDII	SHUMARD RED OAK	LARGE CANOPY	2	2,512 SF	4" CAL. MIN. 14'-16" HT. MIN.	
E2		ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16" HT. MIN.	
INTERNAL PARKING TREE								
I1		ULMUS CRASSIFOLIA	CEDAR ELM	LARGE CANOPY	2	2,512 SF	4" CAL. MIN. 14'-16" HT. MIN.	
LANDSCAPE TREE								
L1		TAXODIUM DISTICHUM	BALD CYPRESS	LARGE CANOPY	9	11,304 SF	4" CAL. MIN. 14'-16" HT. MIN.	
L2		QUERCUS MACROCARPA	BUR OAK	LARGE CANOPY	1	1,256 SF	4" CAL. MIN. 14'-16" HT. MIN.	
L3		PISTACIA CHINENSIS	CHINESE PISTACHE	LARGE CANOPY	3	3,768 SF	4" CAL. MIN. 14'-16" HT. MIN.	KEITH DAVEY VARIETY
LANDSCAPE SHRUBS / CLUSTER TREES								
LS1		JUNIPERUS VIRGINIANA "GREY OWL"	GREY OWL JUNIPER	SHRUB	130		36" MIN. HT.	10-GALLON SIZE, 5 SHRUBS PER 20 LF
LS2		ILEX CORNUTA NEEDLEPOINT	NEEDLEPOINT HOLLY	SHRUB	35		36" MIN. HT.	5-GALLON SIZE, 5 SHRUBS PER 20 LF
LS3		SALVIA GREGGII	AUTUMN SAGE	SHRUB	12		36" MIN. HT.	
LS4		ABELIA GRANDIFLORA "EDWARD GOUCHER"	ABELIA EDWARD GOUCHER	SHRUB	69		36" MIN. HT.	
LS5		YUCCA FILAMENTOSA	SWORD YUCCA		4		36" MIN. HT.	
LS6		ILEX VOMITORIA	YAPON HOLLY	SMALL ORNAMENTAL	36	2,844 SF	30 GA. CONTAINER 14' HT. MIN.	3 TREES CLUSTERED
LS7		ILEX X "NELLIE R. STEVENS"	NELLIE STEVENS HOLLY	SHRUB	112		36" MIN. HT.	5-GALLON SIZE, 5 SHRUBS PER 20 LF
LS8		HESPERALOE PARVIFLORA "RED"	RED YUCCA		12			
LS9		YUCCA RECURVIFOLIA	SOFT LEAF YUCCA		5			
LS10		SALVIA ROSMARINUS	UPRIGHT ROSEMARY		10			
LAWN MISCELLANEOUS								
LG1		BUFFALO GRASS						
DG1		DECOMPOSED GRANITE						
ST1		STEEL EDGING						
EXISTING TREE								
X1		CARYA ILLINOENSIS	PECAN	LARGE CANOPY	2	3,561.5 SF		
TOTAL CANOPY COVER						45,586.5 SF		
LARGE CANOPY = 1,256 SF								
LARGE ORNAMENTAL = 314 SF								
MEDIUM ORNAMENTAL = 117 SF								
SMALL ORNAMENTAL = 79 SF								
EXISTING TREE, 24" DBH = 1,808 SF								

OVERALL SITE DATA TABLE

	REQUIRED	PROVIDED
LOT AREA IN SQUARE FEET AND ACREAGE		107,036.7 SF 2.457 ACRES
ZONING DISTRICT		MIN
(1) DEVELOPMENT IMPACT AREA IN SQUARE FEET OR (2) ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS		107,036.7 SF
LANDSCAPED AREA (IN SQUARE FEET, ACREAGE AND PERCENTAGE)	21,407.3 SF (24.9%)	26,657.8 SF (0.61 ACRE) (24.9%)
TREE CANOPY AT MATURITY (INCLUDES PRESERVED TREE CANOPY AS APPROVED BY THE TREE PRESERVATION PLAN)	40,512.2 SF (40% OF DIA)	45,586.5 SF (1.04 ACRE) (45.01%)
NUMBER OF STREET TREES		
E. MCKINNEY 395 LF 1/40FT = 9.8	MCKINNEY 10	
GLENNGARY 371 LF 1/40FT = 9.2	GLENNGARY 10	20
	TOTAL =	20
EXISTING TREES TO REMAIN (DBH*2X3.14)		22"x3.14= 1,519.76 25.5"x3.14= 2,041.78 TOTAL= 3,561.54

LANDSCAPE AREAS SQ.FT. SUBTOTAL

LANDSCAPE AREAS	SQ.FT.	SUBTOTAL
GLENNGARY WAY BUFFER AREA	4,456.3	6,651.7
	2,195.4	
SOUTHERN BUFFER AREA	6,898	6,898
MCKINNEY ST. LANDSCAPE AREA	2,023.6	2,967.5
	603.1	
	340.8	
MCKINNEY ST. ROW	821.5	821.5
ISLAND	162.1	324.6
	162.5	
ENDCAP	170.1	978.3
	178.0	
	260.8	
	196.5	
	172.9	
OTHER LANDSCAPE	1,275.3	7,428.7
	1,689.4	
	543.7	
	1,899	
	903.7	
	1,117.6	
	587.5	
TOTAL		26,657.8 SQ.FT. (0.61 AC)

LANDSCAPING POINT DATA TABLE - EAST MCKINNEY ST.

SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)	POINTS
E. MCKINNEY ST: R.O.W. AT PARKING IS CALCULATED BY TRACING A LINE DIRECTLY ABOVE THE PARKING AND ANGling IT PERPENDICULAR TO E. MCKINNEY STREET. IT IS 65 LINEAR FEET. (TWO ELEMENTS SELECTED FOR THIS AREA).	
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET	5
A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS	5
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)	
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST NINE FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (23 SPACES / 10 = 2.3)	5
END CAPS WITH AN AREA OF AT LEAST 9'-FEET BY 18'-FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE	5
SECTION C. OTHER SITE LANDSCAPING ELEMENTS	
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE.	5
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING.	5
TOTAL POINTS	30

LANDSCAPING POINT DATA TABLE GLENNGARY WAY

SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)	POINTS
ONE LARGE CANOPY TREE PLANTED EVERY 40 LINEAR FEET	5
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET	5
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)	
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST NINE FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (23 SPACES / 10 = 2.3)	5
END CAPS WITH AN AREA OF AT LEAST 9'-FEET BY 18'-FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE	5
SECTION C. OTHER SITE LANDSCAPING ELEMENTS	
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE.	5
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING.	5
TOTAL POINTS	30

BUFFER DATA TABLE

	REQUIRED BUFFER POINTS	PROPOSED BUFFER ELEMENTS	PROPOSED BUFFER POINTS
WEST PROPERTY BOUNDARY	30 POINTS	5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (10-GALLON SIZE)	10
		5 OR MORE ADDITIONAL FEET IN LANDSCAPED BUFFER WIDTH BEYOND REQUIRED MIN. (15 FT PER DDC TABLE 7.5, 20 FT PROPOSED BUFFER AREA)	5
		5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (5-GALLON SIZE)	5
		3 ORNAMENTAL TREES FOR EVERY 50 LINEAR FEET OF BUFFER	10
		TOTAL PROVIDED	30
SOUTH PROPERTY BOUNDARY	30 POINTS	6'-0" HIGH WOOD FENCE, DOUBLE-FACED SOLID WOOD	10
		5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (5-GALLON SIZE)	5
		5 OR MORE ADDITIONAL FEET IN LANDSCAPED BUFFER WIDTH BEYOND REQUIRED MIN. (15 FT PER DDC TABLE 7.5, 20 FT PROPOSED BUFFER AREA)	5
		1 LG CANOPY TREE FOR EVERY 30 LF OF BUFFER	10
		TOTAL PROVIDED	30

SYMBOLS

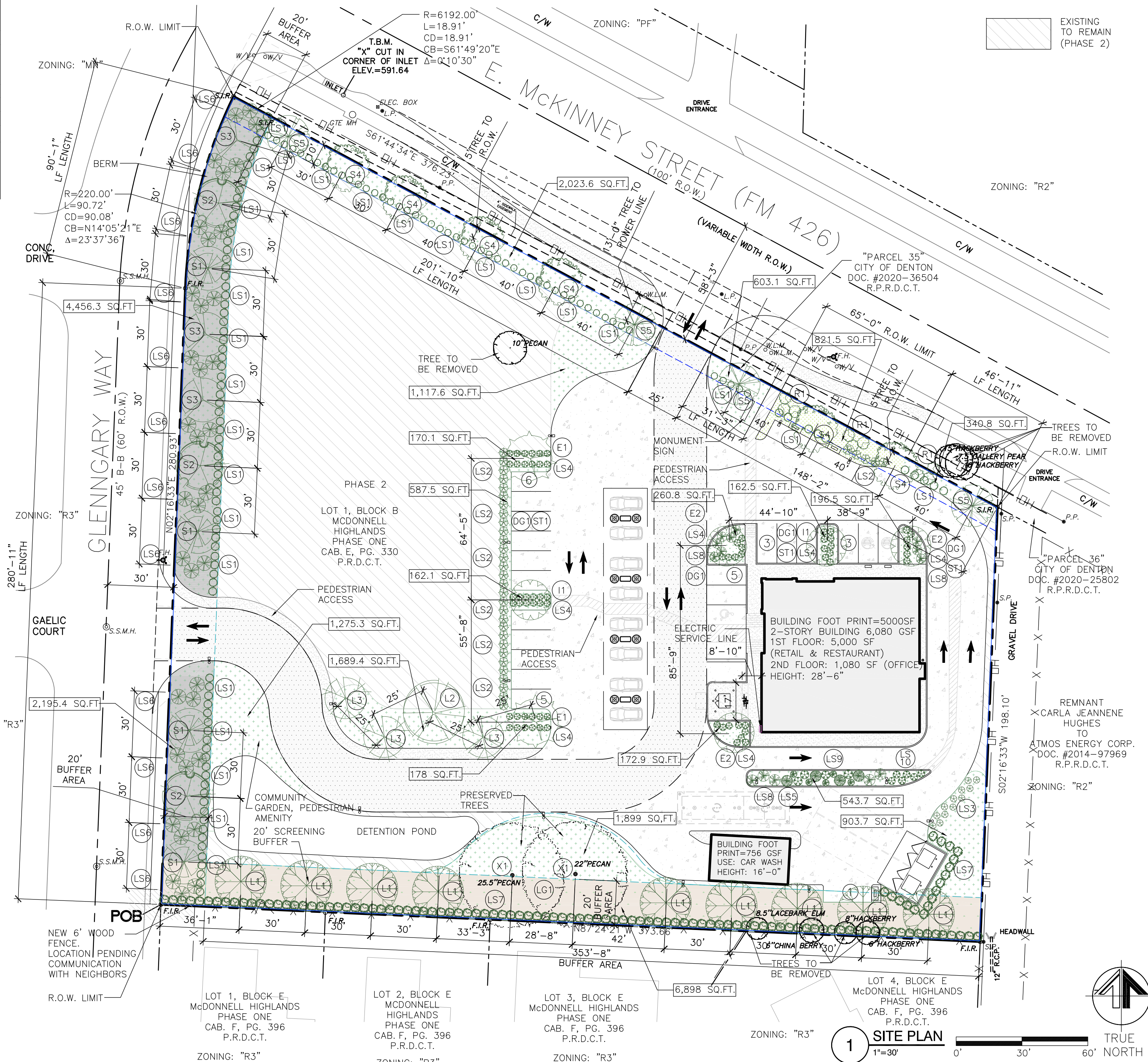
	F.H. FIRE HYDRANT
	W/V WATER VALVE
	S.I.R. SET CAPPED IRON ROD
	F.I.R. FOUND IRON ROD
	TREE
	L.P. LIGHT POLE
	S.P. SERVICE POLE
	P.P. POWER POLE
	S.S.M.H. SANITARY SEWER MANHOLE
	GTE MH MANHOLE
	O.H. OVERHEAD POWER LINE
	ELEC. BOX
	C/W
	12" R.C.P.
	DIRECTIONAL ARROW
	TELEPHONE CABLE
	LUMINAIRES

LINE TYPES

	PROPERTY LINE
	BUILDING
	FENCE
	OVER HEAD POWER LINE
	UNDER GROUND ELECTRIC
	R.O.W.
	SETBACK
	LANDSCAPE BUFFER
	CANOPY
	UNDERGROUND TANK
	FIRE LANE
	DEMOLITION
	DEVELOPMENT IMPACT AREA

LEGEND

	LANDSCAPED AREA - SEE SHEET L-3 FOR LAWN COVERING
	PARKING R.O.W. AREA - SEE SHEET L-3 FOR LAWN COVERING
	SOUTHERN BUFFER AREA - SEE SHEET L-3 FOR LAWN COVERING
	WESTERN BUFFER AREA - SEE SHEET L-3 FOR LAWN COVERING
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	CONCRETE FOUNDATION
	FIRE LANE AREA
	EXISTING TO REMAIN (PHASE 2)



09/24/2025

REVISIONS

M&G Crossing

5200 E. McKinney St.
Denton, TX 76208

OWNER INFORMATION:
GAJ HOLDINGS LLC
AMARJEET SINGH
3700 STANDRIDGE DR STE 202
THE COLONY, TX 75056
(Ph) 732-895-3674

LOT 1, BLOCK B
MCDONNELL HIGHLANDS
PHASE ONE
CAB. E, PG. 330
P.R.D.C.T.

TOTAL AREA: 107,036.7 SQ. FT.

EXISTING ZONING:
MIXED-USE NEIGHBORHOOD 'MN'

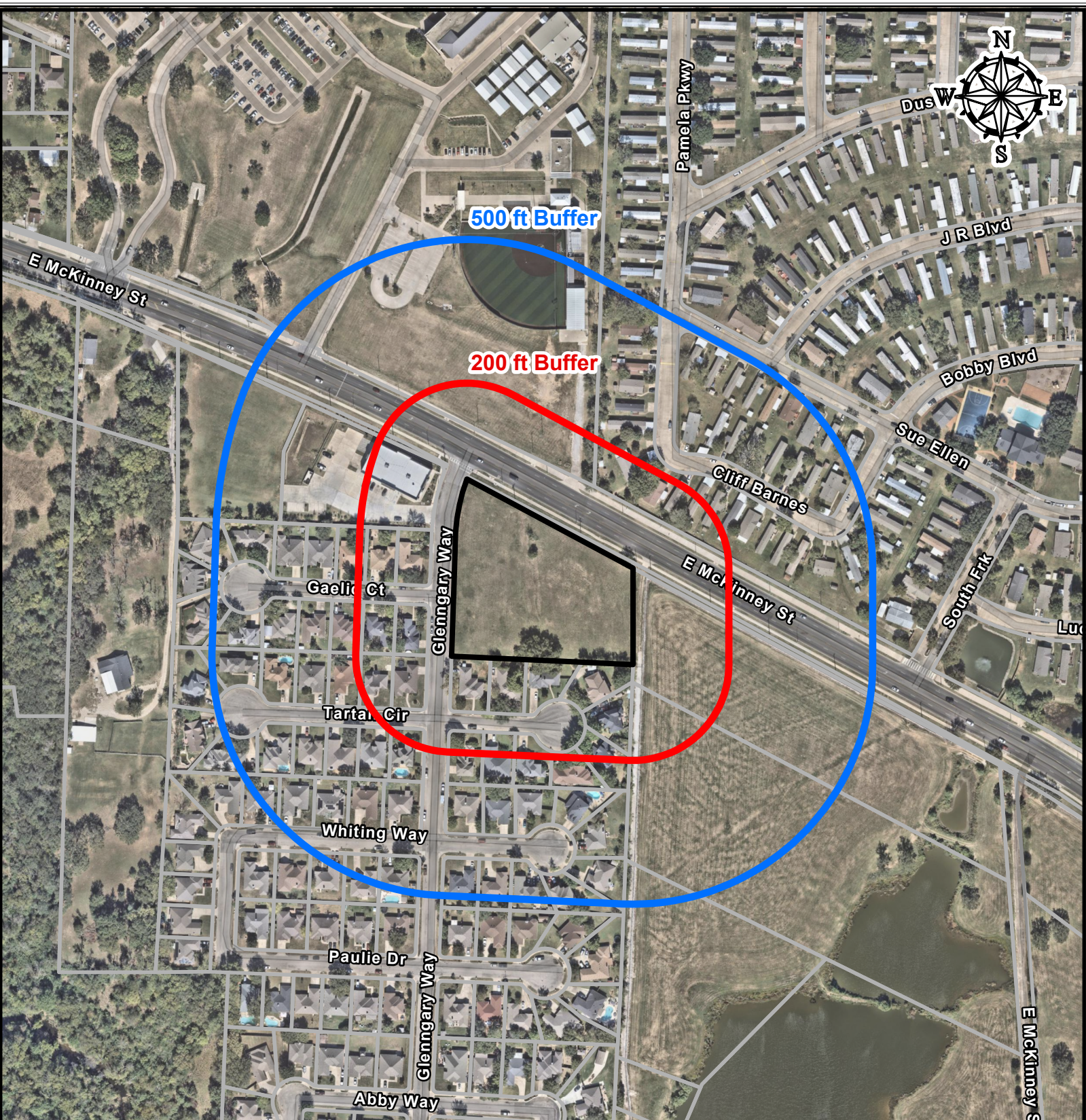
PROPOSED LAND USE:
MERCANTILE
RESTAURANT
OFFICE
AUTO WASH
FUEL SALES

Architectural Drawings

PREPARATION DATE: 12-11-2024
CITY PROJECT No: S25-0001
PLAN PREPARER: MARGINE BISWAS

LANDSCAPE PLAN

S25-0001 Notification Map



COD	NAA 8/1/20			
ETJ	NAA 8/1/40			
ETJ 2				

*This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Although every effort was made to ensure the accuracy of this data, no such guarantee is given or implied. Utilization of this map indicates the understanding that there is no guarantee to the accuracy of this data.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A REQUEST FOR A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR AN AUTOMOTIVE FUEL SALES USE ON APPROXIMATELY 2.46 ACRES OF LAND, APPROXIMATELY LOCATED ON THE SOUTHEASTERN CORNER OF GLENNGARY WAY AND EAST MCKINNEY STREET, AND LEGALLY DESCRIBED AS LOT 1R, BLOCK A MCDONNELL HIGHLANDS PHASE 1 IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE. (S25-0001)

WHEREAS, Margine Biswas, representing the property owner GAJ Holdings LLC, has applied for a new Specific Use Permit (“SUP”) to allow for an Automotive Fuel Sales use on an approximately 2.46-acre site, within the Mixed Use Neighborhood (MN) zoning district and use classification, as described in **Exhibit “A”** (hereinafter, “the Property”); and

WHEREAS, on January 28, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, having given the requisite notices by publication and otherwise, and having afforded full and fair hearings and to all property owners interested in this regard, has recommended ____ [xx – xx] of the requested SUP, subject to conditions; and

WHEREAS, on ____ the City Council likewise conducted a public hearing as required by law to consider the SUP request. Upon consideration, the City Council hereby finds that the request is consistent with the Denton 2040 Comprehensive Plan and federal, state, and local law, and that the Applicant has agreed to comply with all provisions of the Denton Development Code (“DDC”), and has further agreed to comply with the additional restrictions and conditions set forth herein; and

WHEREAS, the City Council has determined that it will be beneficial to Denton and its citizens to grant the SUP; that such grant will not be detrimental to the public welfare, safety, or health; that proposed permit satisfies criteria set forth in Sections 2.4.5E and 2.5.2D of the Denton Development Code; and that the SUP should be granted; 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 SUP to allow the Automotive Fuel Sales use on the Property as shown on the site plan, landscape plan and building elevations attached and incorporated herein as **Exhibit “B”, Exhibit “C,” and Exhibit “D”**, is hereby approved, with the following conditions:

1. Development of the site shall substantially comply with the attached Site Plan and Landscape Plan. Administrative approval of changes that do not increase the size and number of the Automotive Fuel Sales buildings and equipment, change the number of parking spaces, decrease the buffer and screening requirements, or result in a decrease of more than 5 percent in the landscape area for the whole site may be administratively

approved, if such changes are permissible per the Denton Development Code. All other changes shall require a Specific Use Permit amendment in accordance with the Denton Development Code.

2. The City reserves the right to require approval by ordinance of any amendments or alterations to the SUP, the attached site plan, and the attached landscape plan. The attached site plan and landscape plan are incorporated as requirements of the SUP.
3. The zoning map shall reflect the Specific Use Permit on the property consistent with the DDC.

SECTION 4. Failure to Comply. Except as otherwise stated above, all terms of the SUP shall be complied with prior to issuance of a Certificate of Occupancy. Failure to comply with any term or condition of the Ordinance will result in the SUP being declared null and void, and of no force and effect. The SUP is issued to the entity named above runs with the land and is assignable and transferable to subsequent owners of the Property.

SECTION 5. SUP Regulations. Upon notice to the property owner and a hearing before the City Council, a SUP may be revoked or modified if: 1. There is one or more of the conditions imposed by this Ordinance that has not been met or has been violated on the Property; or 2. The SUP was obtained or extended by fraud or deception; or 3. As otherwise permitted by law and/or permitted by the Denton Development Code.

SECTION 6. Unlawful use. It shall be unlawful for any person, firm, entity, or corporation to make use of the above-referenced Property in some manner other than as authorized by the Denton's Codes of Ordinances and this Ordinance.

SECTION 7. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 9. Penalty. Any person, firm, entity or corporation violating any provision of this ordinance shall, upon conviction, be fined a sum not exceeding \$2,000.00 for each violation. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense. The penal provisions imposed under this Ordinance shall not preclude Denton from filing suit to enjoin the violation and it retains all legal rights and remedies available to it under local, state and federal law.

SECTION 10. 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 [____ - ____]:

	Aye	Nay	Abstain	Absent
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 _____, 2026.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

EXHIBIT A

Legal Description

BEING a part of the Morreau Forrest Survey, abstract number 417 and being a part of Lot 1, Block B of McDonnell Highlands phase one, an addition to the city of Denton, Denton County, Texas according to the plat thereof recorded in Cabinet E, Page 330, Plat Records, Denton County, Texas and being more fully described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found maintaining the southwest corner of said Lot 1, the Northwest corner of Lot 1, Block E of said McDonnell Highlands Phase One and in the east right-of-way line of Glenngary Way;

THENCE North 02 degrees 16 minutes 05 seconds east, along the west line of said Lot 1 and the east right-of-way of said Glenngary way, a distance of 281.28 feet to a ½ inch iron rod found for a corner;

THENCE with a curve turning to the right with an arc length of 93.72 feet, with a radius of 220.00 feet, with a chord bearing of north 14 degrees 28 minutes 18 seconds east, with a chord length of 93.01 feet, to a cut "X" set for the southwest corner of right-of-way Parcel 35, conveyed to the State of Texas by Deed of Record in Document Number 2020-36504, Real Property Records, Denton County, Texas;

THENCE along the south line of said Parcel 35, with a compound curve turning to the right with an arc length of 18.96 feet, with a radius of 6192.00 feet, with a chord bearing of south 61 degrees 50 minutes 44 seconds east, with a chord length of 18.96 feet, to a cut "X" set for a corner;

THENCE south 61 degrees 45 minutes 28 east, with the south line of Parcel 35, a distance of 375.07 feet to a ½ inch iron rod set with cap marked "KAX 5312" set for the southeast corner of said Parcel 35 and in the west line of a 3.774 acre tract of land conveyed to Atmos Energy Corp by Deed of Record in Document Number 2014-97969 of said Real Property Records;

THENCE south 02 degrees 20 minutes 53 seconds west, along the east line said Lot 1 and the west line of said 3.774 acre tract, a distance of 201.84 feet to a ½ inch iron rod found maintaining the southeast corner of said Lot 1 and the northeast corner of Lot 4, Block # of said McDonnell Highlands Phase One;

THENCE north 87 degrees 23 minutes 40 seconds west, along the south line of said Lot 1 and the north line of said Block E, passing a ½ inch iron rod at a distance of 223.63 feet, continuing a total distance of 373.63 feet to the point of beginning, containing 108,399 SQ.FT. or 2.489 acres of land, more or less.

EXHIBIT B

Site Plan

City of Denton
Development Assistance Team
Approved 11/05/2018

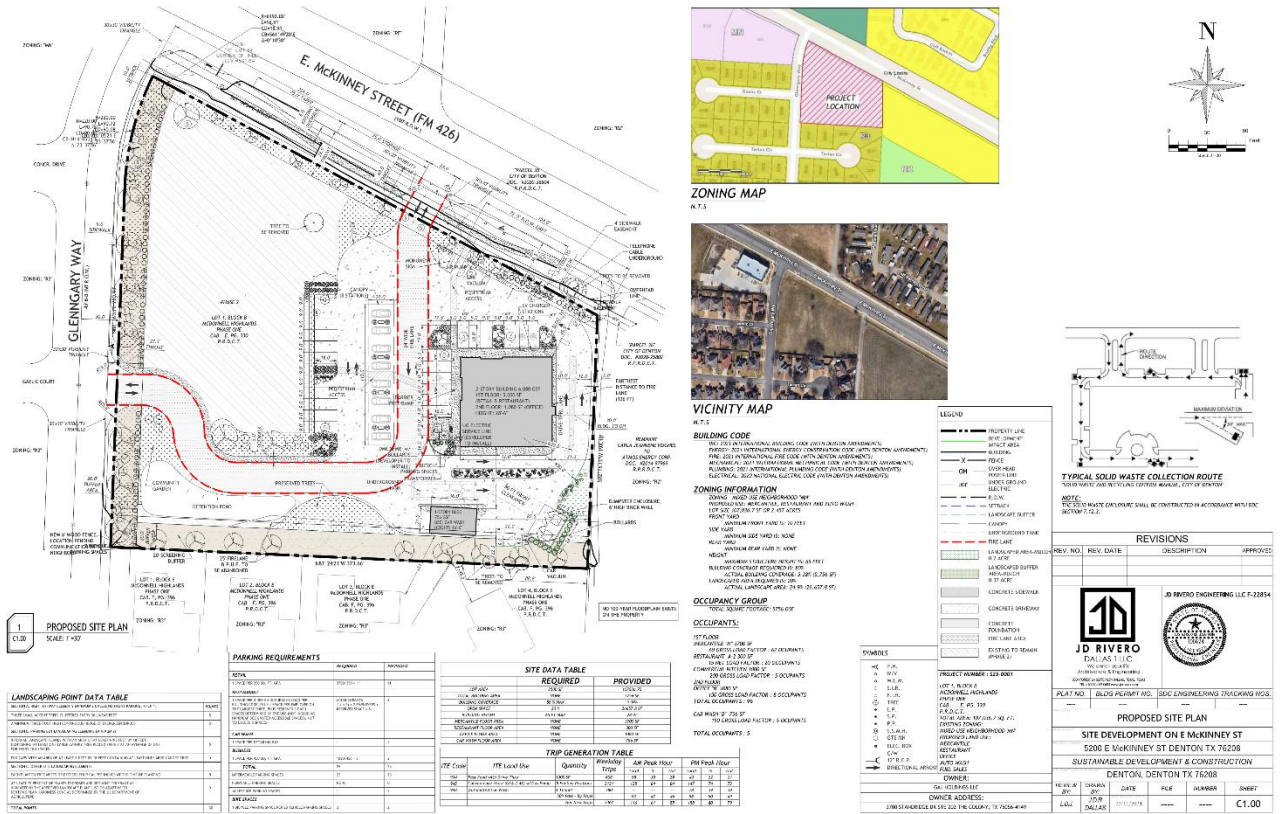


EXHIBIT C


Landscape Plan

City of Denton
Development Assistance Team
Approved 01/10/2025

[illegible][illegible]

LANDSCAPE AREA	SQ.FT.	SQ.FT.TOTAL
1. PARKING LOT EXISTING AREA	1,153.5	1,653.17
2. SOUTHERN BUFFER AREA	2,899.5	2,899.5
3. NORTHERN ST. LANDSCAPE AREA	2,623.5	2,623.5
	523.1	
	380.5	
MURRAY ST. ROW	501.5	501.5
5. DRIVE	162.5	314.5
	162.5	
6. DRIVE	175.1	570.5
	175.0	
	225.0	
	136.5	
	172.0	
7. OTHER LANDSCAPE	1,225.5	7,479.17
	1,346.4	
	348.7	
	1,322	
	900.7	
	1,870.6	
	587.5	
TOTAL		20,981.84

[illegible][illegible][illegible][illegible]

IFGND	
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR
	UNCOLORED AREA -SET SHEET 1 -TOP LAYER COLOR
	PRINTING COLOR -SET SHEET 1 -TOP LAYER COLOR

ARCHIPHY
Architecture and Interiors

18170 Dallas Pkwy, Suite 101
Dallas TX 75287
(Ph) 972-335-6592
(Fax) 972-212-7139
(Web) www.archiphy.com

RICKY D. PETTY
LANDSCAPE ARCHITECT
7720 ALC. DR#6 B0801
DALLAS, TEXAS 75249
PHONE(214)343-5085
e-mail: rickd@rpetty.com



09/24/2025

REVISIONS

M&G Crossing

5200 E. McKinney St.
Denton, TX 76208

OWNER INFORMATION:
CAJ HOLDINGS LLC
AMARJEET SINGH
3700 STANDRIDGE DR STE 202
THE COLONY, TX 75058
(Ph) 732-895-3574

TOTAL AREA: 107,036.7 SQ. FT.

EXISTING ZONING:
MIXED-USE NEIGHBORHOOD 'MN'

PROPOSED LAND USE:
RESIDENTIAL, 70-40

MERCANTILE
RESTAURANT
OFFICE

AUTO WASH
FUEL SALES

Architectural Drawings

CITY PROJECT No. S25-0001

LANDSCAPE PLAN

LANDSCAPE PLAN

L-2

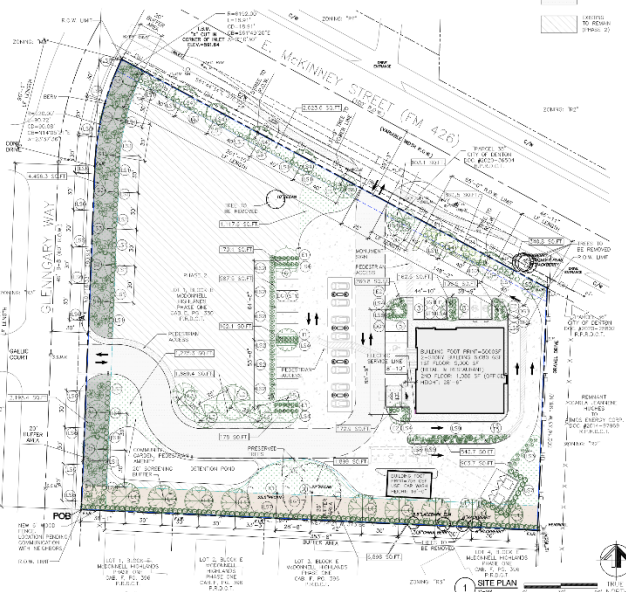


EXHIBIT D

Building Elevations



FISCAL SUMMARY

CITY OF DENTON

GENERAL FUND IMPACTS

Revenues	40 Year Total
AD VALOREM TAXES	\$1,112,700
RETAIL SALES TAX	
Direct Project Retail Sales Tax Revenue	\$1,037,900
Net New Resident + New Commuters Retail Sales Tax Revenue	\$26,500
OTHER TAXES (Mixed Beverage)	\$927,200
LICENSE & PERMITS	
Zoning Fees	\$8,500
Building Permits	\$3,800
Certificate of Occupancy	\$100
Beer & Wine Permits	\$227,900
SERVICE FEES	
Restaurant Inspections	\$26,700
Grocery Store Inspections	\$0
Swimming Pool Inspections	\$0
Electrical Inspections	\$1,700
Plumbing Inspections	\$500
Development Fees	\$12,000
Plan Review Fees	\$2,100
Expenses	40 Year Total
Neighborhood	(\$122,900)
Public Safety	(\$274,600)
Transportation	(\$16,600)
Admin & Community Services	(\$126,100)

OTHER FUND REVENUES

TOURISM & CONVENTION SALES TAX	\$0
ENTERPRISE UTILITY FUNDS	
Electric Charge	\$996,800
Water Charge	\$218,900
Wastewater Charge	\$211,500
Drainage Charge	\$436,100
Solidwaste Charge	\$293,700
WATER IMPACT FEE	\$32,900
WASTEWATER IMPACT FEE	\$20,400
TOTAL ROADWAY IMPACT FEE	\$900
TOTAL PARKS LAND DEDICATION & DEV. TRUST	\$0
TREE MITIGATION	\$0

ROADWAY MAINTENANCE

ROADWAY MAINTENANCE	\$79,602
----------------------------	----------

New Residents From Residential



0

New Workers From Non-Residential *



17

* Calculations based on new commuters not total new workers in order to not double count with new residents

General Fund Impact Summary

General Fund - Total Revenue

\$3,387,500

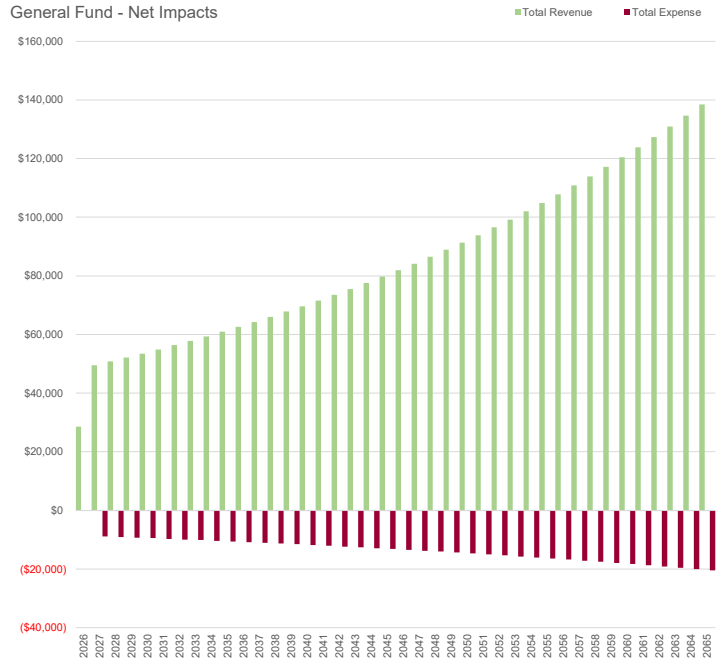
General Fund - Total Expenses

-\$460,600

General Fund - Net Impact

\$2,926,900

General Fund - Net Impacts



BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:

803956537

Entity Type:

Domestic Limited Liability Company (LLC)

Original Date of Filing:

March 2, 2021

Entity Status:

In existence

Formation Date:

N/A

FEIN:

Tax ID:

32078022285

Duration:

Perpetual

Name:

GAJ Holdings LLC

Address:

111 DESTINY WAY

NORTH WALES, PA 19454-1611 USA

REGISTERED AGENT	FILING HISTORY	NAMES	MANAGEMENT	ASSUMED NAMES	ASSOCIATED ENTITIES	INITIAL ADDRESS
Last Update	Name		Title	Address		
May 22, 2023	AMARJEET SINGH		MANAGING MEMBER	111 DESTINY WAY NORTH WALES, PA 19454 USA		
May 22, 2023	GURMUKH SINGH		MANAGING MEMBER	135 DOVER RD COLONIA, NJ 07067 USA		

2026
Planning and Zoning Commission Requests for Information
Meeting Dates

	Request		Request Date	Status
1	Discussion related to removing minimum parking requirements from the DDC.	Villarreal	9/14/2022	This item is on hold given the pending city-wide parking study; City Council to provide subsequent direction at a future date.
2	LSR explaining the practices and legal limitations based on recent state law changes regarding right-of-way dedication for roadways and perimeter street improvements.	Pruett	5/15/2024	Staff will provide an update at a future date.
3	Mobility Plan discussion regarding neighborhoods along east McKinney Street and trail connectivity to neighboring parks.	Pruett	10/9/2024	Work session tentatively scheduled for February 2026.
4	Further discussion regarding potential code changes to support Communal Living and Small Home Communities. (Follow up to 10/8/2025 work session.)	McDuff	10/8/2025	To be scheduled for future work session.
5	Resend the housing data presentation from January to Commission and include information on the total acreage zoned for multi-family and single-family use that is undeveloped. Include occupancy data if available.	Pruett	10/8/2025	The requested information will be compiled and sent to the Commission via email at a future date.
6	Provide an overview of the different zoning districts, permitted use types, and the meaning of the different abbreviations.	Dyer	10/8/2025	Work session scheduled for January 2026.
7	Further discussion on the 2040 Comprehensive Plan review and update.	McDuff	12/17/2025	To be scheduled for future work session
8	Further discussion regarding the annexation and zoning processes.	Dyer	12/17/2025	To be scheduled for future work session

9	Report for apartment vacancies level be broken up apartment building by district, but not just by what is currently built but also include what is in the future.	Dyer	12/17/2025	To be scheduled for future work session
10	Requested a west 380 study.	Riggs	12/17/2025	To be scheduled for future work session
11	Requested an explanation of the financial tool staff uses.	Riggs	12/17/2025	To be scheduled for future work session
12	Requested a discussion on why all departments are not in attendance of the Commission and Council Meetings for specific questions.	Riggs	12/17/2025	To be scheduled for future work session
13	Requested a continued discussion regarding Senate Bill 840 from this previous session and what the current status is, how these bracketed bills operate and what is coming.	Pruett	1/14/2026	To be scheduled for future work session

	Ongoing Items		Request Date	Status
1	Request for additional detail regarding the results of TIAs on future projects.	Smith	10/12/2022	Information regarding TIAs will be provided in the analysis of future projects.
2	Request to include the number of extension requests associated with a plat application within the agenda information summary (AIS).	Villarreal	12/13/2023	Information regarding the number of extension requests associated with a plat application will be provided for future projects.

3	Request to include link to videos of past Public Meetings related to a project when the Commission has previously had a public hearing on the item.	Ellis	8/14/2024	Links to video recordings of prior public hearings will be provided within the AIS for projects on which the Commission has previously held a public hearing (i.e. amendments to SUPs or PDs).
4	Requested as the smaller drainage studies are being completed for the Storm Water Master Plan to inform the commission of the long-term plans for areas to allow them to be more confident about development applications that come in where we see drainage issues existing as opposed to creating drainage with new development.	Pruett	11/13/2024	Provide periodic updates regarding completed area drainage studies that inform the Storm Water Master Plan.
	Annual Updates		Request Date	Status
1	Provide annual updates related to progress on implementing the Denton 2040 Comprehensive Plan Action Items	Smith	3/9/2022	2025 updated tentatively scheduled for January 2026, pending rollout of Envisio dashboard. 2024 update provided on August 28, 2024. 2023 update provided on June 14, 2023.