



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**DCM:** Cassey Ogden

**DATE:** July 23, 2025

### **SUBJECT**

Consider a request by Lifepoint Health for approval of a Site Plan for hospital services within the Rayzor Ranch Overlay District, South Campus – South Mixed-Use District – 1 (SMUD-1) subarea, located on Lot 21, Block A of Rayzor Ranch Town Center. The approximately 3.099-acre subject property is generally located west of Heritage Trail, approximately 265 feet north of Panhandle Street in the City of Denton, Denton County, Texas. (ZCP25-0013, Life Point Rehabilitation, Mia Hines).

### **BACKGROUND**

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for hospital services located on Lot 21, Block A of Rayzor Ranch Town Center. The applicant proposes a 2-story, 63,000 square foot building with approximately 40 patient beds, associated parking, and landscaping. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Mixed-Use District – 1 (SMUD-1) subarea of the overlay zoning district. Per the DDC, “hospital services” includes birthing center, general hospital, private psychiatric hospital, niche hospital, special hospital, and trauma facilities. These activities are permitted within this subarea, and 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-2 and D-2 of the RROD (provided as Exhibit 7 and 8, respectively). A full staff analysis of the submittal is provided in Exhibit 2.

### **OPTIONS**

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

### **RECOMMENDATION**

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

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

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
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)
November 27, 2018	Planning and Zoning Commission	Final Plat (FP18-0019)	Approved
June 26, 2024	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-2
8. RROD Exhibit D-2

Respectfully submitted:  
Tina Firgens, AICP  
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