



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to change the zoning district and use classification from Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District, thereby amending the Rayzor Ranch Overlay District Concept Plan and Zoning Map Exhibits, for approximately 3.819 acres of land generally located west of Bonnie Brae Street between Linden Drive and Panhandle Street, in the City of Denton, Denton County, Texas. (Z21-0019, 2500 Panhandle, Mia Hines)

BACKGROUND

The applicant, Aimee Bissett with 97 Land Company, on behalf of the property owner, Hillview Allegiance, LP, is requesting to rezone 3.819 acres from the Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District. The reason the applicant is seeking the zoning change is to potentially allow for the development of a community pharmacy with a drive-through on the subject property. At the time of this report, a formal application for the construction of this facility has not been received by the city.

While the applicant has stated it is their intention to construct a community pharmacy with a drive-through on the property, if the requested MN zoning is approved then the site could still be developed with any use permitted under the MN District (see Exhibit 7 for a complete list of uses). Should the applicant move forward with the necessary submittals for the construction of a drive-through pharmacy, the general retail use would be permitted by right within the MN District provided the building is less than 15,000 square feet and subject to the drive-through standards of Subsection 7.9.7C of the Denton Development Code. Within the MN district, a general retail development over 15,000 square feet would require a Specific Use Permit review and public hearing before the Planning and Zoning Commission and City Council. Additionally, the applicant has the responsibility for satisfying the Denton Development Code and applicable criteria manuals' development requirements at the time of platting, civil engineering, and zoning compliance plan submissions regardless of the proposed use.

Zoning the subject property out of the RRO to a straight zoning district creates a need to concurrently update the conceptual plan and zoning map for the RRO to eliminate potential conflicts. The current and revised RRO exhibits are provided as Exhibits 6-9.

A full Staff Analysis is provided in Exhibit 2.

OPTIONS

1. Recommend Approval
2. Recommend Denial

3. Postpone Item.

RECOMMENDATION

Staff recommends approval of the request as it complies with the criteria in Section 2.4.5.E of the Denton Development Code (DDC) for approval of all applications, and Section 2.7.2.D of the DDC for approval of a zoning change.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

Date	Council, Board, Commission	Request	Action
November 28, 2007	Planning and Zoning Commission	Established Zoning and Development Standards for RROD South Campus Subarea 2	Recommended Approval
January 8, 2008	City Council	Established Zoning and Development Standards for RROD South Campus Subarea 2	Approved (Ordinance 2008-018)
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)
January 23, 2019	Planning and Zoning Commission	Final Plat Rayzor Ranch East	Approved (FP18-0025)
May 15, 2019	Planning and Zoning Commission	Establish Procedural and Development Standards for RROD South Campus	Recommended Approval
May 21, 2019	City Council	Establish Procedural and Development Standards for RROD South Campus	Approved (Ordinance Z18-0026c)
January 6, 2021	Planning and Zoning Commission	Amend Zoning Map, Concept Plan and Procedural and Development Standards for RROD South Campus	Recommended Approval
April 6, 2021	City Council	Amend Zoning Map, Concept Plan and Procedural and Development	Approved (Ordinance Z20-0012c)

		Standards for RROD South Campus	
June 8, 2022	Planning and Zoning Commission	Minor Replat Rayzor Ranch East, Block C, Lots 1R, 1R1, 1R2	Approved (MP22-0019)

PUBLIC OUTREACH:

Seventeen notices were sent to property owners within 200 feet of the subject property and twenty-three postcards were mailed to current residents within 500 feet of the subject property. As of the writing of this report, the City has not received a response in opposition to the request. One response has been received in favor of the request.

A notice was published in the Denton Record Chronicle on July 24, 2022.

A notice was published on the City's website on July 20, 2022.

Three signs were posted on the property on July 19, 2022.

DEVELOPER ENGAGEMENT DISCLOSURES

No developer contact disclosures have been provided to staff from members of this body as of the issuance of this report.

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Zoning Map
5. Proposed Zoning Map
6. Existing RROD Zoning Exhibit
7. Existing RROD Concept Exhibit
8. Proposed RROD Zoning Exhibit
9. Proposed RROD Concept Exhibit
10. Future Land Use Map
11. Table of Allowed Uses
12. Notification Map & Posting Affidavit
13. Draft Ordinance

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

Mia Hines

Associate Planner