



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassandra Ogden

DATE: March 20, 2024

SUBJECT

Consider a request by Urban Strategy on behalf of RR Town Center Associates, LLC for approval of a Site Plan for a general retail development within the Rayzor Ranch Overlay District, South Mixed-Use subdistrict, located on Lot 1, Block A of Rayzor Ranch East. The approximately 4.19-acre subject site is generally located at the southeast corner of West University Drive (US-380) and Heritage Trail in the City of Denton, Denton County, Texas. (ZCP23-0042, Rayzor Ranch East Retail, Mia Hines)

BACKGROUND

The request is for approval of a Site Plan (also known as Zoning Compliance Plan) for a general retail development within Lot 1, Block A of Rayzor Ranch East. The applicant proposes a total of 34,519 square feet of retail space with associated parking and landscaping on Lot 1. The property is located within the Rayzor Ranch Overlay District (RROD), which is a zoning overlay established in 2007 under the City's 2002 Denton Development Code (DDC). The overlay provides for consistent architectural, landscape, and signage standards for a mixture of commercial and residential uses across the almost 400-acre Rayzor Ranch campus, which covers land area both north and south of West University Drive generally between I-35 North and Bonnie Brae Street.

Within the RROD, the subject property is more specifically located in the South Mixed-Use subarea with a Regional Center Commercial Downtown (RCC-D) base zoning. The RCC-D District is a base zoning district from the 2002 DDC. Retail sales and services are permitted within this subarea, and the site is subject to the development standards of Ordinance Z20-0012c as well as the 2002 Denton Development Code.

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. The applicant has provided a site plan, landscape plan, and building elevations in accordance with Exhibits C-2 and D-2 of the RROD. 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.

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 Plat Rayzor Ranch East	Approved (FP18-0025)
January 6, 2021	Planning and Zoning Commission	Amend Development Standards for South Campus East of Heritage Trail	Recommend Approval
April 6, 2021	City Council	Amend Development Standards for South Campus East of Heritage Trail	Approved (Ordinance Z20-0012c)

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. Site Plan
5. Landscape Plan
6. Conceptual Building Elevations

7. RROD Ordinance No. Z20-0012c
8. LLC Members List

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/Planning Director

Prepared by:
Mia Hines, AICP
Senior Planner