



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**CM:** Todd Hileman

**DATE:** November 8, 2017

### **SUBJECT**

Consider a request by Prime Denton Properties LLC for approval of a preliminary plat of Lot 1 Block 4 of Rayzor Ranch South. The approximately 4.09-acre site is generally located at the northeast corner of Scripture Street and Interstate Highway 35 in the City of Denton, Denton County, Texas. (PP17-0018, Medical Office Rayzor Ranch, Hayley Zagurski).

### **BACKGROUND**

The property is has a base zoning of Regional Center Commercial Downtown (RCC-D) District and is located within the South Mixed Use subarea of the Rayzor Ranch Overlay District. The purpose of the preliminary plat is to create one lot from a parcel of land previously subdivided by a conveyance plat.

### **OPTIONS**

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

### **RECOMMENDATION**

The Development Review Committee recommends approval of this request.

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

A conveyance plat of Lot 1 Block 4 of Rayzor Ranch South was approved by the Planning and Zoning Commission on July 6<sup>th</sup>, 2011.

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:** Economic Development

**Related Goal:** 3.4 Encourage development, redevelopment, recruitment, and retention

## **EXHIBITS**

1. Agenda Information Sheet
2. Preliminary Plat

Respectfully submitted:  
Richard Cannone, AICP  
Interim Planning Director

Prepared by:  
Hayley Zagurski  
Senior Planner