

DCA24-0004a Rayzor Ranch Overlay District (RROD) Ordinance Consolidation

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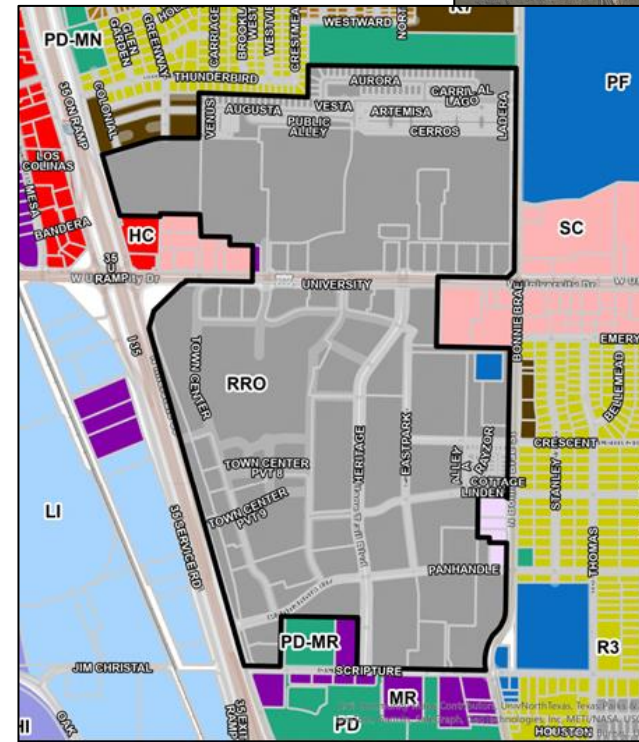
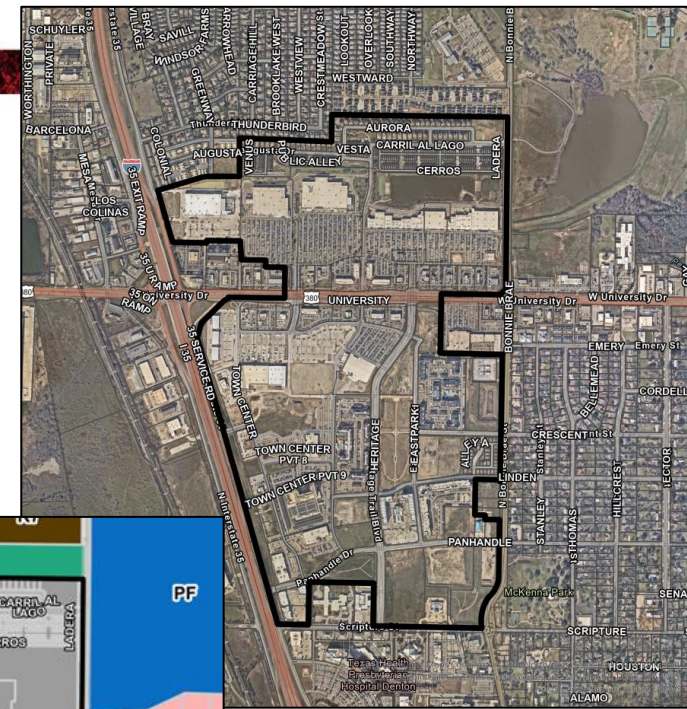


Request & Background

Request: Amendment to the DDC to provide the uses and development regulations of Appendix A: Rayzor Ranch Overlay District

The Rayzor Ranch Overlay District encompasses approx. 406-acres of land.

- North and south of Hwy 380 between I-35 and Bonnie Brae Street
- Uses 2002 DDC base zoning districts
- Consistent architectural, landscape, and signage design
- Ensure compatible mix of commercial and residential uses
- Approximately 85-90% developed today



RROD History

- Deed restrictions created by property owners in 2006 –
Not enforceable by the City of Denton
- First RROD zoning ordinance adopted in 2007 –
Enforceable by the City of Denton
- Regulatory text adopted as Section 35.7.15 of 2002 DDC
 - Specifies land uses, dimensional standards, processes
 - Refers to Exhibits A-H for design standards - **never housed in DDC**
- RROD has **over 20 associated ordinances**
 - Old ordinances never fully replaced as it was updated
 - Many standards deferred to **2002 DDC base zoning** districts
 - Most ordinances only apply to certain “subareas” of the RROD
- Placeholder created within DDC as part of 2019 DDC update
 - Anticipated need for clean up
 - RROD listed in Subchapter 4 (Overlays) - refers reader to “Appendix A”
(the subject of this amendment)

Subchapter 4: Overlay and Historic Districts

4.8 RZR – Rayzor Ranch Overlay District

4.9.1 Purpose

- Accommodate drainage flows from adjacent and upstream property and meet all applicable city drainage requirements;
 - Construct a fence or wall along the boundary of the property;
 - Install a retaining wall along the east line of the buffer, if necessary; and
 - Remove dangerous, diseased, or dead trees from the buffer.
2. The only machinery that may be used in the required buffer to do the work in (1) above is machinery that is reasonably necessary and appropriate to the scope of work being performed, as determined by the Director.
- H. Clubhouse Drive
No additional lanes are required on Clubhouse Drive to serve single-family development, whether an additional lane is for the purpose of providing a turn lane or bus lane or for any other purpose.

4.8 RZR – Rayzor Ranch Overlay District

Please see Appendix A: *Rayzor Ranch Overlay District*, for development regulations governing the Rayzor Ranch Overlay District.

4.9 Historic Landmark Preservation and Historic Districts

4.9.1 Purpose

Appendix A: Rayzor Ranch Overlay District

[reserved]

Proposal - Intent

- Adopt the uses and development regulations of Appendix A: Rayzor Ranch Overlay District
- Three goals with creation and adoption of Appendix A:
 1. Consolidate the 20+ ordinances currently in place for Rayzor Ranch,
 2. Bring forward portions of the 2002 DDC referenced in the RROD, and
 3. Clarify the applicability of the 2019 DDC to properties within the RROD

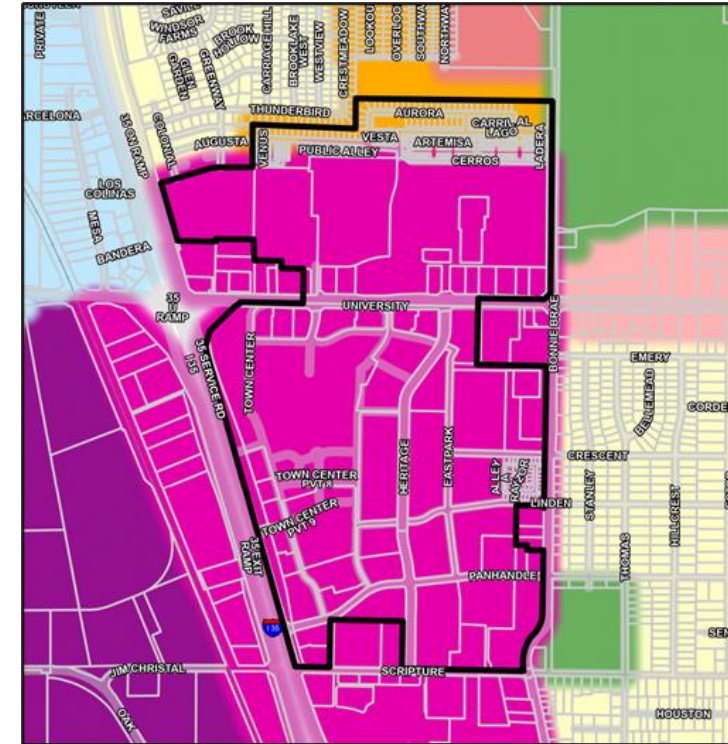
Proposal – Minor Changes

- Majority of the regulations applicable today are not changing.
- Minor changes include:
 - Reformatted to match 2019 DDC
 - ex. permitted uses table vs list
 - Some subareas renamed for clarity
 - South RR-1 > Town Center
 - South RR-2 > South Commercial District
 - North RR-1 & RR-2 > Rayzor Ranch Marketplace 1 & 2
 - Maps – modify naming and remove extraneous info.
 - Architectural exhibits indicate “preferred” building materials to comply with HB 2439 (2019)
 - Updates to reflect completed infrastructure and remove street standards that were not utilized



Proposal – Substantive Change

- One substantive change requested by owners: Increase in allowed multifamily units within South Campus from **2,000 to 2,250**
 - Originally allowed 1,750 MF units – increase to 2,000 approved in 2021.
 - Two lots entitled for multifamily development are undeveloped, and approx. 404 units remain available.
 - Developments need approx. 430-440 units total to make projects viable.
 - City supports request to increase total by 250 units to ensure adequate flexibility for future projects or redevelopment to be economically feasible
 - Increased density helps support regional-scale commercial
 - Comprehensive Plan supports higher density in this area



Recommendation

The Planning and Zoning Commission recommended approval of the requested code amendment [5-0].

Staff recommends approval of the amendment related to providing the uses and development regulations of Appendix A: Rayzor Ranch Overlay District as the proposed amendment meets the established criteria for approval for Code Text Amendments as outlined in Section 2.7.4D of the DDC.

QUESTIONS?

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