



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: November 13, 2024

SUBJECT

Consider a request by Allegiance Hillview, LP for approval of a Site Plan for a multifamily residential development within the Rayzor Ranch Overlay District, South Campus - South Mixed-Use District 2 (SMUD-2) subarea, located on Lot 1R, Block D of Rayzor Ranch East. The approximately 8.00-acre subject property is generally located south of Panhandle Street, approximately 200 feet west of North Bonnie Brae Street in the City of Denton, Denton County, Texas. (ZCP24-0034, Pradera at Rayzor Ranch, Mia Hines).

BACKGROUND

The request is for approval of a Site Plan (also known as a Zoning Compliance Plan) for a multifamily residential development located on Lot 1R, Block D of Rayzor Ranch East. The applicant proposes a total of 242 residences within one 4-story multifamily building along with associated parking and landscaping. The property is located within the Rayzor Ranch Overlay District (RROD), more specifically in the South Campus - South Mixed-Use District 2 subarea of the overlay zoning district. Multifamily units 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-2A 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.

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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)
September 28, 2016	Planning and Zoning Commission	Amend Development Standards for multifamily in the RROD South Campus	Recommended Approval
October 11, 2016	City Council	Amend Development Standards for multifamily in the RROD South Campus	Approved (Ordinance 2016-312)
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)
September 14, 2022	Planning and Zoning Commission	Amend Development Standards for multifamily in the RROD South Campus	Recommended Approval
September 20, 2022	City Council	Amend Development Standards for multifamily in the RROD South Campus	Approved (Ordinance Z22-0004b)

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-2A
8. RROD Exhibit D-2

Respectfully submitted:
Tina Firgens, AICP
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