

Staff Analysis

DCA24-0004a/ Rayzor Ranch Ordinance Consolidation

REQUEST:

This is a city-initiated Code amendment to the Denton Development Code's to incorporate the text of Appendix A: Rayzor Ranch Overlay District

CONSIDERATIONS:

Section 2.7.4D of the DDC states that an application for a DDC text amendment may be approved upon consideration of the following criteria as to whether and to what extent the proposed amendment:

1. *Is consistent with the Comprehensive Plan, other adopted plans, and other city policies;*

Since 2007, the Comprehensive Plan has recognized the Rayzor Ranch area as a Regional Mixed Use. With the creation of Appendix A: Rayzor Ranch Overlay District, which has been intended since the DDC's adoption in 2019, the proposed Code amendment will allow for the continued development of this area with a mixture of commercial and higher-density residential uses in a manner that is architecturally consistent with the existing structures and uses within Rayzor Ranch.

2. *Does not conflict with other provisions of this DDC or other provisions in the Municipal Code of Ordinances;*

The proposed Code amendment does not conflict with any provisions of the DDC or Municipal Code of Ordinances. Rather, by adopting the text of Appendix A, the Rayzor Ranch Overlay District will be brought into greater compliance with the 2019 Denton Development Code and its reliance on the 2002 Denton Development Code will come to an end. This will make the standards of the Rayzor Ranch Overlay District more enforceable and navigable for all users.

3. *Is necessary to address a demonstrated community need;*

As described in the Background section of Exhibit 1, many years the Rayzor Ranch Overlay District has been challenging for staff, the landowners, and prospective developers to navigate and interpret due to the many interdependent ordinances, and recently, due to the City-wide development code update from the 2002 to the 2019 DDC. Appendix A is a consolidation of the 20+ ordinances of the Rayzor Ranch Overlay District with the necessary text from the 2002 DDC that has been brought forward to allow it to continue to be applied to the area, while also bringing the overlay into compliance with the 2019 DDC to the greatest extent possible.

4. *Is necessary to respond to a substantial change in conditions and/or policy; and*

The City desires to amend the DDC to adopt the text of Appendix A, for which a placeholder was created in 2019 when the entire DDC was updated. This will allow users of the Rayzor Ranch Overlay District to no longer have to rely upon the outdated 2002 DDC for zoning and development standards, but instead only have to utilize the 2019 DDC when reviewing new development or redevelopment within the Rayzor Ranch campus.

5. *Is consistent with the general purpose and intent of this DDC.*

The proposed Code amendments are consistent with the general purpose and intent of the DDC.