



# City of Denton

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

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** City Manager's Office  
**CM:** Sara Hensley, City Manager  
**DATE:** July 16, 2024

### SUBJECT

Receive a report, hold a discussion regarding Rayzor Ranch Build-Out & Public Improvement District.

### BACKGROUND

In **2014** the two primary developers Allegiance Hillview and RED Development, petitioned the City to form the Rayzor Ranch PID.

In **2019** RED Development sold their interest in Rayzor Ranch to Fidelis Realty Partners. A City Council Work Session was held the same year and the Council gave direction to pause initiating the PID to allow Fidelis Realty Partners to demonstrate their intention to build out Rayzor Ranch

In **2024** Fidelis Realty Partners approached City to discuss the final build-out and restart the process to initiate the Rayzor Ranch PID.

The final build-out plans to address:

#### **Complete construction of the Town Center Boulevard Promenade**

- Promenade and through the Town Center Development from US 380 (University to Embassy Suites main entrance).

#### **Improve pedestrian connectivity in the Town Center**

- Embassy Suites Hotel and Convention Center to the retail, restaurant, and park.

#### **Potential Additional Opportunity for Public Art**

- Roundabout located within the Town Center Promenade

#### **Potential Additional Opportunity for Signage**

- Including wayfinding inside Town Center and from Interstate 35 and US 380

Aside from the final build-out, Fidelis is interested in creating the Rayzor PID. Previously, steps were taken toward creating the Rayzor PID in 2014-2019, since then several things have changed including ownership and the prior agreements have expired.

City staff is proposing to start the Rayzor PID process over again (estimated 6-9 months) and provide updates to Council as the item progresses and bring back items for Council consideration including a service and assessment plan, and agreements.

### EXHIBITS

1. Agenda Information Sheet
2. Presentation

Respectfully submitted:  
Christine Taylor  
Assistant City Manager