

ORDINANCE NO. Z21-0019

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING A CHANGE IN THE ZONING DISTRICT AND USE CLASSIFICATION FROM THE RAYZOR RANCH OVERLAY (RRO) DISTRICT TO MIXED-USE NEIGHBORHOOD (MN) DISTRICT, THEREBY AMENDING THE RAYZOR RANCH OVERLAY DISTRICT CONCEPT PLAN AND ZONING MAP EXHIBITS, FOR APPROXIMATELY 3.819 ACRES OF LAND GENERALLY LOCATED WEST OF BONNIE BRAE STREET BETWEEN LINDEN DRIVE AND PANHANDLE STREET, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (Z21-0019)

WHEREAS, the owner(s) of approximately 3.819 acres of property within the South Campus of the Rayzor Ranch Overlay District, which is more particularly described as Lot 1R and Lot 1R2, Block C of Rayzor Ranch East as depicted in Exhibit "A", attached hereto and incorporated by reference as if set forth at length herein (hereinafter the "Property"), have applied for an amendment of the Rayzor Ranch Overlay District to amend the concept and zoning map exhibits and rezone the Property from the Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District; and

WHEREAS, the Denton Development Code authorizes the City Council to approve overlay districts to protect and enhance certain specific lands and structures which, by virtue of their type or location, have characteristics which are distinct from lands and structures outside such special districts and contain such reasonable and necessary requirements to insure the protection and enhancement of said land and structures; and

WHEREAS, the Denton Development Code authorizes the City Council to approve overlay districts to establish specific design standards and development regulations to effectuate the purpose of the district, and may require or address any of the following, in addition to or in lieu of other regulations affecting the property within the overlay district: (1) protection of features designated as being of special concern within the district; (2) mixtures or limitations or permitted uses; (3) special performance standards and development regulations; and (4) other matters as appropriate to promote the special public interests of the district; and

WHEREAS, on June 15, 2010 the City Council held a public hearing as required by law and approved the modified Rayzor Ranch Overlay District under Ordinance No. 2010-158, which incorporated additional regulations under Ordinance 2008-018; and

WHEREAS, on January 26, 2016 the City Council held a public hearing as required by law and approved the modified Rayzor Ranch Overlay District under Ordinance No. 2016-017, which amended regulations under Ordinance 2010-158; and

WHEREAS, on August 10, 2021, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, after having given the requisite notices by publication and

otherwise, held a public hearing and afforded full and fair hearing to all property owners interested in this regard, and have recommended approval (_ - _) of the changes in this ordinance; and

WHEREAS, on September __, 2022, the City Council likewise conducted a public hearing as required by law, and finds that the request meets and complies with all substantive and procedural standards set forth in Section 2.7.2 of the Denton Development Code, and is consistent with the Denton Plan 2040 and the Denton Code of Ordinances, as amended; and

WHEREAS, the City Council finds that the modified Rayzor Ranch Overlay District serves a public purpose by permitting the development of a regional shopping center and complementary peripheral development to create a unique, walkable, mixed-use style of development that will set it apart from other shopping centers in the area; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, in considering the overlay changes in this ordinance and the application for a change in the zoning classification of the Property, have determined that the changes are in the best interests of the health, safety, morals, and general welfare of the City of Denton, are consistent with Denton Plan 2040, will protect and enhance the Property, and accordingly, the City Council of the City of Denton is of the opinion and finds that the said overlay changes should be granted as set forth herein; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. Ordinance Nos. 2016-017, 2010-158 and 2008-018 are only amended to the extent that they are inconsistent with the changes as established herein. Any provisions not addressed by this ordinance shall continue with full force and effect and any official actions taken as a result of the original ordinances prior to the effective date of this ordinance are hereby ratified, affirmed, and adopted. Nothing herein shall repeal or modify any permit approvals for property within the Rayzor Ranch Overlay District approved prior to the effective date of this ordinance, including, but not limited to, approved site plans, plats, and building permits and/or any rights that may be associated with those permits.

SECTION 3. The City Council hereby adopts these amendments to the Rayzor Ranch Overlay District: the amendments to Rayzor Ranch Overlay District Exhibits B-1 and B-4 as provided in Exhibits “B” and “C”, respectively.

SECTION 4. The zoning district and use classification for the Property is hereby changed from the Rayzor Ranch Overlay (RRO) District to Mixed-Use Neighborhood (MN) District.

SECTION 5. The City’s official zoning map is hereby amended to show the established zoning district and use classification.

SECTION 6. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 7. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

SECTION 8. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [____ - ____]:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Gerard Hudspeth, Mayor:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Jesse Davis, District 3:	_____	_____	_____	_____
Alison Maguire, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Chris Watts, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the _____ day of _____, 2022.

GERARD HUDSPETH, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: _____
APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

FOR DENTON COUNTY USE ONLY

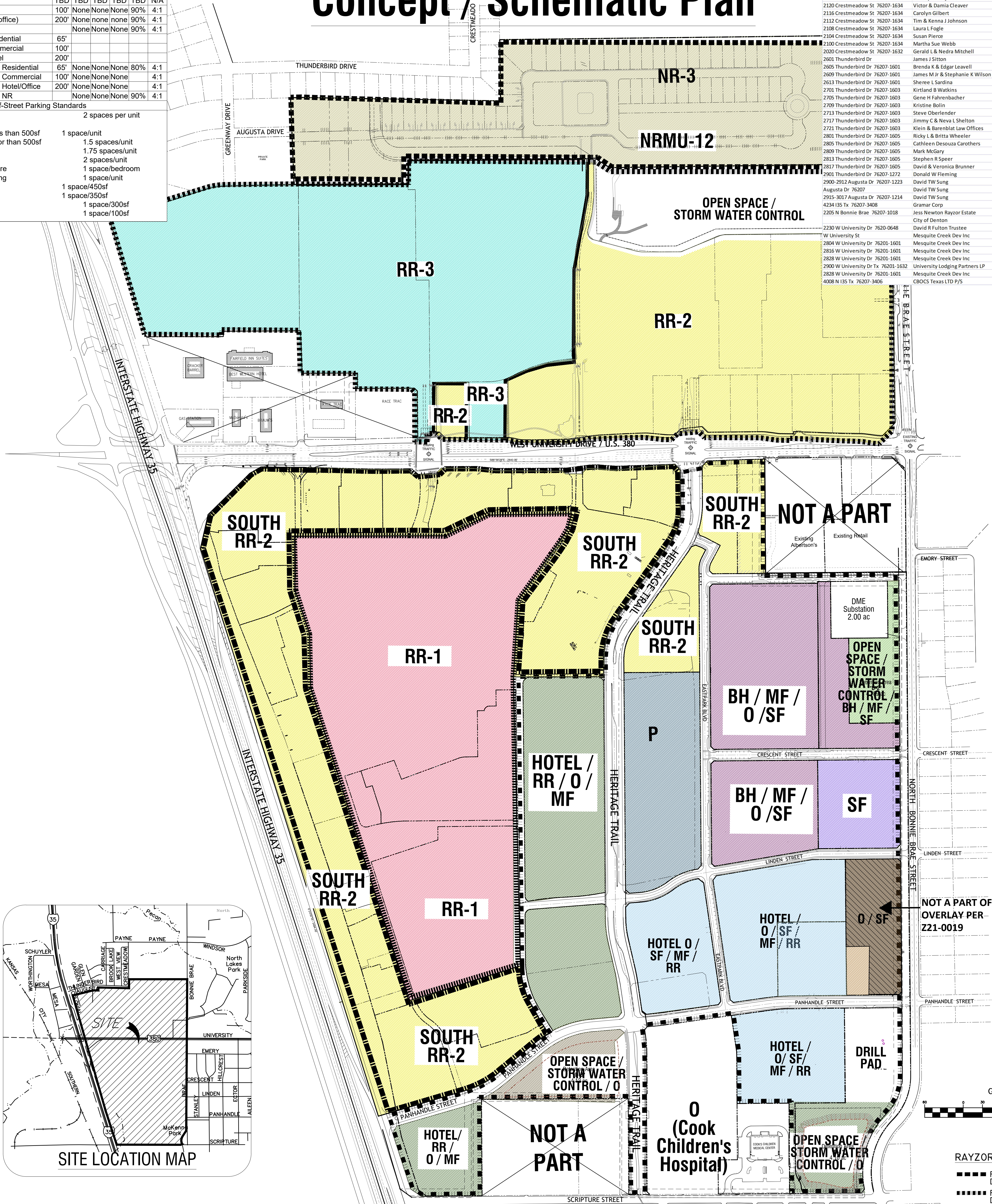
EXHIBIT B-1

Concept / Schematic Plan

Adjacent Ownership Information - North

STUTS ADDRESS	OWNER NAME	MAILING ADDRESS
2200 Northway Dr 76207-1032	James W Cumutt & Richard D Ruark	2200 Northway, Denton, TX 76207-1032
2201 Northway Dr 76207-1033	Jesse Ordonez	2201 Northway, Denton, TX 76207-1033
2200 Southway 76207-1028	Ruth Delia Chavez	10641 Steppington Dr Apt 2029, Dallas, TX 75230-4668
2201 Southway 76207-1029	Sarah E Beveridge & Christopher Files	2201 Southway, Denton, TX 76207-1029
2200 Overlook Ln 76207-1024	Bryan & Joyce Cassell	2200 Overlook Ln, Denton, TX 76207-1024
2201 Overlook Ln 76207-1025	En L Khoe	2201 Overlook Ln, Denton, TX 76207-1025
2200 Lookout Ln 76207-1020	James H & Barbara J Grote	2210 Amberstone, Fredericksburg, TX 78624-6795
2201 Lookout Ln 76207-1021	Billy R & Suzanne E Smith	2201 Lookout Ln, Denton, TX 76207-1021
2200 Crestmeadow St 76207-1636	Bob F Watson	2200 Crestmeadow St, Denton, TX 76207-1636
2128 Crestmeadow St 76207-1634	Susan Mallison	701 Chaparral Rd, Sanger, TX 76266-6859
2124 Crestmeadow St 76207-1634	Johnny D Guajardo	2124 Crestmeadow St, Denton, TX 76207-1634
2120 Crestmeadow St 76207-1634	Victor & Damia Cleaver	2120 Crestmeadow St, Denton, TX 76207-1634
2116 Crestmeadow St 76207-1634	Carolyn Gilbert	2116 Crestmeadow St, Denton, TX 76207-1634
2112 Crestmeadow St 76207-1634	Tim & Kenna J Johnson	2112 Crestmeadow St, Denton, TX 76207-1634
2108 Crestmeadow St 76207-1634	Laura L Fogle	2108 Crestmeadow St, Denton, TX 76207-1634
2104 Crestmeadow St 76207-1634	Susan Pierce	2104 Crestmeadow St, Denton, TX 76207-1634
2100 Crestmeadow St 76207-1634	Martha Sue Webb	2100 Crestmeadow St, Denton, TX 76207-1634
2020 Crestmeadow St 76207-1632	Gerald L & Nedra Mitchell	2375 Thomas J Egan Rd, Denton, TX 76207-2800
2601 Thunderbird Dr 76207-1601	James J Sittin	2601 Thunderbird Dr, Denton, TX 76207-1601
2605 Thunderbird Dr 76207-1601	Brenda K & Edgar Leavell	2605 Thunderbird Dr, Denton, TX 76207-1601
2609 Thunderbird Dr 76207-1601	James M Jr & Stephanie K Wilson	2609 Thunderbird Dr, Denton, TX 76207-1601
2613 Thunderbird Dr 76207-1601	Sheree L Sardina	2613 Thunderbird Dr, Denton, TX 76207-1601
2701 Thunderbird Dr 76207-1603	Kirtland B Watkins	2701 Thunderbird Dr, Denton, TX 76207-1603
2705 Thunderbird Dr 76207-1603	Gene H Fahnenbacher	2705 Thunderbird Dr, Denton, TX 76207-1603
2709 Thunderbird Dr 76207-1603	Kristine Bolin	PO Box 50171, Denton, TX 76206-0171
2713 Thunderbird Dr 76207-1603	Steve Oberlander	2713 Thunderbird Dr, Denton, TX 76207-1603
2717 Thunderbird Dr 76207-1603	Jimmy C & Newa L Shelton	2717 Thunderbird Dr, Denton, TX 76207-1603
2721 Thunderbird Dr 76207-1603	Klein & Barenblatt Law Offices	5940 Wilcox Pl Ste A, Dublin, OH 43016-6805
2801 Thunderbird Dr 76207-1605	Ricky & Britta Wheeler	2801 Thunderbird Dr, Denton, TX 76207-1605
2805 Thunderbird Dr 76207-1605	Cathleen Desouza Carothers	2106 Hawksbury Way, Cedar Park, TX 78613-6878
2809 Thunderbird Dr 76207-1605	Mark McGary	2809 Thunderbird Dr, Denton, TX 76207-1605
2813 Thunderbird Dr 76207-1605	Stephen R Speer	2813 Thunderbird Dr, Denton, TX 76207-1605
2817 Thunderbird Dr 76207-1605	David & Veronica Brunner	2817 Thunderbird Dr, Denton, TX 76207-1605
2901 Thunderbird Dr 76207-1272	Donald W Fleming	2901 Thunderbird Dr, Denton, TX 76207-1272
2900-2912 Augusta Dr 76207-1223	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
Augusta Dr 76207	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
2915-3017 Augusta Dr 76207-1214	David TW Sung	PO Box 3580, Santa Monica, CA 90408-3580
4234135 Tx 76207-3408	Gamar Corp	Unknown
2205 N Bonnie Brae 76207-1038	Jess Newton Rayzor Estate	PO Box 609, Denton, TX 76202-0609
2230 W University Dr 7620-0648	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-4229
W University St	David R Fulton Trustee	5209 Freeman Rd, Krum, TX 76249-3358
2804 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2816 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2828 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
2900 W University Dr Tx 76201-1633	University Lodging Partners LP	1721 Pleasant Pl, Arlington, TX 76015-4529
2828 W University Dr 76201-1601	Mesquite Creek Dev Inc	PO Box 22845, Oklahoma City, OK 73123-1845
4008 N 135 Tx 76207-3406	CBOCS Texas LTD P/S	PO Box 787, Lebanon, TN 37088-0787

Development Standards						
	Maximum Build Height	Minimum Lot Area	Minimum Lot Width and Depth	Building Setbacks	Maximum Lot Coverage	Maximum Floor Area Ratio
Market Place RR-3	100'	None	None	None	79%	4:1
Market Place RR-2	100'	None	None	None	79%	4:1
Market Place Residential	TBD	TBD	TBD	TBD	TBD	N/A
Town Center RR-1	100'	None	None	None	90%	4:1
Town Center RR-1 (hotel/office)	200'	None	None	None	90%	4:1
Town Center RR-2	None	None	None	None	90%	4:1
South Campus RR-2 Residential	65'	None	None	None	80%	4:1
South Campus RR-2 Commercial	100'	None	None	None	79%	4:1
South Campus Office/Hotel	200'	None	None	None	90%	4:1
South Campus Mixed Use Residential	65'	None	None	None	80%	4:1
South Campus Mixed Use Commercial	100'	None	None	None	79%	4:1
South Campus Mixed Use Hotel/Office	200'	None	None	None	90%	4:1
South Campus Mixed Use NR	None	None	None	None	90%	4:1
Off-Street Parking Standards						
1. Single-Family	2 spaces per unit					
2. Multi-Family	1 space/unit					
a. 1 Bedroom or less than 500sf	1.5 spaces/unit					
b. 1 Bedroom greater than 500sf	1.75 spaces/unit					
c. 2 Bedroom	2 spaces/unit					
d. 3 Bedroom	1 space/bedroom					
e. 4 Bedroom or more	1 space/unit					
f. Retirement Housing	1 space/450sf					
3. Office (general)	1 space/350sf					
4. Office (medical)	1 space/300sf					
5. Retail	1 space/100sf					
6. Restaurants/Bars	1 space/100sf					



Adjacent Ownership Information - South

STUTS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
2321 W University Dr Tx 76201-1649	Abs Tx Investor Lp	250 E Park Center Boulevard, Boise, ID 83726-0001	ABS TX INVESTOR LP
2317 W University Dr 76201	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS
2311 W University Dr 76201-1649	Benbrooke Univ Partners	5924 Royal Ln Ste 250, Dallas, TX 75230-8802	BENBROOKE UNIV PARTNERS
2303 W University Dr 76201-1649	MfU Inc	2303 W University Dr, Denton, TX 76201-1649	MFO INC
Scripture St 76201	Cook Children's Health Care System	801 7th Avenue, Fort Worth, TX 76104-2733	COOK CHILDREN'S HEALTH CARE SYSTEM
	Texas Oncology Properties Llc	12221 Merit Dr Ste 500, Dallas, TX 75251-3100	TEXAS ONCOLOGY PROPERTIES LLC
2620 Scripture St Tx 76201-4315	Hta-denton Llc	16427 R Scottsdale Rd Ste 440, Scottsdale, AZ 85254-7103	HTA-DENTON LLC

STUTS ADDRESS	OWNER NAME	MAILING ADDRESS	OWNER NAME (all CAPS)
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
W University Dr	South Stemmons Prop Group Ltd	5707 Glen Pines Dr, Houston, TX 77069-1838	SOUTH STEMMONS PROP GROUP LTD
1230 N Bonnie Brae St 76201-5475	Mrs Leona Ewing	1228 Bellemead Dr, Denton, TX 76201-2418	MRS LEONA EWING
1224 N Bonnie Brae St 76201-5475	Linda Marie Casias Roth	208 Meadow Ln, Denton, TX 76207-7411	LINDA MARIE CASIAS ROTH
1220 N Bonnie Brae 76201-5475	Windsor Hall Inc	1409 San Gabriel Dr, Denton, TX 76205-6600	WINDSOR HALL INC
1218 N Bonnie Brae St 76201-5475	Marilyn R Janke	145 S Forest Ln, Double Oak, TX 75077-8284	MARILYN R JANKE
1160 N Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 Bonnie Brae 76201-2421	Dsmg Ltd	1160 N Bonnie Brae St, Denton, TX 76201-2421	DSMG LTD
1160 N Bonnie Brae 76201-2421	Bruce A & Rhonda Huther	1890 S Keaton Rd, Sanger, TX 76266-8702	BRUCE A & RHONDA HUTHER
1100 N Bonnie Brae St 76201-2421	John Kozura III	777 E Cielito St, Denton, TX 76205-8317	JOHN KOZURA III
1026 N Bonnie Brae 76201-2420	Nelta Bahnsen	5707 Glen Pines Dr, Houston, TX 77069-1838	NELTA BAHNSEN
1020 N Bonnie Brae 76201-2420	Melvin L & Patricia L Sumrall Life Estate & Etal	1020 N Bonnie Brae St, Denton, TX 76201-2420	MELVIN L & PATRICIA L SUMRALL LIFE ESTATE & ETAL
1014 N Bonnie Brae 76201-2420	James H Mahoney	1014 N Bonnie Brae St, Denton, TX 76201-2420	JAMES H MAHONEY
1008 N Bonnie Brae 76201-2420	Danny R & Carmen Whitaker	1008 N Bonnie Brae St, Denton, TX 76201-2420	DANNY R & CARMEN WHITAKER
1002 N Bonnie Brae 76201-2420	Albert & Opal Harpool Revocable Living Trust	1002 N Bonnie Brae St, Denton, TX 76201-2420	ALBERT & OPAL HARPOOL REVOCABLE LIVING TRUST
924 N Bonnie Brae 76201-2419	Nadine S Wilson	924 N Bonnie Brae St, Denton, TX 76201-2419	NADINE S WILSON
916 N Bonnie Brae 76201-2419	Charline S Rodgers Family Trust	1128 Bent Oaks Dr, Denton, TX 76210-8350	CHARLINE S RODGERS FAMILY TRUST
910 N Bonnie Brae 76201-2419	Weldon Glen McBride	1819 Laurewood Dr, Denton, TX 76209-2234	WELDON GLEN MCBRIDE
902 N Bonnie Brae 76201-2419	Paul J & Dianna Banda	902 N Bonnie Brae St, Denton, TX 76201-2419	PAUL J & DIANNA BANDA
818 N Bonnie Brae 76201-2499	Clarence D Wynn	818 N Bonnie Brae St, Denton, TX 76201-2499	CLARENCE D WYNN
802 N Bonnie Brae 76201-2499	4a Properties Ltd	300 Cove Dr, Shady Shores, TX 76208-7110	4A PROPERTIES LTD
2423 Panhandle St 76201-2439	Gregory P Rowlett	PO Box 850, Lewisville, TX 75067-0850	GREGORY P ROWLETT
Mckenna Park	City of Denton	Municipal Building, 215 E McKinney St, Denton, TX 76201-4; CITY OF DENTON	

NOT A PART

CONCEPT PLAN RAYZOR RANCH

North of 380

149.58 ACRES OF LAND FRANCIS
BATSON SURVEY ABSTRACT NO.
A-43 LOCATED IN THE CITY OF
DENTON, DENTON COUNTY,
TEXAS

Date: 11-12-20

South of 380

237.05 ACRES OF LAND IN THE
B.B.B. & C.R.R. SURVEY
ABSTRACT NO. A-192 LOCATED
IN THE CITY OF DENTON, DENTON
COUNTY, TEXAS

OWNER/DEVELOPER

ALLEGIANCE HILLVIEW, LP
5221 N. O'CONNOR BOULEVARD, STE 700
IRVING, TX 75039

ENGINEER/SURVEYOR

DUNAWAY ASSOCIATES, LP
550 BAILEY AVE, SUITE 400
FORT WORTH, TX 76107

ARCHITECT

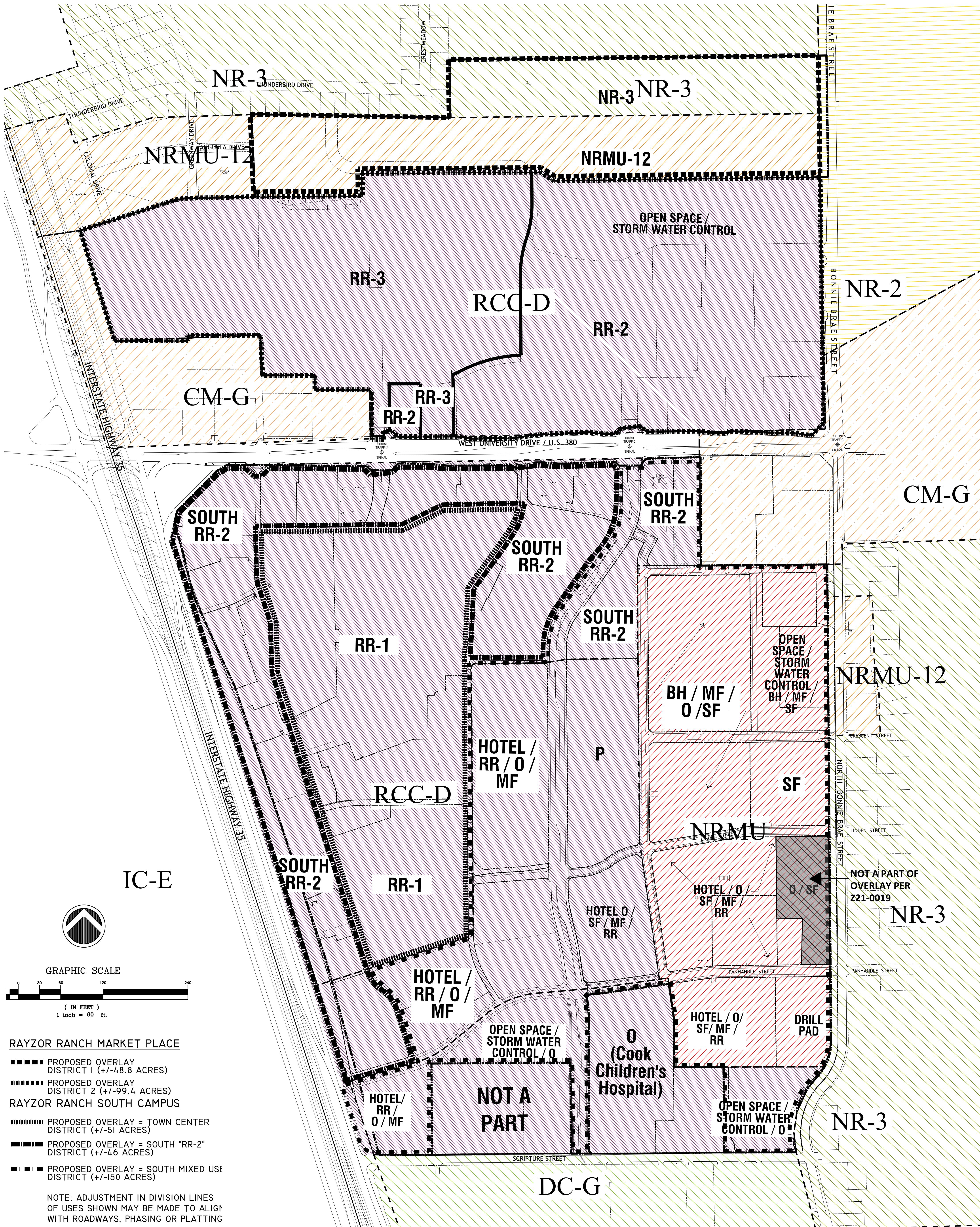
HODGES & ASSOCIATES, P.L.L.C.
13642 OMEGA
DALLAS, TX 75244

EXHIBIT B-4

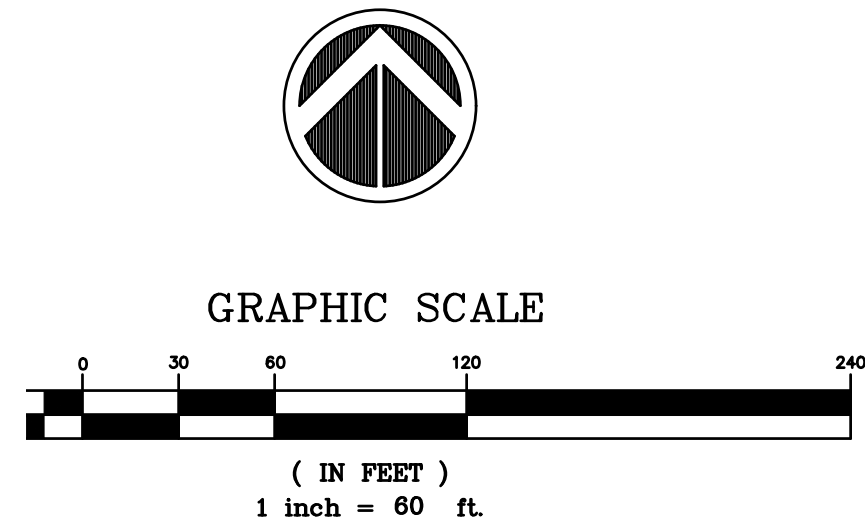
Zoning Overlay

ZONING LEGEND

- RCC-D
- NRMU
- CM-G
- NRMU-12
- DC-G
- NR-3
- NR-2



IC-E



RAYZOR RANCH MARKET PLACE

- PROPOSED OVERLAY DISTRICT 1 (+/-48.8 ACRES)
- PROPOSED OVERLAY DISTRICT 2 (+/-99.4 ACRES)

RAYZOR RANCH SOUTH CAMPUS

- PROPOSED OVERLAY = TOWN CENTER DISTRICT (+/-51 ACRES)
- PROPOSED OVERLAY = SOUTH "RR-2" DISTRICT (+/-46 ACRES)
- PROPOSED OVERLAY = SOUTH MIXED USE DISTRICT (+/-150 ACRES)

NOTE: ADJUSTMENT IN DIVISION LINES OF USES SHOWN MAY BE MADE TO ALIGN WITH ROADWAYS, PHASING OR PLATTING

ENTIRETY OF PROJECT LIES WITHIN CITY LIMITS OF DENTON

RAYZOR RANCH CONCEPT / SCHEMATIC PLAN



ZONING OVERLAY

