



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

DCM: David Gaines

DATE: August 10, 2022

SUBJECT

Hold a public hearing and consider making a recommendation to City Council regarding a request by 97 Land Company to amend the Rayzor Ranch Overlay District by amending the Development Standards regarding the number of residential dwelling units within the South Campus. The affected area includes an approximately 3.130-acre lot located at 2520 Panhandle Street and described as Lot 2R, Block C of Rayzor Ranch East and an approximately 6.412-acre lot located at 2405 Crescent Street and described as Lot 2, Block B of Rayzor Ranch East in the City of Denton, Denton County, Texas. THIS ITEM HAS BEEN POSTPONED TO THE SEPTEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING. (Z22-0004, RROD MF Density Zone)

BACKGROUND

The Rayzor Ranch Overlay (RRO) District was established in 2007 and consists of approximately 410 acres of land located on both sides of West University Drive (US 380) between I-35 and Bonnie Brae Street. The RRO District is intended to promote a mix of uses regulated by specific design criteria and development standards applicable to select subarea zoning districts and conceptually planned land uses. Specifically, the property located at 2520 Panhandle Street is within the Neighborhood Residential Mixed-Use (NRMU) Subarea and conceptually planned to permit office, hotel, retail, and single-family and multifamily residential uses. Additionally, the property located at 2405 Crescent Street is also within the NRMU Subarea, but conceptually planned to permit only office and single-family and multifamily residential uses. Both parcels are subject to the general use and development standards for residential dwelling units of Subsection 35.7.15.7 as adopted and amended via Exhibit B of Ordinance Z20-0012c.

The applicant requests to amend Subpart 35.7.15.7-A.1 as well as Subpart 35.7.15.7-A.2 to allow an additional 200 multifamily dwelling units within the Rayzor Ranch Overlay South Campus. This would ultimately allow for the construction of up to 2,000 multi-family units within the Rayzor Ranch South Campus.

Pursuant to Section 2.4.6, Staff sent notices for the requested zoning change. After the notification deadline, staff discovered that the notice did not adequately capture the complete area that would be affected by the proposed zoning change. Corrections are being made to the property owner mailing list and a revised notification will be resent to all required addresses in advance of the September 14, 2022 Planning and Zoning Commission meeting.

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)
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)
January 6, 2021	Planning and Zoning Commission	Amend Zoning Map, Concept Plan and Procedural and Development Standards for RROD South Campus	Recommended Approval
April 6, 2021	City Council	Amend Zoning Map, Concept Plan and Procedural and Development Standards for RROD South Campus	Approved (Ordinance Z20-0012c)

Respectfully submitted:

Tina Firgens, AICP

Deputy Director of Development Services/Planning Director

Prepared by:

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Associate Planner