FILE REFERENCE FORM

× Additional File Exists

Additional File Contains Records Not Public, According to the Public Records Act

Other

FILE(S)	Date	Initials
Incorporated additional regulations under ordinance 2008-018	01/08/2008	KR
Modified Rayzor Ranch Overlay District under Ordinance No. 2010-158	06/15/2010	KR
Modified Rayzor Ranch Overlay District under Ordinance No. 2016-017	01/26/2016	KR
Ordinance amending the Rayzor Ranch overlay district to amend the concept and zoning map exhibits and amend development standards and design criteria for development within the eastern portion of the Rayzor Ranch south campus – Z20-0012c	04/06/2021	KR

ORDINANCE NO. Z20-0012c

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, REGARDING AN AMENDMENT TO THE RAYZOR RANCH OVERLAY DISTRICT TO AMEND THE CONCEPT AND ZONING MAP EXHIBITS AND AMEND DEVELOPMENT STANDARDS AND DESIGN CRITERIA FOR DEVELOPMENT WITHIN THE EASTERN PORTION OF THE RAYZOR RANCH SOUTH CAMPUS - SOUTH MIXED USE DISTRICT, BEING APPROXIMATELY 90.54 ACRES GENERALLY LOCATED ON THE SOUTH SIDE OF WEST UNIVERSITY DRIVE/US 380, EAST OF HERITAGE TRAIL, AND WEST OF BONNIE BRAE 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. (Z20-0012c)

WHEREAS, the owner(s) of approximately 90.54 acres of property within the South Campus of the Rayzor Ranch Overlay District, which is more particularly described and depicted in Exhibit "A", attached hereto and incorporated by reference as if set forth at length herein (the "Property"), have applied for an amendment of the Rayzor Ranch Overlay District to amend the concept and zoning map exhibits and to amend and adopt development and design standards for the Property; 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 January 6, 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 (7-0) of the changes in this ordinance; and

WHEREAS, on April 6, 2021, 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 2030 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, 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 2030, 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 Section 35.7.15 of the Rayzor Ranch Overlay District as provided in Exhibit "B", the amendments to Rayzor Ranch Overlay District Exhibits B-1 and B-4 as provided in Exhibits "C" and "D", respectively, and the addition of Exhibits C-2, D-2, and E-2 to the Rayzor Ranch Overlay District as provided in Exhibit "E" of this ordinance.

<u>SECTION 4.</u> 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.

<u>SECTION 5.</u> 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.

<u>SECTION 6.</u> 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 seconded by <u>JONRYG</u>	made by	Jesse Davis	and
seconded by JonRyan	, the or	rdinance was passed and app	proved by
the following vote [7 - <u>0</u>]:			-

	Aye	Nay	<u>Abstain</u>	Absent
Gerard Hudspeth, Mayor:	\sim			
Birdia Johnson, District 1:		do		
Connie Baker, District 2:	V			
Jesse Davis, District 3:	V	400-004-0-1		
John Ryan, District 4:				
Deb Armintor, At Large Place 5:				
Paul Meltzer, At Large Place 6:	\checkmark			
	1.1.			

PASSED AND APPROVED this the day of April 2021.

ATTEST: ROSA RIOS, CITY SECRETARY

BY: losa

APPROVED AS TO LEGAL FORM: AARON LEAL, CITY ATTORNEY

Digitally signed by Mack BY: Mack Reprised Bate: 2021.03.11 01:23:24 -06'00'



Exhibit A

RAYZOR RANCH EAST

Lot 1, Block A, Lots 1 and 2 Block B, Lot 1 Block C, Lots 1 and 2 Block D, Lots 1 and 2, Block E, and Lots 1 and 2, Block F, Rayzor Ranch East, an addition to the City of Denton according to the plat thereof recorded in Document Number 2019-105, Plat Records of Denton County, Texas; being also lots 2R and 3R, Block C, Rayzor Ranch East, an addition to the City of Denton according to the plat thereof recorded in Document Number 2019-207, Plat Records of Denton County, Texas; being also lots 4R-6R Block A, an addition to the City of Denton according to the plat thereof recorded in Document Number 2020-138, Plat Records of Denton County, Texas



35.7.15. - Rayzor Ranch Overlay District.

The Rayzor Ranch Overlay District classification is hereby defined with respect to approximately four hundred ten (410) acres of land, legally described in Exhibit "A" to Ordinance 2008-018.

35.7.15.1. Purpose.

The purpose of establishing the Rayzor Ranch Overlay District is to:

- A. Ensure compatibility of new construction with the existing scale and characteristics of surrounding properties; and
- B. Protect and enhance specific land features which have characteristics distinct from lands and structures outside this Special Purpose District; and
- C. Provide within the Rayzor Ranch area a combination of land uses arranged and designed in accordance with sound site planning principles and development techniques; and in such a manner as to be properly related to each other, the immediate surrounding area, the planned mobility system, and other public facilities, such as water and sewer systems, parks, schools and utilities.

35.7.15.2 Application of Regulations.

- A. The Rayzor Ranch Overlay District shall be consistent with the Denton Plan.
- B. The regulations included in this Ordinance apply to the portions of Rayzor Ranch that are located both north and south of US 380/West University Drive (US 380). The portion of Rayzor Ranch north of West University Drive (US 380) is hereinafter referred to as Rayzor Ranch Marketplace and the portion of Rayzor Ranch located south of West University Drive (US 380) is known as the Rayzor Ranch South Campus.
- C. The development regulations that are applicable to properties north of US 380, including those that have building permits issued or in process at the date of adoption of this ordinance (specifically Lots 6R, 7R, 8R, 9, 10, 12 and 13 of the Rayzor Ranch North Addition), and the Cook Children's tract and the Denton Municipal Electric (DME) Substation tract south of US 380 are governed the regulations established in Ordinances 2008-284 and 2009-169.
- D. The City rules and regulations applicable to the development of property located within the NRMU and RCC-D zoning districts are applicable, except as otherwise provided by this Overlay District and further restricted or excepted herein and may not be varied or excepted other than by amendment of these standards.
- E. Provisions for solid waste receptacles shall follow the City of Denton Solid Waste Criteria Manual.
- F. The District shall retain the underlying zoning district and be noted with an overlay designation on the Official Zoning Map.
- G. The District may be developed in phases. If the common amenities for future phases, including but not limited to open spaces, landscaping and/or recreational facilities are not yet constructed; a phasing plan may be considered as a component of the final plat. If provided, a phasing plan shall contain a graphic and narrative document that indicates the sequence and time of construction, provides a description of the phasing order (e.g. 1, 2 & 3) and includes infrastructure requirements for each phase, as amended from time to time with approval of the City Manager.
- H. Before building permits may be issued for any portion of the project, a Site Plan for that portion of the project must be approved in conformance with this Ordinance and applicant must demonstrate compliance with this ordinance and all attached exhibits. The site plan requirement does not apply to Lots 6R, 7R, 8R, 9, 10, 12 and 13 of the Rayzor Ranch North Addition. All other properties north of US 380 and the Cook Children's tract and the Denton Municipal

Electric (DME) Substation tract south of US 380 are governed by the regulations established in Ordinances 2008-284 and 2009-169 including Section 35.7.13.5 Marketplace - Subarea 2 Development Standards (RR-3, P, and RR-2) that states in part: Permitted Uses. These uses must be located within the Subareas as shown on the attached Exhibit B.

- I. Development within Rayzor Ranch shall conform to the adopted Concept Plan attached as Exhibit "B" to these regulations. The Concept Plan is intended to be used as the first step in the overlay development process. The Concept Plan establishes the initial plan for general zoning guidelines in the District by illustrating in graphic form both internal and external streets, thoroughfares, other means of access, open spaces, natural resources, uses, densities, intensities and height. Any adoption of or amendment to the Concept Plan shall follow the procedures for Zoning Amendments in Section 35.3.4 of the Denton Development Code. The following information should be provided for a complete Concept Plan:
 - a. The date, written and graphic scale, north arrow, proposed name of the development, key map showing the location of the development in relation to existing streets and highways and dates of preparation and revisions.
 - b. The name and address of the property owner or owners, and the design professional preparing the plan.
 - c. The names of the record owners of adjacent land.
 - d. Title Block containing: Proposed name of the subdivision or lot of record, acres in platted and unplatted land and total of those acres, survey and jurisdiction (City of Denton, County of Denton, Texas, for example).
 - e. Acreage of the project.
 - f. Show and label any proposed phasing limits.
 - g. Survey boundaries of the project (or references to the survey).
 - h. Proposed general land uses and the acreage of each subarea as defined in Exhibit B, including open space locations.
 - i. Proposed street layout (arterial level required, collector and local to be developed by the applicant and reviewed by staff) and general location of internal and external streets, alleys, thoroughfares, and other means of access.
 - j. Development Standards:
 - i. Maximum height of buildings;
 - ii. Minimum lot area;
 - iii. Minimum lot width and depth;
 - iv. Building setbacks;
 - v. Maximum lot coverage;
 - vi. Maximum floor to area ratio;
 - vii. Off-street parking standards.
 - k. One-hundred-year floodplain, floodway and major drainage ways.
 - I. City limits and Extraterritorial Jurisdiction (ETJ) boundaries.
 - m. Zoning districts and land uses on project and adjacent lands.
 - n. Preliminary water and sanitary sewer layout and drainage facilities locations.

- J. Site Plan—Site Plans are intended to demonstrate and confirm that each phase of-development moving towards construction complies with all of the design requirements of this Ordinance and the applicable portions of the Denton Development Code. Site Plans shall substantially conform to the Concept Plan as depicted in Exhibit B. The following requirements shall apply:
 - 1. The District may be developed in multiple phases. If the District is developed in phases, a Site Plan shall be approved for each phase. However, this section does not preclude the approval of an overall Site Plan for the entire District, or a substantial portion of the District, at the option of the property owner.
 - 2. Site Plans shall be approved by the Planning and Zoning Commission in lieu of the Staff Review Procedure under Sec. 35.3.7 of the Denton Development Code. The Planning and Zoning Commission decision on Site Plans may be appealed to the City Council by the applicant; however, no further public hearing notification or public hearing shall be required on appeal. If appealed to City Council, the City Council's decision on a Site Plan is final.
 - Complete Site Plans shall confirm the zoning details previously approved in the Concept Plan as well as provide additional design and architectural standard details by illustrating in a graphic form the following:
 - a. Acreage in project shown by survey and certified by a registered surveyor;
 - b. Permitted land uses and acreage of each land use;
 - c. Land uses and zoning of adjacent properties;
 - d. Drainage facilities;
 - e. Other existing or proposed off-site improvements as required;
 - f. Location, type and size of all streets, alleys, parking lots and spaces, loading areas or other areas to be used for vehicular traffic;
 - g. Proposed access and connection to existing or proposed streets and traffic generated by the proposed uses;
 - h. Non-residential: location, maximum height (in feet), minimum setbacks, and maximum floor area ratio (FAR) of buildings;
 - i. Residential development must show number, location and dimension of all lots, minimum setbacks, number of dwelling unit and density;
 - j. Location of all creeks, ponds, lakes, floodplain, and/or other water retention or major drainage facilities and improvements;
 - k. Location size and route of all major water, wastewater, electrical lines and other facilities necessary to serve the project;
 - I. Location of all protected trees (10+ inches) and a detailed landscape plan demonstrating compliance with the approved landscape requirements for Rayzor Ranch as set for in Exhibit "D";
 - m. Location, type and size of all fences, berms, or screening features;
 - n. Sidewalks or other pedestrian or bicycle access;
 - o. Building elevation(s); and
 - p. Demonstrated compliance with the architectural standards in Exhibit C, with attached appendices as applicable.
- K. Approval Criteria. Site Plans shall be approved if:
 - 1. The Site Plan substantially complies with the Concept Plan previously approved by City Council;

- 2. The Site Plan provides for the design and arrangement of driveways and parking spaces in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;
- 3. There are adequate utilities, drainage and supporting infrastructure or it shall be provided in accordance with the applicable requirements of the Denton Development Code, as modified by the Rayzor Ranch Overlay District;
- 4. The Site Plan fully complies with all other sections of the Rayzor Ranch Overlay District.
- L. Minor Amendment. The Director of Development Services may approve minor aesthetic deviations to architectural elevations and other approved site design standards and details associated with the Rayzor Ranch Overlay District, if necessary to protect the viability of the district as a whole, except that no amendment may change any use restriction or subarea boundary.
- M. Expiration of Site Plan. Any approved Site Plan shall be valid for twenty-four (24) months from the date of its approval. If no construction begins pursuant to a building permit issued for the property within the twenty-four (24) months, the site plan shall expire and no longer be valid. The Planning and Zoning Commission may, for good cause, extend for up to three hundred sixty (360) days the expiration date of the Site Plan.

35.7.15.3 Land Divisions.

The Rayzor Ranch overlay district shall be divided into two (2) major divisions, separated generally by US 380 (University Drive): the Rayzor Ranch Marketplace; and the Rayzor Ranch South Campus.

- A. The Rayzor Ranch Marketplace shall be divided into three (3) subareas as depicted in Exhibit B and detailed below.
 - 1. **RR-3** The Rayzor Ranch Marketplace RR-3 Area, depicted as RR-3 on Exhibit B, is intended as a retail area with uses allowed in the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district, and designed to promote the overall character and purpose of this overlay district. The RR-3 section of the Rayzor Ranch Marketplace (RR-3) is referred to as the RR-3 Area in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits B, C, D, and E, and vice versa.
 - 2. RR-2— The Rayzor Ranch Marketplace RR-2 Area, depicted as RR-2 on Exhibit B, is intended to as a retail area with uses allowed in the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district, and designed to promote the overall character and purpose of this overlay district. The RR-2 section of the Rayzor Ranch Marketplace is referred to as the RR-2 Area in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits B, C, D, and E, and vice versa.
 - 3. **Residential (NRMU-12 & NR-3)** The Rayzor Ranch Marketplace Residential Area, depicted as NRMU-12 and NR-3 on Exhibit B, is intended for residential development. Development standards for this area are provided in Exhibit C-4.
- B. The Rayzor Ranch South Campus shall be divided into the following five (5) subareas, as depicted in Exhibit B:
 - Town Center (RR-1)— The Town Center (RR-1), depicted as RR-1 on Exhibit B-1, is intended to define a mixture of certain specified nonresidential, retail and residential uses currently allowed within the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district, and designed to promote the overall character and purpose of this overlay district. The Town Center (RR-1) is also referred to as the RR-1 Area in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits B, C-1, D-1, and E-1 and vice versa.

- 2. **South RR-2 District** The South RR-2 District is intended to define certain specified uses currently allowed within the RCC-D zoning district classification and use designation, as further modified by this overlay zoning district. The South RR-2 District is also referred to as the South RR-2 Area in the Architectural Standards, Landscape Standards, and Signage District in Exhibits C-1, D-1, and E-1.
- 3. **South Mixed-Use District** The South Mixed Use District is intended to accommodate certain specified nonresidential, single-family and multi-family residential uses, as further modified by these overlay requirements. The South Mixed-Use District will also be referred to as the RR, BH, MF, O, CC, P, Hotel, and SF Areas in the Architectural Standards, Landscape Standards, and Signage Standards in Exhibits to be incorporated in Exhibits C-2, C-2A, C-2B, C-3, D-2, and E-2.
- 4. **DME Substation** The DME Substation property is intended to accommodate a utility substation and is governed by the regulations established in Ordinances 2008-284 and 2009-169.
- 5. **Cook Children's Hospital** The Cook Children's property is intended to accommodate a hospital and is governed by the regulations established in Ordinances 2008-284 and 2009-169.
- 6. **Drill Pad** The Drill Pad property is intended to accommodate gas well development, and is governed by Ordinances 2008-284 and 2009-169, and further restricted by Specific Use Permit (SUP) No. S09-0006, Ord. No. 2009-257.

35.7.15.4 Development Standards.

- A. **Generally.** The Rayzor Ranch Overlay establishes architectural and landscape design as development standards to effectuate the purpose of the district. The City rules and regulations applicable to the development of property in the RCC-D and NRMU districts are applicable, except as otherwise provided by this Overlay District and further restricted or excepted herein.
- B. **Definitions.** The following definitions shall apply to the Rayzor Ranch Overlay District:
 - 1. Amenity Center: A facility used by and for the benefit of the members of an HOA, Common Ownership Entity, or Multifamily complex. Amenity Centers may include indoor and outdoor components and facilities including, but not limited to; pools, gym/fitness center, game rooms, offices, meeting rooms, and lounges.
 - 2. Age Restricted Multi-Family: Multi-Family development whose residents are restricted to those age 55 and over.
 - 3. **Big House**: A type of residential development where ten (10) or fewer dwelling units are located in a single building which is intended to resemble a single large house. The dwelling units can be vertically or horizontally integrated. Dwelling units developed as a Big House use will count towards the total number of multi-family dwelling units and not toward the total number of single-family dwelling units allowed in Rayzor Ranch listed in Section 35.7.15.7.A.1.
 - 4. **Continuing Care Retirement Center:** A facility that integrates multiple senior living options into one (1) facility which may include skilled nursing, assisted living, dementia care, as well as independent living. This use is not considered a multi-family dwelling unit. (Ordinance No. 2007-110).
 - 5. **Convention Center:** A facility used in connection with a convention or meeting center, or similar facility, including auditoriums, exhibition halls, facilities for food preparation and service, parking facilities, administrative offices and ancillary development such as a hotel.
 - 6. **Garden-Style Home:** A single-family dwelling on a separate lot with building setbacks only on three (3) sides commonly developed in a cluster formation. This development type is also known as zero lot line homes or patio homes.

- 7. **Helipad:** A landing pad for occasional use by rotary wing aircraft. Regularly scheduled stops and fueling or servicing facilities are not permitted as part of this use.
- 8. Open Space: Open space includes all surface areas of the project that are not covered with enclosed buildings, or parking and drive areas. Pedestrian plazas and sidewalks (covered or uncovered) count as Open Space. In addition, areas of Rayzor Ranch, such as easements or rights-of-way, that may be owned or controlled by a governmental agency, but that are being maintained privately, will count towards the open space and landscape area requirements. Open Space in the Marketplace shall be defined by Ordinance 2009- 169.
- 9. **Plaza or Public Area Space:** An area identified on an approved Site Plan which is designated for public or civic use. This area can be part of a private development or included within a Park.
- 10. **Rayzor Ranch:** The comprehensive development which includes all phases defined within the Rayzor Ranch Overlay District. (Ordinance 2008-284).
- 11. Stormwater Control and/or Detention Areas: Facilities dedicated to the collection, or transportation of stormwater runoff.
- 12. **Storm Water Control:** Storm water controls (sometimes referred to as best management practices or BMPs) are constructed storm water management facilities designed to treat storm water runoff and/or mitigate the effects of increased storm water runoff peak rate, volume and velocity due to urbanization.
- 13. Storm Water Quality Areas: Facilities for the collection and treatment of storm water runoff.
- 14. Townhouse-style: A dwelling structure not to exceed three (3) stories in height, containing a minimum of three (3) and no more than eight (8) dwelling units within a building, which is constructed in a series or group of attached units on one (1) lot, up to eight (8) units, meeting fire protection requirements and the following additional requirements. Seventy-five (75) percent of the dwellings built in compliance with the Townhouse Style development regulations are considered attached single-family dwelling units for the purpose of calculating the total number of units allowed in the Rayzor Ranch South Campus and will count towards the total number of single-family attached dwelling units and not toward the total number of multi-family dwelling units allowed in Rayzor Ranch listed in Section 35.7.15.7.A.1. Conversely, twenty-five (25) percent of each phase of the Townhouse-style dwellings constructed shall count against multifamily.
 - a. Each unit features at least two (2) points of direct exterior access to the structure;
 - b. Each unit is separated from the other dwellings in the structure by fire rated common walls;
 - c. No units are vertically above or below another uses or unit within the structure;
 - d. Each unit features an individual meter for each utility; and
 - e. Each unit features access to a public street or alley.

35.7.15.5 Marketplace—Subarea 1 Development Standards (SF-1) as defined in Ordinance 2008-284.

- A. In Subarea 1 of the Rayzor Ranch Marketplace, the City rules and regulations applicable to the development of property located within the NR-3 and NRMU-12 zoning districts are applicable to the respective areas shown on Exhibit B, except as otherwise provided by this Overlay District and further restricted or excepted as follows:
 - 1. **Permitted Uses.** The following uses must be located within the NR-3 and NRMU-12 portions Subarea 1 as shown on Exhibit B and as further defined in Exhibit C-4.

- a. NR-3: Single-family dwellings.
- b. **NRMU-12:** Single-family dwellings, attached single-family dwellings (townhomes), and big houses.
- c. Amenity Center. Accessory garages and storage.

2. Design Standards.

 Exhibit C-4 to this ordinance sets forth the site design, landscaping, and architectural standards for both the NR-3 and NRMU-12 portions of Subarea 1 of the Rayzor Ranch Marketplace.

35.7.15.6 Marketplace—Subarea 2 Development Standards (RR-3, P, and RR-2) as defined in Ordinance 2008-284.

In Subarea 2 of the Rayzor Ranch Marketplace, the City rules and regulations applicable to the development of property located within an RCC-D zoning district are applicable, except as otherwise provided by this Overlay District and further restricted or excepted as follows:

Permitted Uses. These uses must be located within the Subareas as shown on Exhibit B as follows:

- A. RR-3: Wholesale sales; retail construction materials sales with a minimum floor area of one hundred thousand (100,000) square feet; quick vehicle servicing; garden center with container plant materials and associated garden supplies only accessory to retail or a home improvement center in excess of one hundred thousand (100,000) square feet, retail sales and services, restaurants, parks and open space and professional services and offices. All other uses are prohibited.
- B. **RR-2:** Retail sales and services, restaurants, drive-through facilities, indoor recreation, parks and open space and professional services and offices. All other uses are prohibited.
- C. **P:** Parks and open space, water quality feature as defined in this ordinance. All other uses are prohibited.

35.7.15.7 South Campus—General Use and Development Standards.

A. Residential Dwelling Units.

- 1. The South Campus shall not exceed the following number of dwelling units by type:
 - a. One hundred eighty-five (185) single-family detached dwellings;
 - b. Four hundred ninety-six (496) single-family attached dwellings;
 - c. One thousand eight hundred (1,800) multi-family units.
 - i. One thousand fifty (1,050) of the allowed one thousand eight hundred (1,800) multifamily dwelling units are to be constructed inside the Density Zone and cannot be rented by the room and cannot contain more than three (3) bedrooms in any individual unit.
 - ii. The remaining seven hundred fifty (750) multi-family dwelling units can be built within those areas identified for MF uses within Exhibit B and cannot contain more than three (3) bedrooms in any individual unit.
 - d. Approved densities shall be contingent upon demonstration that planned public infrastructure is sufficient to sustain the herein approved densities.
- 2. The first seven hundred fifty (750) multi-family residential units in the South Campus shall not be permitted or constructed until the non-residential component of Phase 1 of the Town Center (RR-1) has had a site plan approved, and until the first one hundred thousand (100,000) square feet of the Town Center (RR-1) and RR-2 construction has: (1) received

building permits, and (2) has been inspected and issued a green tag by the City for the building foundations. The remaining one thousand fifty (1,050) multi-family residential units may be permitted and constructed when the first six hundred thousand (600,000) square feet of the Town Center (RR-1) and RR-2 construction has received building permits and the City has inspected and issued a green tag for the building foundations.

B. South Campus—Town Center (RR-1).

- The Town Center (RR-1) property is located within an RCC-D base zoning district. Permitted uses are limited to the specific land use categories set forth below, as defined, limited and permitted by the Denton Development Code for the RCC-D zoning district classification and use designation, or as further restricted or excepted in this overlay.
 - a. Permitted Uses:
 - i. Hotels;
 - ii. Retail Sales and Services;
 - iii. Movie Theaters;
 - iv. Restaurants;
 - v. Drive-through Facilities;
 - vi. Professional Services and Offices;
 - vii. Outdoor Recreation, including an amphitheater;
 - viii. Indoor Recreation;
 - ix. Commercial Parking Lots;
 - x. Parks;
 - xi. Open Space;
 - xii. Hospital;
 - xiii. Medical Centers;
 - xiv. Convention Center
 - xv. Storm Water Control and/or Detention;
 - xvi. Major Event Entertainment;
 - xvii. Storm Water Quality Areas;
 - xviii. Multifamily.
 - b. Allowable with limitations:
 - i. Community Service Restricted to museums, educational facilities and governmental uses only.
 - c. Allowable through Specific Use Permit approval:
 - i. Basic Utilities;
 - ii. Group Homes.
 - d. Sexually-oriented businesses and all other uses defined by the Denton Development Code are prohibited.
- 2. Density and Intensity:
 - a. The maximum F.A.R. shall be 4.0.

- b. The maximum lot coverage shall be ninety (90) percent in accordance with Appendix D-1.
- c. The minimum landscaped area shall be ten (10) percent in accordance with Appendix D-1.
- d. The minimum tree canopy coverage at maturity shall be twenty-five (25) percent in accordance with Appendix D-1.
- e. The maximum building height shall be one hundred (100) feet above grade, except for hotels and office uses which shall not exceed two hundred (200) feet in height above grade. No structure shall exceed a maximum height above mean sea level as determined by the Federal Aviation Administration (FAA) or other appropriate regulatory agency.
- f. As set forth in Figure 2 of Section 35.13.13.2 of the Denton Development Code, a residential proximity slope shall be present between new development within the Rayzor Ranch South Campus and an existing single-family use outside of the Overlay District. A thirty-five-degree residential proximity slope angle is measured from a point forty (40) feet above grade at the minimum setback line.
- 3. Design Standards.
 - a. Exhibits C-1, D-1, and E-1 to this ordinance set forth the Architectural Standards, Landscape Standards, and Sign Standards for the Town Center (RR-1).

C. South Campus—South RR-2 District.

- The South RR-2 District property is located within an RCC-D base zoning district. Permitted uses are limited to the specific land use categories set forth below, as defined, limited and permitted by the Denton Development Code for the RCC-D zoning district classification and use designation, or as further restricted or excepted in this overlay.
 - a. Permitted Uses:
 - i. Hotel;
 - ii. Retail Sales and Services;
 - iii. Movie Theaters;
 - iv. Restaurants;
 - v. Drive-through Facilities
 - vi. Professional Services and Offices;
 - vii. Quick Vehicle Servicing;
 - viii Outdoor Recreation;
 - ix. Indoor Recreation;
 - x. Parks;
 - xi. Open Space;
 - xii. Hospital;
 - xiii. Medical Centers;
 - xiv. Convention Centers;
 - xv. Storm Water Control and/or Detention;
 - xvi. Storm Water Quality Areas.

- b. Allowable with Limitations:
 - i. Community Service—Restricted to museums, educational facilities and governmental uses only.
- c. Allowable through Specific Use Permit approval:
 - i. Group Homes;
 - ii. Basic Utilities;
- d. Sexually-oriented businesses and all other uses defined by the Denton Development Code are prohibited.
- 2. Density and Intensity:
 - a. The maximum F.A.R. shall be 4.0.
 - b. The maximum lot coverage shall be ninety (90) percent in accordance with Appendix D-1.
 - c. The minimum landscaped area shall be ten (10) percent in accordance with Appendix D-1.
 - d. The minimum tree canopy coverage at maturity shall be twenty-five (25) percent in accordance with Appendix D-1.
 - e. The maximum building height shall be one hundred (100) feet above grade, except for hotels and office uses which shall not exceed two hundred (200) feet in height above grade. No structure shall exceed a maximum height above mean sea level as determined by the Federal Aviation Administration (FAA) or other appropriate regulatory agency.
 - f. As set forth in Figure 2 of Section 35.13.13.2 of the Denton Development Code, a residential proximity slope shall be present between new development within the Rayzor Ranch South Campus and an existing single-family use outside of the Overlay District. A thirty-five-degree residential proximity slope angle is measure from a point forty (40) feet above grate at the minimum setback line.
- 3. Design Standards.
 - a. Exhibits C-1, D-1, and E-1 to this ordinance set forth the Architectural Standards, Landscape Standards, and Sign Standards for the South RR-2 District.

D. South Campus - South Mixed Use District.

1. The South Mixed Use District property is located within the RCC-D and NRMU base zoning districts. Permitted uses are limited to the specific land use categories set forth below, as defined, limited and permitted by the Denton Development Code for the RCC-D and NRMU zoning districts classification and use designation, or as further restricted or excepted in this overlay. Permitted uses listed in Subsections "a" through "d" below are generally applicable in this district and are further defined for each Subarea designation shown on Exhibit B in Subsection "e" below:

a. Permitted Uses:

- i. Single Family Dwellings;
- ii. Attached Single Family Dwellings;
- iii. Community Homes for the Disabled;
- iv. Multi-Family Dwellings.
- v. Townhouse-style Dwellings;
- vi. Hotels;
- vii. Retail Sales and Services;

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- viii. Movie Theaters;
- ix. Restaurants;
- x. Professional Services and Offices;
- xi. Indoor Recreation;
- <u>xii. Parks;</u>
- xiii. Open Space;
- xiv. Hospital;
- xv. Medical Centers;
- <u>xvi. Big Houses;</u>
- xvii. Elderly Housing;
- xviii. Continuing Care Retirement Centers;
- xix. Convention Center;
- xx. Storm Water Control and/or Detention;
- xxi. Storm Water Quality Areas;
- b. Allowable with Limitations:
 - i. Community Service Restricted to museums, educational facilities and governmental uses only.
- c. Allowable through Specific Use Permit approval:
 - Major Event Entertainment;
 - ii. Group Homes;
 - iii. Basic Utilities;
 - iv. Helipads as an accessory use to a Hospital.
 - Quick Vehicle Servicing (SUP required when abutting residential use or zoned property, otherwise use is permitted in the RR designated areas as shown in Exhibit B);
 - vi. Drive-through Facilities (when abutting residential use or zoned property otherwise use is permitted in the RR designated areas as shown in Exhibit B);
- d. Sexually-oriented businesses and all other uses defined by the Denton Development Code are prohibited.
- e. Exceptions
 - The uses listed above are permitted within the area designated as BH/MF/O/SF in Exhibit B except for Hotels, Retail Sales and Services, Movie Theaters, Restaurants, Drive-Through Facilities, Quick Vehicle Servicing, Indoor Recreation and Convention Center are not permitted.
 - The only uses permitted within the area designated as SF in Exhibit B are Single Family Dwellings, Attached Single Family Dwellings, Community Homes for the Disabled, Parks, and Open Space.
 - The only permitted uses in O/SF are Single Family Dwellings, Attached Single Family Dwellings, Community Homes for the Disabled, Parks, Open Space, and Professional Services and Offices.
 - The only permitted uses in P in Exhibit B are Parks and Open Space.
 - Areas designated as South RR-2 within this District follow the guidelines for the South RR-2 District identified in Section C above.

- a. Permitted Uses, except as follows: The only uses permitted within the area designated as SF in Exhibit B are Single Family Dwellings, Attached Single Family Dwellings, Community Homes for the Disabled, Parks, and Open Space. The uses below are permitted within the area designated as BH/MF/O/SF in Exhibit B except for Hotels, Retail Sales and Services, Movie Theaters, Restaurants, Drive-Through Facilities, Quick Vehicle Servicing, Indoor Recreation and Convention Center are not permitted.
 - i. Single Family Dwellings;
 - ii. Attached Single Family Dwellings;
 - iii. Community Homes for the Disabled;
 - iv. Multi-Family Dwellings.

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- v. Townhouse-style Dwellings;
- vi. Hotels;
- vii. Retail Sales and Services;
- viii. Movie Theaters;
- ix. Restaurants;
- x. Professional Services and Offices;
- xi. Indoor Recreation;
- xii. Parks;
- xiii. Open Space;
- xiv. Hospital;
- xv. Medical Centers;
- xvi. Big Houses;
- xvii. Elderly Housing;
- xviii. Continuing Care Retirement Centers;
- xix. Convention Center;
- xx. Storm Water Control and/or Detention;
- xxi. Storm Water Quality Areas;
- b. Allowable with Limitations:
 - Community Service ~ Restricted to museums, educational facilities and governmental uses only.
- c. Allowable through Specific Use Permit approval:
 - i. Major Event Entertainment;
 - ii. Group Homes;
 - iii. Basic Utilities;
 - iv. Helipads as an accessory use to a Hospital.
 - Quick Vehicle Servicing (SUP required when abutting residential use or zoned property, otherwise use is permitted in the RR designated areas as shown in Exhibit B);
 - vi. Drive through Facilities (when abutting residential use or zoned property otherwise use is permitted in the RR designated areas as shown in Exhibit B);
- d. Sexually-oriented businesses and all other uses defined by the Denton Development-Code are prohibited.
- 2. Density and Intensity.
 - a. The maximum F.A.R. shall be 4.0.
 - b. The maximum lot coverage shall be 90%. (80% for Single-Family Detached Residential)
 - c. The minimum landscaped area shall be 10%. (20% for Single-Family Detached Residential)
 - d. The minimum tree canopy coverage at maturity shall be determined in accordance with Exhibits C-2A, C-2B, C-3, and D-2.

- e. The maximum building height shall be 65 feet for single-family and townhouse, 100' for all others, except for hotels and office uses which shall not exceed 200' in height above grade and shall not exceed a maximum height above mean sea level as determined by the Federal Aviation Administration (FAA) or other appropriate regulatory agency.
- f. A residential proximity slope shall be present between new development within the Rayzor Ranch South Campus and an existing single-family use outside of the Overlay District. A 35-degree residential proximity slope angle is measure from a point 40 feet above grate at the minimum setback line.
- 3. Design Standards.
 - a. Exhibits C-2, C-2A, C-2B, C-3, D-2, and E-2 to this Ordinance set forth the Architectural Standards, Landscape Standards, and Sign Standards for the South Mixed Use District. Exhibits C-2, D-2, and E-2-will be incorporated at a later date to provide design standards for non-residential uses.
 - b. All Multi-Family development located on property east of Heritage Trail will comply with the site design standards in Exhibit C-2A. All Multi-Family development located on property west of Heritage Trail will comply with the site design standards in Exhibit C-3.
 - c.___All single-family development will comply with the site design standards in Exhibit C-2B.
 - e.d. All nonresidential buildings within the South Mixed-Use District (all uses except multifamily and single family) except for those areas designated as South RR-2 will comply with the site design standards in Exhibit C-2. Areas designated as South RR-2 within this District follow the guidelines for the South RR-2 District identified in Section C above.

35.7.15.8 Landscaping and Tree Mitigation.

- A. Subchapter 13 of the Denton Development Code and Site Design Criteria Manual shall apply to the Rayzor Ranch South Campus regarding landscaping and Tree Mitigation. Additionally, the following standards shall apply:
 - 1. Landscaping and Tree Mitigation shall meet the standards as set forth in Exhibits D, D-1 and D-2 of this Ordinance.
 - 2. Trees planted to address tree mitigation will be credited on the actual caliper inch of the tree planted.
 - 3. Required tree mitigation funds will be put into a segregated tree mitigation account administered by the City of Denton. These funds will be released back to the Developer incrementally at the rate of one hundred twenty-five dollars (\$125.00) per caliper inch for trees planted by the Developer, as the Developer certifies to the City that the trees have been planted and are in a healthy condition and the City arborist confirms that the trees have been planted and are in a healthy condition.
 - 4. Mitigated trees may be planted throughout the Rayzor Ranch property or as specified in Exhibits D, D-1 and D-2.
 - 5. Any open space, tree canopy, landscape area, and tree mitigation credits established pursuant to Ordinance 2009-169 may be applied throughout the entirety of Rayzor Ranch.
 - 6. Open space, tree canopy, and landscape shall be calculated as part of the entirety of Rayzor Ranch rather than on a site-by-site basis.
 - 7. Tree preservation requirements can be found in Subchapter 13 of the Denton Development Code.
 - 8. Refer to Table 35.13.7.B in the Denton Development Code for preservation and mitigation requirements.

35.7.15.9 Architecture.

A. Architecture must meet the standards set forth in Exhibits "C", "C-1", "C-2", "C-2A", "C-2B", "C-3", "C-4", or "C-5" of the Ordinance and shall meet the guidelines stated in each District Design heading as stated within the Ordinance.

35.7.15.10 Parking Standards.

- A. The rules and regulations per Subchapter 14 of the Denton Development Code and Site Design Criteria Manual shall apply to the Rayzor Ranch South Campus regarding parking standards with the following exceptions:
 - 1. Maximum Allowable Number of Parking Spaces.
 - a. Subsection 35.14.4.F shall not apply to the Rayzor Ranch Overlay.
 - 2. Parking in the rear or front.
 - a. Subsection 35.13.13.3.C is excepted to allow parking in front of a building (between the building and street or right-of-way), if it meets the requirements in the Landscape Standards, Exhibit D-1 or D-2
 - Subsection 35.14.7 C Mixed Uses shall not apply to residential uses with a base zoning of NRMU District and located in the South Mixed-Use District east of Heritage Trail insofar as a parking reduction beyond the minimum required amount shall not be granted for any residential uses.

35.7.15.11 Drainage.

- A. General.
 - 1. In this overlay district, the drainage improvements shall be designed in accordance with the requirements provided in the Denton Development Code Section 35.19 and the Drainage Criteria Manual.
 - Final Acceptance or Certificate of Occupancy of any structure in the South Campus (RR-1 or RR-2) district may not be requested until the improvements to the detention pond west of Bonnie Brae Road and North of U.S. 380 are accepted by the Public Works Inspection Department.
 - 3. Approval may not be granted for any Final Plat that does not comply with the stormwater requirements of the Denton Development Code and Criteria Manuals.
- B. Storm Water Quality.
 - 1. Preliminary and Final Plats within the drainage area south of US 380/West University Drive, for land that drains into North Lakes Pond, will include provisions for onsite or regional storm water quality enhancement, including dedication of drainage easement areas as necessary to construct the storm water quality structural controls and management practices as described in Exhibit "F". Approximately seventy-six (76) acres of Rayzor Ranch South drains into the water quality/detention basin north of West University Drive (US 380). The stormwater quality controls approved in the Rayzor Ranch iSWM Plan do not account for any hot spots polluting areas south of University Drive. In the event of a proposed use within the seventy-six (76) acres met the definition of a hot spot pollutant generator, an evaluation of the capacity of the iSWM treatment train could be required and additional stormwater quality controls may be required.
 - 2. The storm water quality controls shall be constructed as part of the storm drainage improvements for the development.
 - 3. Engineering inspection fees shall be paid to the City for the inspection of all storm water quality controls during construction. Upon City's request, designer shall certify to the best of the designer's knowledge, that the storm water quality controls and management practices were constructed in accordance with the approved plans.

a. Building Permits are not prohibited by these additional drainage restrictions above, provided that a construction schedule is committed to for the improvements, an onsite detention pond has been constructed and accepted by the City, and all other applicable requirements for issuance have been satisfied.

35.7.15.12 Transportation.

- A. Required Improvements in Addition to Those Required by the Denton Development Code and Criteria Manuals:
 - 1. Required twenty-foot visibility triangles shall be measured from the curb line not the property line.
 - Allegiance Hillview, L.P. or its assignee will construct, at its expense, those segments of Heritage Trail Boulevard and Panhandle Street abutting and adjacent to the Cook Children's Hospital Tract. Allegiance Hillview, L.P. or its assignee will work with City of Denton staff to set forth triggering points for roadway and other infrastructure improvements based on platting activity, traffic impact analyses, etc.

35.7.15.13 Street Standards.

- A. In this overlay district, the City rules and regulations regarding street standards, as well as the standards designed and incorporated by Section 35.20.2 shall apply.
- B. Traffic circles or roundabouts are allowed and encouraged in Rayzor Ranch subject to approval by the City Engineer and the Denton Development Code and Criteria Manuals.

35.7.15.14 Water and Wastewater Standards.

- A. In this overlay district, the City rules and regulations regarding water and wastewater standards shall apply.
- B. Allegiance Hillview, L.P. or its assignee will work with City of Denton staff to set forth triggering points for water and wastewater infrastructure improvements based on analysis, studies or models undertaken to support specific final plat activity.

35.7.15.15 Gas Well Development.

A. Gas well development is permitted only within the area designated as the "Drill Pad" on Exhibit B, with Specific Use Permit approval from City Council prior to issuance of a gas well plat and drilling site plan. All gas well development will be subject to the requirements of the Denton Development Code, and as further restricted by Ordinances 2008-284, 2009-169, 2009-257, and 2015-233.

35.7.15.16 Property Owner Associations (POA).

- A. One (1) or more Property Owner Associations (POA) shall be established from the maintenance of all common property not fully dedicated for public use. Documents establishing the POA must be submitted and approved as a required component of the final plat application, providing for the maintenance, repair, replacement and liability obligations of the POA for private roads, alleys, gates, fences, street lighting, drainage and or other held facilities and/or common areas, appurtenances, associated ancillary items and improvements.
 - The POA shall authorize the City to file a lien, to foreclose, or to otherwise secure payment from property owners concerning the maintenance, repair and placement, in part or in whole, of all privately held common areas, including but not limited to stormwater control and/or detention areas, stormwater quality areas, street lighting and other appurtenances and/or other associated ancillary items.
 - 2. The POA documents must be submitted to, reviewed and approved by the City Attorney, prior to final plat approval for plats that include common areas.
 - 3. The POA may not be dissolved, nor may deed restrictions and covenants providing for maintenance of common areas be deleted or amended, without prior written consent of the City Council and plat amendment.

4. The final plat and restrictive covenants shall contain language whereby the property owners defend and hold harmless the City from claims and suits for property damage or bodily injury (including death) arising from the conditions, use or operation of any privately owned parks, open spaces, common amenities, streets or facilities.

Editor's note— Ordinance No. 2016-017 adopted January 26, 2016, has adopted by reference Exhibits A—H. Copies can be found in the Planning Department.

(Ord. No. 2002-322, 9-17-2002)

(Ord. No. 2004-233, 8-17-2004)

(Ord. No. 2005-099, 3-22-2005)

- (Ord. No. 2006-085, 3-21-2006)
- (Ord. No. 2006-139, 5-16-2006)
- (Ord. No. 2006-303, 10-17-2006)
- (Ord. No. 2007-068, 3-27-2007)
- (Ord. No. 2007-095, § 2(exh. A, § 35.7.14), 5-1-2007)
- (Ord. No. 2007-110, 5-15-2007)
- (Ord. No. 2007-238, § 2, 10-2-2007)
- (Ord. No. 2008-136, § 3(35.7.13), 6-17-2008)

(Ord. No. 2008-284, 11-4-2008)

(Ord. 2009-117, 5-5-2009)

(Ord. No. 2009-169, 7-21-2009)

- (Ord. No. 2010-158, § 2, 6-15-2010)
- (Ord. No. 2011-225, § 2, 11-1-2011)
- (Ord. No. 2013-045, § 2, 2-5-2013)
- (Ord. No. 2013-313, § 2, 11-5-2013)
- (Ord. No. 2014-406, § 6, 12-1-2014)
- (Ord. No. 2016-017, § 3, 1-26-2016)
- (Ord. No. 2016-080, § 2, 3-1-2016)
- (Ord. No. 2016-312, § 3, 10-11-2016)
- (Ord. No. Z18-0001b, § 3(Exh. C), 3-6-2018)

List of Exhibits

Exhibit A

- A-1 Metes and Bounds Description of the Rayzor Ranch Overlay District North
- A-2 Metes and Bounds Description of the Rayzor Ranch Overlay District South

Exhibit B – Concept Plan

- B-1 Concept/Schematic Plan
- B-2 REPEALED ORDINANCE 2016-017
- B-3 Density Zone Plan
- B-4 Zoning Map
- B-5 Site Plan: Marketplace/DME/Cook Childrens

Exhibit C – Architectural Standards

- C Marketplace Architectural Standards
- C-1 South RR-2 and Town Center (RR-1) Architectural Standards
- C-2 South Mixed-Use Architectural Standards (PLACEHOLDER TO BE INSERTED LATER)
- C-2A South Mixed-Use, Multi-Family Architectural Standards (East of Heritage Trail)
- C-2B South Mixed Use, Single-Family Architectural Standards
- C-3 South Mixed Use, Multi-Family Design Standards (West of Heritage Trail)

Exhibit D – Landscape Standards

- D Marketplace Landscape Standards
- D-1 South RR-2 and Town Center (RR-1) Landscape Standards
- D-2 South Mixed-Use Landscape Standards (PLACEHOLDER TO BE INSERTED LATER)

Exhibit E

- E Marketplace Sign Standards
- E-1 South RR-2 and Town Center (RR-1) Sign Standards
- E-2 South Mixed-Use Sign Standards (PLACEHOLDER TO BE INSERTED LATER)

Exhibit F – Water Quality Standards for the portion of South Campus, South RR-2 District that drains to North Lake and Drainage Map

Exhibit G – Trade Dress Criteria

Exhibit H – Street Sections

Exhibit C







Exhibit C-2

RAYZOR RANCH ARCHITECTURAL STANDARDS SOUTH MIXED-USE DISTRICT

A. Architecture and Planning

1. Non-residential buildings (all uses except multifamily and single family) in the South Mixed-Use District shall comply with the following planning and design standards.

B. Orientation / Site Design

- The South Mixed-Use District is intended to incorporate a wide array of commercial and mixed-use options including retail, personal service, restaurants, entertainment, hospitality, assisted living/memory care, office, heathcare, commercial, among other uses. The project should be complimentary to surrounding land-uses.
- 2. Parking areas must be paved with concrete, concrete pavers or brick pavers and curbed and guttered with concrete. Access drives must be paved, curbed and guttered with concrete in accordance with the development standards promulgated by the City.
- Parking areas must meet Parking Standards detailed in 35.7.15.10 of this Ordinance to accommodate all parking needs for employees, company vehicles, residents, invitees and visitors. If parking needs increase on any building site, additional parking must be provided by the Owner of such building site.
- 4. Bicycle racks shall be included in each Development at a rate of 1 rack per 50 parking spaces.
- 5. Internal parking lot landscape islands are required in accordance with Diagram 1.
- 6. Pedestrian Connectivity:
 - a. Sidewalks shall be provided to promote pedestrian connectivity within each project site.
 - b. Sidewalk connection shall be provided from the primary entrances of all buildings to public sidewalk on any front facing adjacent street.
- 7. Directional and wayfinding signage shall provide assistance for pedestrians and vehicles.

C. Screening

- 1. Loading docks, trash containers, storage areas and ground mounted mechanical equipment shall be screened from public streets and residential uses or zones by evergreen shrubbery, trees, masonry screenwall, or a combination thereof. If screening mechanical equipment, the landscape material must be a minimum of 1 foot taller than the item they are to screen at time of planting and must comply with the planting standards set forth.
- 2. Storage areas, trucks based on the premises, trash containers, and maintenance facilities, shall either be housed in closed buildings or otherwise screened from view from public access ways, public areas, and adjacent residential properties. Service, loading, and storage areas shall be screened from view by walls, berms or a combination thereof, constructed a minimum 1 foot above all service equipment. Trash and recycling containers shall be screened from public view on three sides with a solid fence or wall to a minimum 1 foot above container (minimum 7'). Walls to be faced with brick, stone, or burnished CMU. Gates to be constructed of metal frame and metal facia to match the building material.

- 3. Trash collection and compaction may not occur within 100' of a single-family detached residence located outside of Rayzor Ranch.
- 4. Mechanical equipment ground mounted may not be placed at an area or wall that faces single family residential that is located within 100' of a single-family detached residence located outside of Rayzor Ranch. Ground-mounted equipment shall not be located between the front building wall and the street.
- 5. All roof mounted mechanical equipment shall be fully screened from public view on the site or public pedestrian spaces, at a minimum height equal to the height of the roof mounted equipment. Acceptable methods for screening roof mounted equipment shall include parapet elements, louvers, or ridges of sloped roof forms. The color and finish of the screening shall comply with the color palette used for the building, and be complimentary to the building architecture.

D. Building Design and Materials

- 1. Buildings are to have architectural theming, including common design elements and materials within each development.
- 2. Window glass may not be flush with exterior walls or, if flush, shall have a surround of wood/metal frame or wall trim material.
- 3. Buildings shall be designed to enhance the community character and have features that provide visual interest. Large, blank facades and wall surfaces shall not be permitted. Windows and/or storefronts should be included in wall planes wherever feasible. The building facades should be broken up and softened when feasible through overhangs and colonnades, trellis, architectural detailing or landscaping.
- 4a. Building walls greater than 100' in length shall have vertical and horizontal façade articulation or other distinctive changes in the building façade, such as material changes, color or textural changes, projections or recesses greater than 16", canopies, porticos, and sunshades at intervals of 100' maximum.
- 4b. All buildings shall have some portion of parapet level changes or sculptural roof form through sloped roofs, mansards, etc.
- 5. All sides of buildings visible from the streets, or internal customer parking areas of the site, shall be constructed of masonry, including brick and native stone veneers, decorative block, Architectural finish concrete, stucco (EIFS), or other high quality material customarily used for this building style. Windows, doors and related trim are not included in this requirement.
- 5a. For all facades that face a public street, a minimum of 60% of the total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.
- 5b. For all other facades that do not face a public street, a minimum of 40% of total net exterior wall area of each building elevation, excluding gables, windows, doors and related trim, shall be clay fired brick or native/natural stone.
- 5c. Acceptable materials include:
 - a. Native Texas quarried natural stone or limestone of varying colors, sizes and textures.
 - b. Masonry, including burnished and architectural finish face CMU and brick.
 - c. Concrete Architectural finish. Texture coated or textured and colored.
 - d. Porcelain Tile.

- e. Glass.
- f. Galvanized metal panels or prefinished architectural metal panels of gray tone, neutral or earthtone color (maximum 20%).
- g. Architectural cementitious panels in a warm, neutral/earthtone or gray tone color and "wood look" panels (maximum 40%).
- h. EIFS or stucco in a warm, neutral/earthtone or gray tone color.
- i. Natural metals such as, but not limited to, zinc and copper.
- j. Natural wood, stained or painted (maximum 15%).
- k. Roofing tile, metal roofing shingles and panels, slate, and minimum "40 year dimensional shadow type" composite shingles.
- I. Accent colors should be used in a limited manner to contrast the more subtle "natural" palette.
- 6. Glass and Storefronts. Glass may be used to allow visual access into interior spaces, or for display purposes. Buildings may not incorporate glass for more than 70% of the wall plane.
- 7. Stone. Native stone and stone veneers shall be incorporated where practical as the common and unifying architectural material.
- 8. Metal Roofs. Metal roofs are permitted provided that they are pre-finished standing metal seam, batten seam or metal shingles, in natural earth-tone colors.

E. Outdoor Display and Pick-up

- 1. Exterior sidewalk displays and cart storage. Areas for customer loading or merchandise display and cart storage is allowed, but such areas shall be clearly delineated and shall not be located in front of any customer entrances, exit door(s), or within 15' on either side of the door(s).
- 2. **Pickup and Delivery**. Pickup, delivery, loading and unloading of merchandise, equipment or other items may not occur within 100' of single-family detached residential property located outside of Rayzor Ranch. Loading areas must be located to the side or rear of the building unless the loading area is completely screened from the street by landscaping or walls that are architecturally compatible with the building. Pavement may be located within 100' of residential property.

F. Accessory Use

1. All accessory uses shall be architecturally compatible with the main structure by sharing color, materials, architectural design, roof pitch elements or some other architectural feature.

G. Drive-Through Requirements

- 1. Drive-through uses shall provide sufficient stacking area to ensure that public rights-of-way are not obstructed. Fast food restaurants with drive-through facilities shall provide a minimum stacking distance of 160' unless the building owner or tenant can substantiate that a lesser requirement is appropriate based on a national standard or case studies of other facilities operated by that owner or tenant. Other drive-through facilities shall provide a minimum stacking distance of 100'.
- 2. Drive-through canopies must be built as an integral architectural element of the structure. The supporting structure shall include at least 1 of the following architectural features:
 - a. Native Texas stone, limestone, or brick on the supporting structure columns or building facade.
 - b. A sloped metal roof.

- 3. The materials are to be the same as those used in the primary structure. Drive-through structures and facilities physically separated from the primary structure must be architecturally compatible with the primary structure.
- 4. Drive-through uses must be located to the rear or side of the structure, and buffered on the rear and side lot lines as required in the 2002 Denton Development Code Section 35.13.10. A portion of the buffer between sites can be provided on adjacent lots.

H. Light and Glare Performance Requirements

- 1. A comprehensive lighting plan shall be utilized for public safety in parking areas, illumination of building areas and pedestrian scale lighting along walkways and foot paths, intersections, and gathering places. All lighting within the Development shall meet the following standards which replace the standards set forth in Section 35.13.12 of the 2002 Denton Development Code.
 - a. Areas designated for parking use shall provide a minimum average of one foot candle of illumination.
 - b. Areas designated for pedestrian use shall provide a minimum average of one-half foot candle of illumination.
 - c. Light may not measure more than 1/4 foot-candle of illumination at property lines external to Rayzor Ranch or at internal property lines where adjacent to residential.
 - d. Use of ground mounted or pedestrian level accent lighting is encouraged.
 - e. Lights shall be shielded to prevent upward diffusion (full cut off). Up-lighting or sideward diffused lighting to highlight building features is permitted at 2500 lumens or less per fixture on building elevations that
 - 1) are not facing an adjacent property with single family residential use or district OR,
 - 2) are in excess of 100' from a single family residential use or district outside of Rayzor Ranch.
 - f. Lighting to be LED, 4000 degree Kelvin for parking and roadway lighting, 3000 degree Kelvin for pedestrian level accent lighting 14' or lower.

EXHIBIT D-2

RAYZOR RANCH LANDSCAPE STANDARDS SOUTH MIXED-USE

A. Landscaping

- 1. Street Trees shall be provided along all public and private streets consistent with the requirements in Subchapter 35.13.7.C of the 2002 Denton Development Code.
- 2. All parking lots and areas for vehicle maneuvering or loading must be screened from view from public and private streets by a 10-foot landscape screening buffer. The 10-foot buffer is the area located between the right-of-way and the parking lot. Utility easements are allowed to count towards part of the 10-foot wide right-of-way landscape screening buffer subject to required separation from utilities. The landscape screening buffer shall contain the following items.
 - a. One large tree for every 40 feet or three small accent trees for every 30 feet. If small trees are used, they shall be clustered as appropriate.
 - b. Landscape plantings containing at least one of the following:
 - Xeriscaping landscaping may be planted within the landscape area and shall require water irrigation for a period of 3 years for landscaping to be established. After 3 years, no irrigation is required.
 - 2) A minimum 3 foot high, when mature, continuous row of evergreen shrubs. The shrubs may be grouped and not planted in a continuous row provided that the shrubs overlap to form a continuous buffer.
 - 3) A minimum 3 foot high continuous wall made of any combination of wrought iron, stone, brick, or masonry. If wrought iron is used, vines shall be grown on the wrought iron to help screen the parking lot.
 - 4) A grass or landscaped berm, 3 feet high above the parking pavement surface.
- 3. A minimum of 7% of the total parking area shall be landscaped.
- 4. A minimum of 15% of the total parking area shall be covered by tree canopy at maturity.
- 5. Landscape islands shall be evenly distributed throughout the parking areas at a maximum average spacing of 12 spaces. All landscape islands and endcaps shall be landscaped with sod or groundcover and include one large tree. A linear landscape island between two head-in rows will suffice for this requirement provided that trees are planted in that island at average spacing of 12 spaces.
- 6. A 10 foot landscape buffer is required along the entire property line abutting a singlefamily use or district. The buffer shall include a combination of 6 evergreen and deciduous trees and 25 shrubs per 100 linear feet.
- 7. A minimum of 20% tree canopy at maturity is required.
- 8. See Appendix A for Plant List.

Exhibit E-2

RAYZOR RANCH SOUTH MIXED-USE SIGN DISTRICT

A. Signage

- Each property shall be allowed one monument sign with a maximum height of 8 feet and maximum effective area of 65 square feet at each entry into the Individual lot. For sites with frontage greater than 250' on any street, with one entry, two signs may be placed along that frontage. Related architectural features (such as clock towers, obelisks, etc.) may be taller than 8 feet provided the signage mounted to such features is at a maximum height of 8 feet.
- 2. Building sites which front other perimeter public streets and have no access to that public street may install one additional monument sign facing that perimeter street with a maximum height of 8 feet and maximum effective area of 70 square feet.
- 3. Signs may be either Single Tenant, Double Tenant, or Multi-Tenant as shown on the attached Appendix.
- 4. Monument signs are required to be setback a minimum of 10 feet from any public street and 10 feet from any rear or side property lines.
- 5. Directional/address signage is permitted and shall be limited to an effective sign area of 25 square feet and shall not exceed 5 feet in height.
- 6. Flashing or moving character signs may not be installed. Illuminated signs shall not be permitted to face an adjoining lot that is for residential use outside of Rayzor Ranch and is within 100' of the sign.
- 7. Each building elevation shall be allowed one wall sign limited to a maximum effective area no greater than 5% of the wall area to which the sign is attached. If signs are illuminated, it shall be internally illuminated, or from gooseneck or similar wall mounted lighting.
- 8. Site perimeter sign walls below 6 feet tall are allowed in lieu of monument sign, or at street corner. Graphic murals shall be counted as art, not signage. See Appendix 1, Project Identity Sign.
- 9. Building mounted blade signage is allowed. The materials and scale of the sign must be appropriate to the building it is mounted to, but shall not exceed 10 square feet and a 5 foot projection from the building wall. The bottom of blade mounted signs must be no lower than 9 feet above grade and the top shall not extend above the eave line of sloped roofs or the parapet height on flat roofs.
- 10. See attached Appendix 1 6 for Signage.

Appendix A Approved Plan List

Canopy Trees

Mature Canopy 314-1256 sq. ft. - Site Design Criteria Manual

Common Name	Scientific Name
Soapberry	Sapindus drummandii
Bald Cypress	Taxodium distichum
Black Locust	Robina pseudoacacia
Eastern Red Cedar	Juniperus virginiana
Cedar Elm	Ulmus crassifolia
Texas Mesquite	Prosopis glandulosa
Chinquanpin Oak	Quercus muhlenbergii
Post Oak	Quercus stellata
Live Oak	Quercus virginiana "Highrise"
Shummard Red Oak	Quercus shumardii
Texas Red Oak	Quercus texana
Chinese Pistache	Pistacia chinensis
Ginko	Ginko bilboa
Green Ash	Fraxinus pennsylvanica
Texas Ash	Fraxinus texensis
Bur Oak	Quercus macrocarpa
Bigtooth Maple	Acer grandidentatum
Foster Holly	Ilex x attenuata "Fosteri"
Caddo Maple	Acer saccharum "Caddo"
Pecan	Carya illinoinensis
Southern Magnolia	Magnolia grandiflora
River Birch	Betula nigra

Ornamental Trees

Mature Canopy 79-314 sq. ft. - Site Criteria Manual

Common Name

Scientific Name

American Smoketree	Conius obovalus
Crape Myrtle	Lagerstromia indica
Desert Willow	Chilopsis linearis "Warren Jones"
Downy Hawthorne	Crataegus mollis
Hawthorn	Crataegus spp.
Mesquite Tree	Prosopis glandulosa
Mexican Plum	Prunus mexicana
Mexican Redbud	Cercis canadensis var mexicana
Possumhaw Holly	Llex decidua
Prairie Flameleaf Sumac	Rhus lanceoiata
Red Bud	Cercis canadensis
Reverchon Hawthorn	Crataegus reverchronis
Rusty Blackhaw	Viburnum rufidulum
Texas Persimmon	Diospryros texana
Texas Sophora	Sophora affinis
Vitex	Vitex agnus-castus - "LeCompte"
Wax Myrtle	Myrica cerifera
Yaupon Holly	Ilex vomitoria

Shrubs

Common Name	Scientific Name
Agarita	Mahonia (Berberis) trifolita
Buttonbush	Cephalanthus occidentilis
Sesert Spoon	Dasyliron spp.
Dwarf Buford Holly	Ilex cornuta "Dwarf Buford"
Dwarf Wax Myrtle	Myrica pusilia
Dwarf Yaupon Holly	Ilex vomitona "Nana"
Ebbing's Silverberry	Eleagnus ebbengei
False Indigo	Amorpha fruticosa
Foster Holly	Ilex x attenuaa
Fragrant Sumac	Rhus aromactica
Glossy Abelia	Abelia x grandoflora
Hardy Plumbago	Ceratostimgma plumbaginoides
Indian Hawthorn	Rhaphiolepios indica
Knockout Rose	Roa "Knockout"
Purple Smoke Tree	Cotinus coggygria 'Royal Purple'
Red Yucca	Hesperaloe parviflora
Rosemary	Rosmarius officinalis
Sacahuista	Nolina texana
St. John's Wort	Hypecum perforatum
St. John's Wort	Hypericum beanii
Texas Sage	Leucophyllum frutescens
	Malvaviscus arboreus var.
Turk's Cap	drummondoni
Waxleaf Ligustrum	Ligustrum japonica "Texana"
Western White	
Honeysuckle	Lonicera albiflora
Yucca	Yucca app.

Grasses / Ground Cover / Vines

Common Name	Scientific Name
Asian Jasmine Aster Bermuda Grass Blackfoot Daisy Brackfoot Daisy	Trachelosperum asiaticum Aster spp. Cynodon dactylon Melampodium leucanthium
Bracken Fern Buffalo Grass Bushy Bluestem Butterfly Weed Cactus Coconut Thyme Coneflower	Pteridum aquilnum Bucchloe dactyiodes Andropgon Glomeratus Asclepias tuberosa Opuntia spp. Thymus pulegioides coccineus Rudbeckia fulgida
Cross Vine Daylilly Desert Sage Dwarf Fountain Grass Englemann Daisy Evening Primrose Giant Liriope Gray Rush Hameln Grass	Bignonia capreoiata Hermerocallis "Hyperion" Salvia gregii Pennisetum alopecuroldes 'Hamln' Englemannia pinnatifida Oenothera speciosa Lirope gigantea Juncus effusus Pennisetum alopecuroides "Hemeln" Page 2

Inland Sea Oats Kentucky Wisteria Lady Banks Rose Lindheimer's Muly Little Bluestem Grass Little Bunny Fountain Grass Lirope Maiden Grass Mexican Feather Grass Muhly Grass Orange Wedelia Prairie Zinnia Purple Cornflower Purple Wintercreeper Russian Sage Sideoats Grama Splitbeard Grass Switchgrass Texas Green Eyes Texas Sage Trumpet Honeysuckle Vine **Trumpet Vine** Turfallo grass Virginia Creeper White Sagebrush Yellow Elder

Chasmanithuim latifolium Wisteria macrostachya Rosa banksiae Muhlenbergia lindheimeri Schizachyrium latifolium Pennistemum alopecuroides "Little Bunny" Lirope muscari Miscanthus sinensis "Gracillimus" Nasella(Stipa) tenuissima Muhienbergia spp. Wedelia hispida Zinnia grandiflora Echinacea pupurea Euonymous fortunei Perovskia atriplicfloia Bouteova curtipendula Andropogon tenarius Panicum virgatum Berlandiera texana Leucophyllum frutescens

Lonicera sempervirens Camsis radicans Bouteloua dactyloides Parthenocissus quinquefolia Artemesia ludoviciana Tacoma stans





Single Island 90° Parking Example





TENANT

ELEVATION

MULTI-TENANT MONUMENT SIGN

• ¥ (*)

LUEDERS STONE BASE

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SIDE VIEW

TENANT

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OPTIONAL GROUND MOUNTED LIGHTING





DIRECTIONAL SIGN (Internal to Site) 25 sf MAX SIGN AREA

1

Blade and Project Banner Sign Examples

All signage examples attached are for illustrative purposes only and to further define size calculations required for various sign types. Examples are not indicative of the final graphics for the Rayzor Ranch Sign District.





Project Announcement Sign Example



Appendix 6 Effective Area Example



EFFECTIVE SIGN AREA



SIGN AREA