



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

## AGENDA INFORMATION SHEET

**DEPARTMENT:** Department of Development Services

**ACM:** Cassandra Ogden

**DATE:** March 20, 2024

### **SUBJECT**

Consider a request by W Land Development on behalf of WB Denton Land LP for approval of a Site Plan for the development of a recreational amenity within the Rayzor Ranch Overlay District, Rayzor Ranch Marketplace subarea, located on Lot HOA1, Block A of The Residences at Rayzor Ranch, Phase 1. The approximately 0.46-acre subject site is generally located at the northeast corner of Caril Al Lago Drive and Aurora Lane in the City of Denton, Denton County, Texas. (ZCP23-0043, Residences at Rayzor Ranch Amenity, Mia Hines)

### **BACKGROUND**

The request is for approval of a Site Plan (also known as Zoning Compliance Plan) for the development of a recreational amenity within Lot HOA1, Block A of The Residences at Rayzor Ranch, Phase 1. The applicant proposes a pool, two motorized pergola structures, a restroom facility, landscaping, and off-street parking spaces on Lot HOA1. The property is located within the Rayzor Ranch Overlay District (RROD), which is a zoning overlay established in 2007 under the City's 2002 Denton Development Code (DDC). The overlay provides for consistent architectural, landscape, and signage standards for a mixture of commercial and residential uses across the almost 400-acre Rayzor Ranch campus, which covers land area both north and south of West University Drive generally between I-35 North and Bonnie Brae Street. The subject property is more specifically located in the Rayzor Ranch Marketplace subarea with a Neighborhood Residential 3 (NR-3) base zoning.

Although site plans are typically reviewed and approved administratively, the subject property is governed by the procedural requirements of ordinances 2008-284 and 2009-169, which requires residential uses within the Rayzor Ranch Marketplace to have a site plan approved by the Planning and Zoning Commission. The site plan is required to contain general information about the development such as acreage; proposed uses; location of streets, alleys, and parking areas; the setbacks and density for residential buildings; location of water and drainage features; location of all preserved trees and proposed landscaping; and the location of open spaces, sidewalks, and signs.

Development standards for the residential subarea were adopted via ordinance Z18-0001b (Exhibit 7), which specifies the architectural, landscape, and use regulations for the 0.46-acre subject site as Exhibit C-4 to the RROD regulations.

Per Exhibit C-4, a maximum of 70 single-family detached lots, a maximum of 230 attached single-family units, and an amenity center are permitted. The Zoning Compliance Plan (ZCP20-0002) for the single-family residential lots was approved on May 6, 2020 but there were no development details pertaining to

the amenity center lot at that time. Currently, the applicant is requesting approval of a Zoning Compliance Plan for the development of a recreational amenity within the parameters of Exhibit C-4.

A full staff analysis of the submittal is provided in Exhibit 2.

### **OPTIONS**

1. Approve
2. Approve With Conditions
3. Deny
4. Postpone Item

### **RECOMMENDATION**

Staff recommends approval of this request as it meets the established requirements of the RROD.

### **PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

<b>Date</b>	<b>Council, Board, Commission</b>	<b>Request</b>	<b>Action</b>
March 14, 2007	Planning and Zoning Commission	Establish Zoning and Development Standards for RROD South Campus Subarea 2	Recommended Approval
March 27, 2007	City Council	Establish Zoning and Development Standards for RROD South Campus Subarea 2	Approved (Ordinance 2007-068)
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)
February 21, 2018	Planning and Zoning Commission	Establish Rayzor Ranch Marketplace Single-Family Standards	Recommended Approval
March 6, 2018	City Council	Establish Rayzor Ranch Marketplace Single-Family Standards	Approved (Z18-0001b)
July 11, 2018	Planning and Zoning Commission	Preliminary Plat – The Residences at Rayzor Ranch	Approved
March 20, 2019	Planning and Zoning Commission	Final Plat – The Residences at Rayzor Ranch, Phase 1	Approved (FP18-0018)

November 6, 2019	Planning and Zoning Commission	Final Plat – street name amendments	Approved
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### **PUBLIC OUTREACH**

No public outreach is required for a Site Plan.

### **DEVELOPER ENGAGEMENT**

No developer contact and/or meeting disclosures have been provided to staff as of issuance of this report.

### **EXHIBITS**

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Site Plan
5. Landscape Plan
6. Conceptual Elevations
7. RROD Ordinance No. Z18-0001b

Respectfully submitted:

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Deputy Director of Development Services/Planning Director

Prepared by:

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Senior Planner