



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

ACM: Cassey Ogden

DATE: April 24, 2024

SUBJECT

Receive a report and hold a discussion regarding the Rayzor Ranch Overlay District.

BACKGROUND

At this work session, Staff will present information regarding the history and purpose of the Rayzor Ranch Overlay District(RROD), which was first created in 2007 (Ordinance No.2007-067). The RROD includes a total of 410 acres of land located on both sides of US Highway 380 between I-35 and Bonnie Brae Street. The RROD provides design criteria and development standards for the entire mixed-use development area using the 2002 Denton Development Code (2002 DDC) as a base.

Most of the current overlay standards for the RROD have been in place since 2010, but many areas, particularly within the southern portion of the overlay, did not have design standards adopted until 2016 or later. In total, the RROD has been amended over twenty times since adoption in 2007. In addition, the City adopted a new Denton Development Code in 2019 replacing the 2002 Denton Development Code which is used as a base for the RROD. The large number of amendments to the original RROD and the adoption of the new 2019 Denton Development Code (2019 DDC) have made the RROD challenging to interpret and implement.

This challenge was anticipated at the time of the 2019 DDC adoption, and a placeholder (Appendix A) was created within the DDC for the RROD standards with the intention of consolidating the standards and adopting them into the DDC at a future date. In addition to desiring and intending to make the RROD less challenging for staff to administer, by formally adopting the RROD into the DDC rather than being multiple individual ordinances, staff's goal is to also make the standards easier for landowners and developers to locate and use.

EXHIBITS

1. Agenda Information Sheet

Respectfully submitted:
Tina Firgens, AICP
Deputy Director of Development Services/
Planning Director

Prepared by:
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Assistant Planning Director