



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Department of Development Services

CM: Todd Hileman

DATE: October 17, 2017

SUBJECT

Hold a public hearing and consider adoption of an ordinance for the proposed revisions requested by RED Development; specifically, to amend Exhibits B-1, B-4, and E-1 of the Rayzor Ranch Overlay District in Subchapter 35.7.15 of the Denton Development Code to change approximately 12.17 acres from the South Mixed Use District to the South RR-2 District and to incorporate approximate 22.17 acres into Sign Area 2. The Rayzor Ranch Overlay District consists of approximately 410 acres generally located on both side of West University Drive (US 380) between North Bonnie Brae Street and IH-35. The Planning and Zoning Commission voted 6-0 to approve the request. (Z17-0021, Rayzor Ranch)

BACKGROUND

The Rayzor Ranch Overlay District (RROD) was first created in 2007, and includes a total of 410 acres of land located on both sides of US Highway 380 between I-35 and Bonnie Brae. The RROD is intended to provide design criteria and development standards for the entire mixed use development. This request is to amend some of the exhibits within the overlay. There are two components to this request, which are summarized below.

The first component of this request is to amend the Concept/Schematic Plan in Exhibit B-1 and Zoning Overlay in B-2 of the RROD to change approximate 12.17 acres located on the north side of Panhandle Street from the South Mixed-Use District to the South RR-2 District, which is a purely non-residential district and has adopted guidelines for architecture, landscaping, and signs. The applicant is seeking this change to allow a proposed indoor recreation use be designed for the property under these adopted standards. The request would be a continuation of the South RR-2 District that already exists to the west and northwest of the property.

The second element of the request is to amend Exhibit E-1, specifically Appendices 1 and 2, to incorporate approximately 22.17 acres located east of the I-35 frontage road and on the north side of Panhandle Street into Sign Area 2. Exhibit E-1 provides sign standards for the south campus of the RROD, and currently it has three designated Sign Areas: Sign Area 1 along University Drive, Sign Area 2 along I-35, and Sign Area 3, which is the Town Center. The subject property has not previously been included in any of the Sign Areas because the entire area was previously part of the South Mixed Use District, which will eventually have separate sign standards developed for it and included in Exhibit E-2. This request would be a continuation of Sign Area 2 to include the entire frontage of I-35 and would allow consistent sign standards to the remainder of the RR-2 District.

The proposed Exhibits showing these revised boundaries are included in the attachments along with a complete staff analysis.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Deny.
4. Postpone consideration.
5. Table item.

RECOMMENDATION

The Development Review Committee recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On October 11, 2017 the Planning and Zoning Commission recommended approval of the rezoning request (6-0).

At the meeting there was discussion among the commissioners regarding the removal of residential uses from the property if it is rezoned to the South RR-2 District and the flow of traffic around Rayzor Ranch along Panhandle Street and Bonnie Brae Street. The property owner's representative, Scott Wagner of RED Development, was present at the meeting and addressed a question from the Commission regarding whether the proposed indoor recreation use would generate competition for the nearby City parks. Mr. Wagner indicated that the facility would not contain uses that would compete with the amenities at the existing parks. Three written response to the public notification were read into the record – two were in opposition and one was in favor. These written responses are included in Exhibit 15. A resident, Jimmy Rodgers, spoke during the public hearing and indicated he was in support of the request but had substantial concerns about the current state of Bonnie Brae Street, which will experience increased traffic as Rayzor Ranch continues to develop. Staff clarified that the ultimate plan is for Bonnie Brae Street to be developed as a four lane Secondary Arterial roadway, but the timeline for construction was not known. Minutes from the Planning and Zoning Commission meeting have not been drafted as of the issuance of this report.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: Economic Development

Related Goal: 3.4 Encourage development, redevelopment, recruitment, and retention

EXHIBITS

1. Agenda Information Sheet
2. Staff Analysis
3. Site Location Map
4. Existing Zoning Map
5. Future Land Use Map

6. Exhibit B-1 – Current
7. Exhibit B-1 – Proposed
8. Exhibit B-4 – Current
9. Exhibit B-4 – Proposed
10. South Mixed Use v. South RR-1 Comparison Table
11. Exhibit C-1 – South RR-2 Architectural Standards
12. Exhibit D-1 – South RR-2 Landscape Standards
13. Exhibit E-1 – South RR-2 Sign Standards
14. Exhibit E-1 Appendices 1 and 2 – Proposed
15. Public Notification Map and Responses
16. Presentation Slides
17. Draft Ordinance

Respectfully submitted:
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