



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: March 6, 2018

SUBJECT

Hold a public hearing and consider adoption of an ordinance regarding an amendment to the Rayzor Ranch Overlay District to provide standards and criteria for the residential development within the Rayzor Ranch Marketplace Residential Area. The Rayzor Ranch Marketplace Residential Area includes approximately 40.7 acres generally located on the west side of North Bonnie Brae Street, approximately 1,400 feet north of West University Drive (US 380) in the City of Denton, Denton County, Texas. (Z18-0001, Rayzor Ranch Marketplace Residential, Hayley Zagurski).

BACKGROUND

This request is to establish the residential design and development criteria for the 40 acres north of the existing Rayzor Ranch Marketplace. The base zoning for the subject property is a split of Neighborhood Residential 3 (NR-3) and Neighborhood Residential Mixed Use 12 (NRMU-12) Districts. The request does not change the density or intensity of uses permitted under the base zoning but does provide design and development criteria for the residential uses beyond what is currently provided in the Denton Development Code (DDC).

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 Street. The RROD is intended to provide design criteria and development standards for the entire mixed-use development. The majority of the current overlay standards have been in place since 2010. However, architectural, landscape, and signage standards have not yet been established and incorporated into the ordinance for two areas of the overlay district: the residential area north of the Marketplace (where Wal-Mart, Sams, and Academy Sports are located) and most of the South Mixed Use District, which is primarily located along Heritage Trail Drive and west of Bonnie Brae Street south of University Drive.

The Proposed Overlay Amendments as well as a full Staff Analysis of the included in the Exhibits.

OPTIONS

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

RECOMMENDATION

Staff recommends approval of the proposed design and development criteria.

The Planning and Zoning Commission recommended approval of the request [6-0].

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

A public hearing regarding the request was held before the Planning and Zoning Commission on February 21, 2018. At the public hearing, the architect and engineer for the request presented a conceptual plan and answered questions about the request. Three residents from the adjoining subdivision to the north spoke in opposition to the request and asked questions about the proposed development and expressed concerns about increased traffic on Bonnie Brae Street. Questions included the type of homes, whether a fence would be provided on the northern side, whether the subdivision would be gated, and whether a connection point was proposed into the adjoining subdivision to the north. Draft minutes from the Planning and Zoning Commission meeting are provided in Exhibit 9.

Prior to the Planning and Zoning Commission meeting, three neighbors submitted email inquiries about the request. Copies of these emails are included in Exhibit 7; however, no formal responses to the mailed notifications were received as of the issuance of this report.

A conveyance plat for the property was approved by the Planning and Zoning Commission in May of 2017.

The subject property was incorporated into the Rayzor Ranch Overlay District in 2007. The base zoning was established for the property as part of the 2002 City-wide rezoning.

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. Proposed Overlay Amendments and Exhibit C-4
7. Notification Map and Responses
8. Presentation Slides
9. Draft Planning and Zoning Commission Meeting Minutes
10. Draft Ordinance

Respectfully submitted:
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