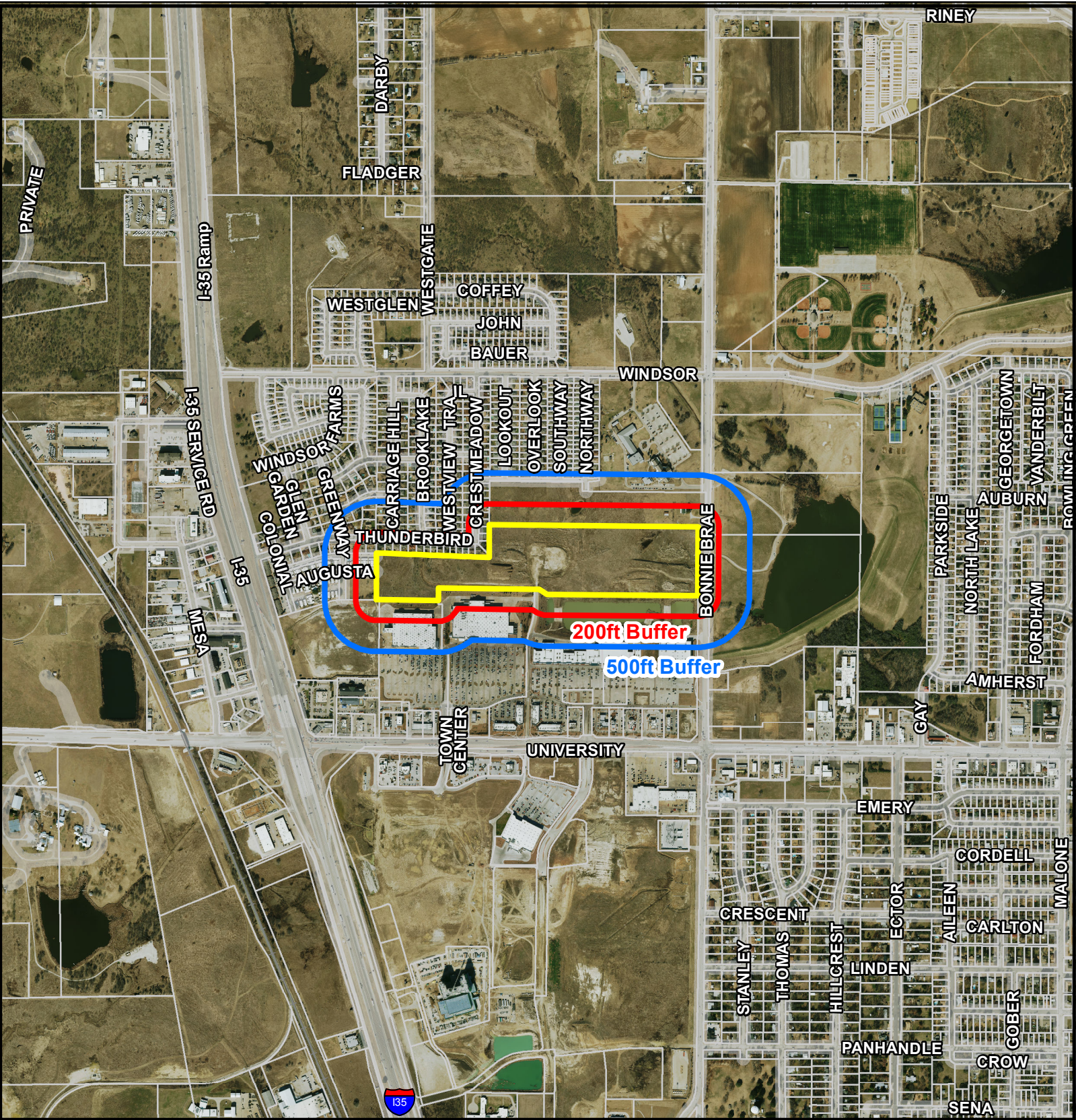





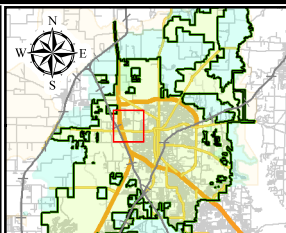
Z18-0001
Notification Map

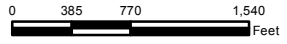


 SITE

 Parcels

 Roads





0 385 770 1,540 Feet



CITY OF DENTON
Development Services • GIS

Date: 1/18/2018

The City of Denton has prepared maps for departmental use. These are not official maps of the City of Denton and should not be used for legal, engineering or surveying purposes but rather for reference purposes. These maps are the property of the City of Denton and have been made available to the public based on the Public Information Act. The City of Denton makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. Utilization of this map indicates understanding and acceptance of this statement.

Zagurski, Hayley

From: susan pierce <susan.pierce.1508@outlook.com>
Sent: Wednesday, February 14, 2018 10:30 AM
To: Zagurski, Hayley
Subject: RE: Z18-0001, Rayzor Ranch Marketplace Residential

just what I wanted to know. thank you so much!

Get [Outlook for Android](#)

From: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Sent: Wednesday, February 14, 2018 8:09:44 AM
To: susan pierce
Subject: RE: Z18-0001, Rayzor Ranch Marketplace Residential

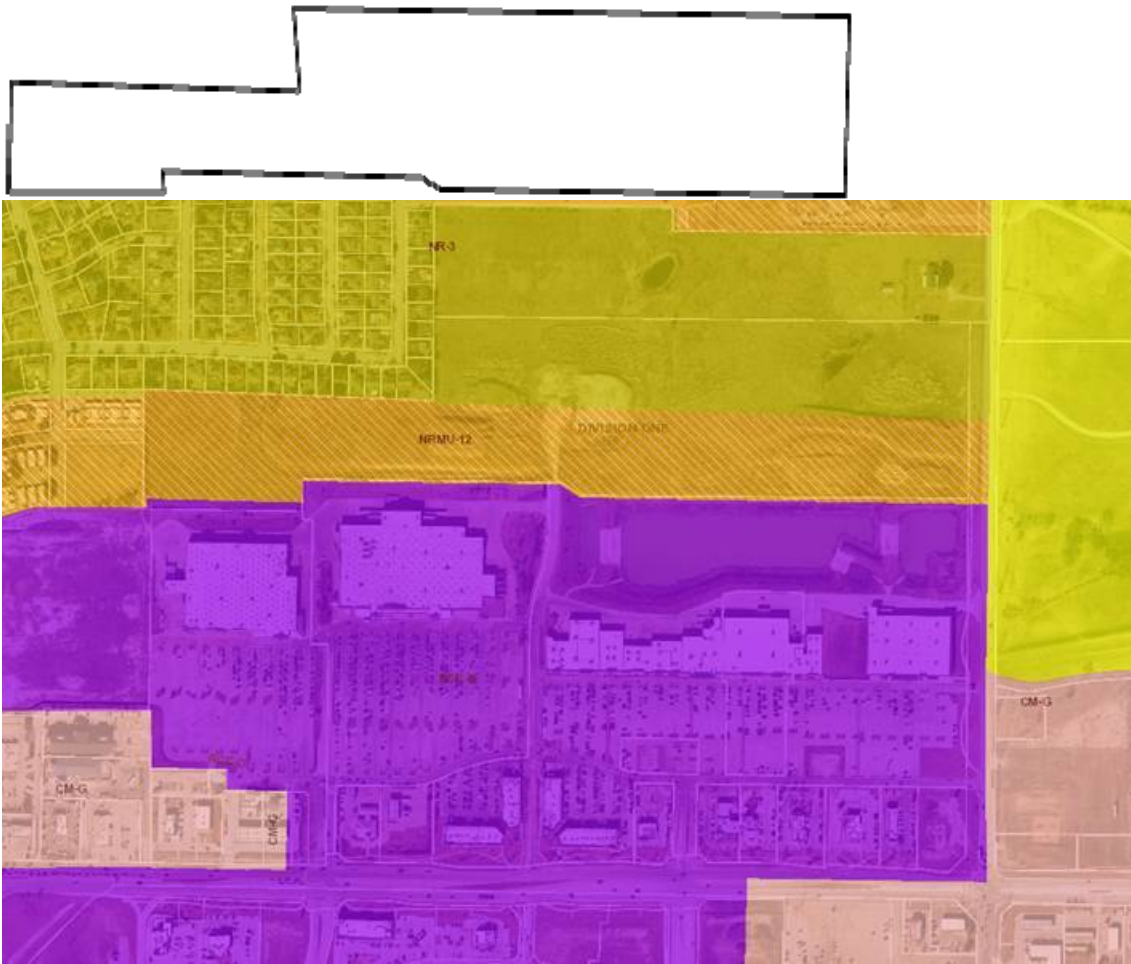
Good morning,

This item is scheduled for a public hearing with the Planning and Zoning Commission next week on 2/21 and then again at City Council on 3/6 for final decision.

The request is not a typical rezoning. The property (outlined in black) currently has split zoning. The northern portion is zoned Neighborhood Residential 3 (NR-3), which permits up to 3.5 dwellings per acre, and the southern portion is zoned Neighborhood Residential Mixed Use 12 (NRMU-12), which permits up to 12 units per acre. The applicant is not proposing to change this base zoning in any way.

In addition to the base zoning, the property is also part of the Rayzor Ranch Overlay District. Under this overlay, the property has always been intended for residential development, but design standards were not established at that time. That task was left for a later date when the property was actually ready to be developed. So now, the applicant is doing just that – they are proposing design standards for things such as landscaping, building materials, etc. that will dictate what the future residential development on the property looks like. The intended development would be a mixture of single-family homes and attached single-family home (townhomes). The townhomes would be located on the southern portion of the property, and the single family homes would be on the norther side in the area designated NR-3 as well as in the area of NRMU-12 that directly adjoins the houses on Thunderbird.

I hope this summary helps. Please let me know if you have any other questions or if you would like to submit a written response in favor or opposition of the request.



Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: (940) 349-7785 | Fax: (940) 349-7707
[215 W. Hickory Street, Denton, Texas 76201](mailto:Hayley.Zagurski@cityofdenton.com)
www.cityofdenton.com



From: susan pierce [mailto:susan.pierce.1508@outlook.com]
Sent: Tuesday, February 13, 2018 8:31 PM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Subject: Z18-0001, Rayzor Ranch Marketplace Residential

Hi Haley,

Do you have any information you can share about this item? I live next to the property at 2104 Crestmeadow.

Thank you!

--Susan Pierce

Zagurski, Hayley

From: Kelley Burgess <Kelley.Burgess@dentoncounty.com>
Sent: Tuesday, February 13, 2018 11:23 AM
To: Zagurski, Hayley
Subject: Re: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

This helps enormously! Thank you so much!

Kelley Burgess
Denton County JJAEP
Middle School English
Direct: 940-349-2477

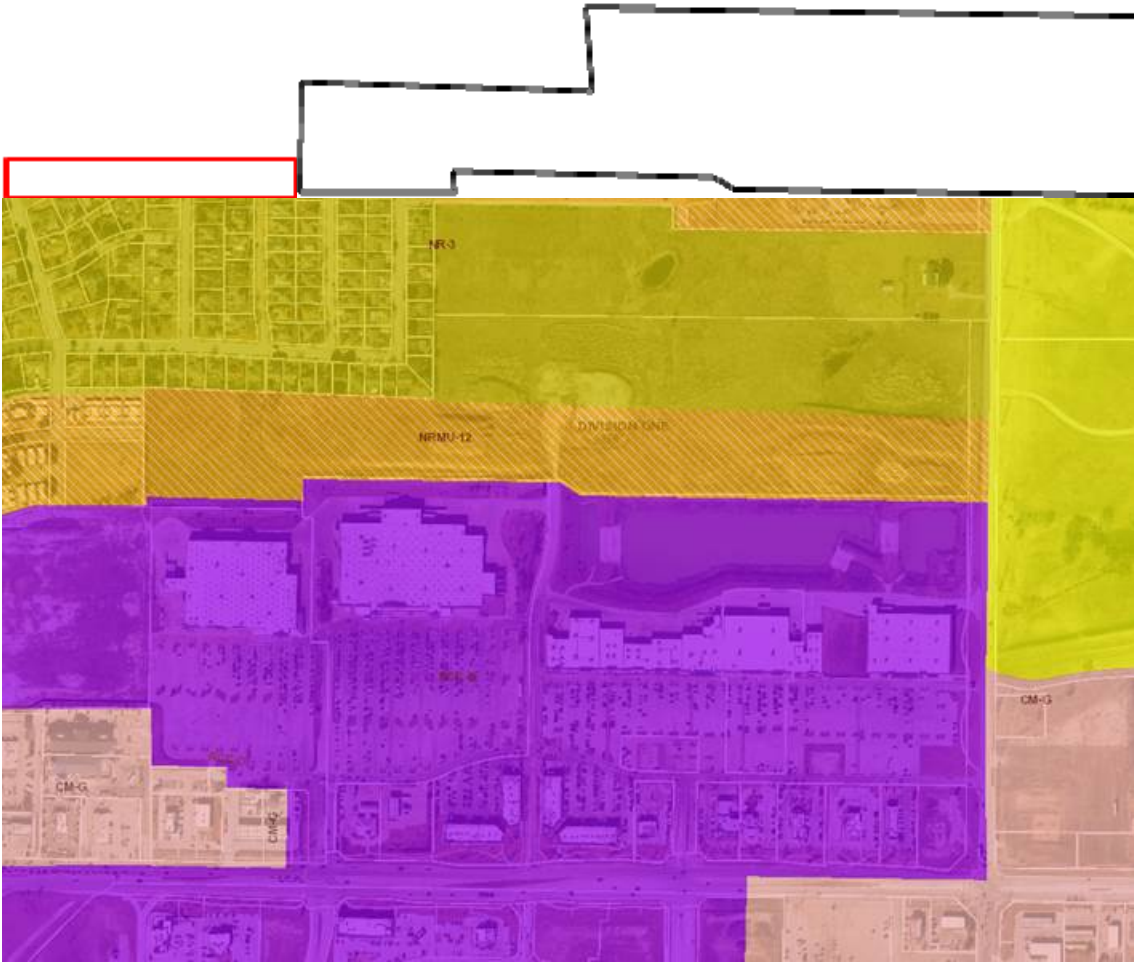
"An hour spent reading is an hour spent learning to write." Robert McFarlane

From: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Sent: Tuesday, February 13, 2018 11:20 AM
To: Kelley Burgess
Cc: thxburgess@yahoo.com
Subject: RE: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

The property (outlined in black) currently has split zoning. The northern portion is zoned Neighborhood Residential 3 (NR-3), which permits up to 3.5 dwellings per acre, and the southern portion is zoned Neighborhood Residential Mixed Use 12 (NRMU-12), which permits up to 12 units per acre. The NRMU-12 zoning would permit multi-family development with limitations in other parts of the City, but as part of the Rayzor Ranch Overlay District, this property is further redistricted in what can be developed there.

As part of this case, the developer is proposing to develop single-family homes in the area currently zoned NR-3 as well as in the area immediately south of the existing homes that is zoned NRMU-12 (generally the area outlined in red below). They are proposing to develop attached single-family (townhomes) on the remainder of the property zoned NRMU-12. An amenity center is intended for the northeast corner of the property. There is no multi-family/apartment development proposed.

I hope this helps. Please let me know if there is anything else I can do to assist.



Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: (940) 349-7785 | Fax: (940) 349-7707
[215 W. Hickory Street, Denton, Texas 76201](mailto:Hayley.Zagurski@cityofdenton.com)
www.cityofdenton.com



From: Kelley Burgess [mailto:Kelley.Burgess@dentoncounty.com]
Sent: Tuesday, February 13, 2018 11:07 AM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Cc: thxburgess@yahoo.com
Subject: Re: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

Oh, I see. Thank you for the clarification. Can you please tell me what the current zoning is?

I know it's residential, however, we (my neighbors and myself) are all very concerned about multi-family (apartments, etc). If it's zoned single family residential, then we don't need to attend the meeting. That would be great.

Thank you so much for your communications.

Kelley Burgess
Denton County JJAEP
Middle School English
Direct: 940-349-2477

"An hour spent reading is an hour spent learning to write." Robert McFarlane

From: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Sent: Tuesday, February 13, 2018 10:21 AM
To: Kelley Burgess
Cc: thxburgess@yahoo.com
Subject: RE: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

You're welcome. Please let me know if you have any questions about the case. The request itself is not for a change in zoning, so I understand that the notices may be confusing. The site will remain at its current residential zoning, but the applicant is required to go through this public hearing procedure to establish design standards (i.e. landscaping, building materials, etc.) for the residential development since it is a part of the Rayzor Ranch Overlay District.

Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: (940) 349-7785 | Fax: (940) 349-7707
[215 W. Hickory Street, Denton, Texas 76201](https://www.cityofdenton.com)
www.cityofdenton.com



From: Kelley Burgess [<mailto:Kelley.Burgess@dentoncounty.com>]
Sent: Tuesday, February 13, 2018 10:17 AM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Cc: thxburgess@yahoo.com
Subject: Re: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

Thank you so much!

Kelley Burgess
Denton County JJAEP
Middle School English
Direct: 940-349-2477

"An hour spent reading is an hour spent learning to write." Robert McFarlane

From: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Sent: Tuesday, February 13, 2018 9:40 AM
To: Kelley Burgess
Subject: Re: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

The agenda will be finalized and posted this Friday.

Hayley Zagurski

Sent from my iPhone

On Feb 13, 2018, at 8:23 AM, Kelley Burgess <Kelley.Burgess@dentoncounty.com> wrote:

Thank you for the quick reply. Do you have an agenda for this meeting?

Kelley Burgess
Denton County JJAEP
Middle School English
Direct: 940-349-2477

"An hour spent reading is an hour spent learning to write." Robert McFarlane

From: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Sent: Monday, February 12, 2018 5:32 PM
To: Kelley Burgess
Cc: thxburgess@yahoo.com
Subject: Re: PPUBLIC HEARING - RAYZOR RANCH MARKETPLACE RESIDENTIAL Z18-0001

This public hearing was postponed to the next meeting, which is scheduled for Wednesday, February 21st.

Please let me know if you have any questions.

Hayley Zagurski

Sent from my iPhone

On Feb 12, 2018, at 11:17 AM, Kelley Burgess <Kelley.Burgess@dentoncounty.com> wrote:

Was this rescheduled from Feb 7th to Feb 14? I cannot find the minutes from the meeting (if it happened) nor can I find the agenda for the rescheduled meeting (if it was reset).

Can you please assist me? I live within 200 feet of the above location.

Kelley Burgess
Denton County JJAEP
Direct: 940-349-2477

Zagurski, Hayley

From: Zagurski, Hayley
Sent: Sunday, February 18, 2018 2:21 PM
To: Wyatt Francis
Subject: Re: Information on Z18-0001

Good afternoon,

Thank you for sharing your concerns.

This is a unique request in that the base zoning is not being modified; what is being proposed are additional requirements on top of (and at times in place of) the requirements of the City-wide development code. Since Rayzor Ranch is an overlay district, there are opportunities for some of the base zoning requirements as well as the site design requirements to be modified so long as the intent of the Denton Development Code is met or exceeded. Ultimately, it will be the City Council's decision as to whether this is the case.

In this case, the standards do not propose to alter the density limitations of the base zoning districts, and the property will still be required to develop in accordance with the densities permitted by the base zoning. The maps provided in the backup are purely conceptual. The unit counts listed on the "general uses" map are strictly maximums, and do not necessarily reflect the number of units that would be developed there. For example, the 70 detached homes is an approximation of the maximum possible unit count based on the existing 16 acres of NR-3 plus the 3-4 acres of NRMU-12 that is proposed as detached single-family multiplied by the 3.5 units per acre allowed under NR-3. This number of lots won't necessarily be developed there; however, due to the proposed amenity center, other possible community green spaces, and the necessary streets.

This development still will be required to go through the platting process to subdivide the property into individual lots and will also have to have a site plan approved by the Planning and Zoning Commission. During both of these processes, the proposal will be thoroughly vetted to make sure density requirements are met.

I hope this helps address your questions. Please feel free to give me a call tomorrow at 940-349-7785 if you would like to discuss this further. Additionally, please let me know if you would like to formally go on the record for this case either in support or opposition to the request.

Thank you,

Hayley Zagurski

From: Wyatt Francis <wyatt.francis@gmail.com>
Sent: Sunday, February 18, 2018 9:56:44 AM
To: Zagurski, Hayley
Subject: Re: Information on Z18-0001

Hi Hayley,

I was looking at the information for Z18-0001a changes and had some questions/comments..

The information claims this is not a rezoning request and that densities will be kept with the existing NR-3 and NRMU-12 zones, but from looking at the information it appears they'll be fiddling with the densities.

"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"

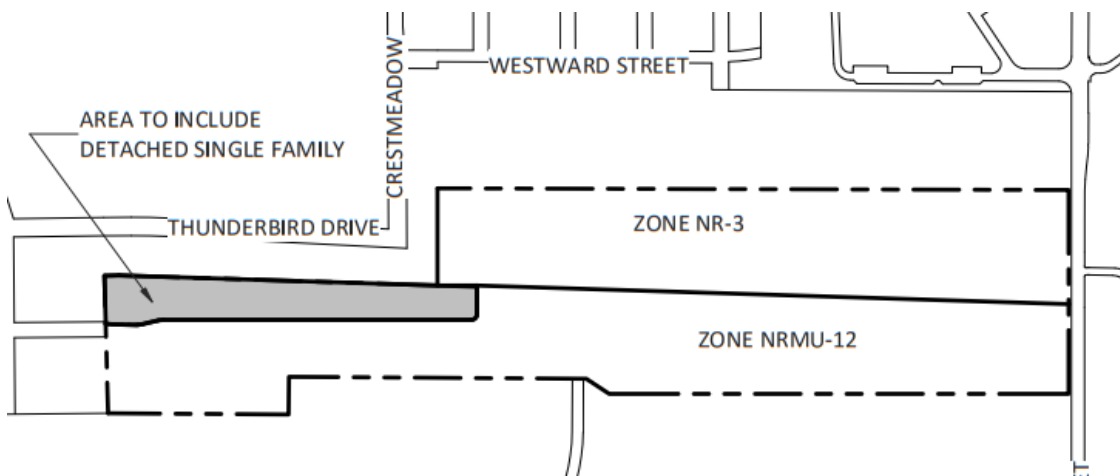
"Approximately 16 acres of the subject property has a base zoning of NR-3 District, and the remaining 24 acres of the subject property has a base zoning of NRMU-12 District."

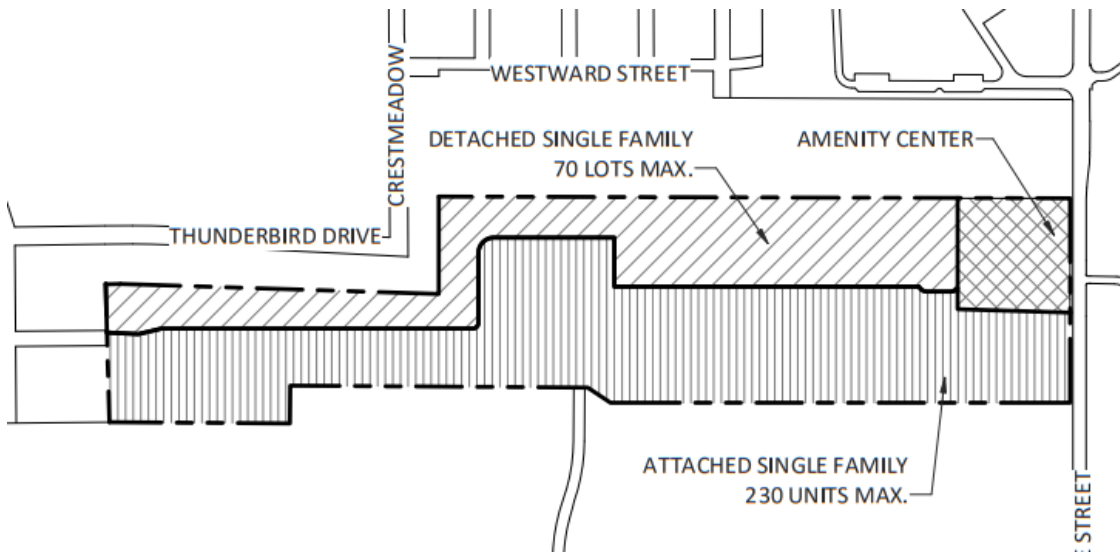
"If the requested development standards are approved, the applicant proposes to subdivide the property to develop a maximum of 70 detached single-family residential units on the north side of the property and a maximum of 230 attached single-family units on the southern portion of the property. "

If this is claiming that it's not rezoning, can they really define the density within this change to the overlay?

If you look at the existing zoning map vs. the proposed "General Use" map, you'll see the NR-3 zoning gets reduced by the amenity center and a portion of the high-density SF attached homes. If they build out to the suggested maximum 70 SF detached homes in the area shown, I don't understand how they're going to keep the 3.5 homes per acre within the NR-3? Even if the sliver of land south of Thunderbird somehow offsets the amenity center and some of the attached homes within the NR-3 zone, the number of homes on 16 acres for NR-3 would be only 56 homes and not 70 homes. At a 70-home build, that actually surpasses the NR-4 requirement.

I understand that these are preliminary drawings, but I feel that the limits are there for a reason if they're allowed to slip this early in the process, there's a good chance that the developer will want to slip them even more.





Thanks,
Wyatt Francis

On Thu, Jan 25, 2018 at 8:07 AM, Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com> wrote:
Good morning,

Currently the Rayzor Ranch overlay does not have any standards specified for the residential area north of the Marketplace (Walmart, Academy, etc.). This area was always intended to contain residential uses, but the site design standards weren't yet developed. These will specify things such as architectural standards (such as building materials), landscape requirements, and any other site specific criteria the developer would like to impose (typically things such as the location of the amenity center, entry signs, etc.). These standards are currently in draft form, but the final document will be available once the P&Z meeting agenda is posted.

Please let me know if you have any other questions.

Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: [\(940\) 349-7785](tel:9403497785) | Fax: [\(940\) 349-7707](tel:9403497707)
[215 W. Hickory Street, Denton, Texas 76201](https://www.cityofdenton.com)
www.cityofdenton.com



From: Wyatt Francis [mailto:wyatt.francis@gmail.com]
Sent: Wednesday, January 24, 2018 9:18 PM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Subject: Information on Z18-0001

Hayley,

Could you please provide more information on what amendments are being requested on the standards and criteria for the residential development?

Thanks,
Wyatt

Zagurski, Hayley

From: Rick Coe <rcoe@frpltd.com>
Sent: Monday, February 26, 2018 10:00 AM
To: Zagurski, Hayley
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Thank you Hayley. We have reviewed and have no issue with the proposed development.



Richard Coe
President
Fidelis Realty Partners DFW
5207 McKinney Avenue, Suite 22 | Dallas, TX 75205
D: 469-289-4301 | C: 214-505-1007
E: rcoe@frpltd.com | www.fidelisrealtypartners.com

From: Zagurski, Hayley [mailto:Hayley.Zagurski@cityofdenton.com]
Sent: Monday, February 19, 2018 2:28 PM
To: Rick Coe <rcoe@frpltd.com>
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Good afternoon Rick,

I apologize for not sending this to you Friday. Attached is the finalized staff analysis and overlay changes for the Marketplace Residential development.

Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: (940) 349-7785 | Fax: (940) 349-7707
[215 W. Hickory Street, Denton, Texas 76201](http://215.W.HickoryStreet,Denton,Texas76201)
www.cityofdenton.com



From: Rick Coe [mailto:rcoe@frpltd.com]
Sent: Friday, February 02, 2018 8:05 AM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Thank you Hayley. I would like to see the standards when they are complete.



Richard Coe
President

Fidelis Realty Partners DFW

5207 McKinney Avenue, Suite 22 | Dallas, TX 75205

D: 469-289-4301 | C: 214-505-1007

E: rcoe@frpltd.com | www.fidelisrealtypartners.com

From: Zagurski, Hayley [<mailto:Hayley.Zagurski@cityofdenton.com>]

Sent: Friday, February 2, 2018 7:59 AM

To: Rick Coe <rcoe@frpltd.com>

Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Good morning Rick,

This case is actually being postponed to the Feb. 21st meeting. The proposed standards are still in a very draft form at the moment. Once they are more finalized I would be glad to share them with you. Daniel Ebarb at Hodges Architecture is working on them.

Thank you,

Hayley Zagurski | Senior Planner

Department of Development Services | Planning Division

Office: (940) 349-7785 | Fax: (940) 349-7707

[215 W. Hickory Street, Denton, Texas 76201](http://215.W.HickoryStreet,Denton,Texas.76201)

www.cityofdenton.com



From: Rick Coe [<mailto:rcoe@frpltd.com>]

Sent: Thursday, February 01, 2018 8:20 AM

To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>; Kevin Bankhead <kbankhead@fortress.com>

Cc: Kenny Bounds <kennybounds@msn.com>; debarb@hodgesusa.com; Gerald Luecke (GLuecke@HodgesUSA.com) <GLuecke@HodgesUSA.com>; Ron Cobb <rcobb@fortress.com>

Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Hayley, we appreciate the notice. Hopefully the county tax roll will be updated soon. Would it be possible to get a copy of the residential development standards that will be the subject of the public hearing? Hard to comment without knowing what is proposed.

Thank you



Richard Coe
President

Fidelis Realty Partners DFW

5207 McKinney Avenue, Suite 22 | Dallas, TX 75205
D: 469-289-4301 | C: 214-505-1007
E: rcoe@frpltd.com | www.fidelisrealtypartners.com

From: Zagurski, Hayley [<mailto:Hayley.Zagurski@cityofdenton.com>]
Sent: Thursday, February 1, 2018 7:57 AM
To: Kevin Bankhead <kbankhead@fortress.com>
Cc: Kenny Bounds <kennybounds@msn.com>; debarb@hodesusa.com; Gerald Luecke (GLuecke@HodgesUSA.com) <GLuecke@HodgesUSA.com>; Rick Coe <rcoe@frpltd.com>; Ron Cobb <rcobb@fortress.com>
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Good morning,

Our address lists are generated from parcel data based on the certified County tax roll, which is only updated annually. This occasionally means our databases are a year or so behind, and when a real estate transaction occurs it takes a while for us to get the updated information from the County. It is never our intention to ever leave anyone out with our notices, but it does occasionally occur do to the time lag in updating our data from the County.

I've attached a copy of the notice so that everyone is aware of what was sent. If anyone wishes to fill this out on behalf of the adjoining property or the subject property, please email it back to me and I will pass the response along to the P&Z Commissioners.

Thank you,

Hayley Zagurski | Senior Planner
Department of Development Services | Planning Division
Office: (940) 349-7785 | Fax: (940) 349-7707
[215 W. Hickory Street, Denton, Texas 76201](http://215.W.HickoryStreet,Denton,Texas.76201)
www.cityofdenton.com



From: Kevin Bankhead [<mailto:kbankhead@fortress.com>]
Sent: Wednesday, January 31, 2018 6:39 PM
To: Zagurski, Hayley <Hayley.Zagurski@cityofdenton.com>
Cc: Kenny Bounds <kennybounds@msn.com>; debarb@hodesusa.com; Gerald Luecke (GLuecke@HodgesUSA.com) <GLuecke@HodgesUSA.com>; rcoe@frpltd.com; Ron Cobb <rcobb@fortress.com>
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Hayley – We received Notice of the Public Hearing addressed to two of our entities – Allegiance Hillview and RR Marketplace – as owners of property within 200 feet of the subject property. Please recall that we sold back in Nov-16 the Marketplace shopping center and the land tract west of Sam's to entities formed by Fidelis Realty.

Wanted to verify that you noticed the Fidelis Realty entities – Rayzor Ranch Marketplace Associates and Rayzor Ranch Land Associates - as the (new) owners of adjacent property.

Kevin

From: Daniel Ebarb [<mailto:DEbarb@HodgesUSA.com>]
Sent: Tuesday, January 30, 2018 9:06 AM
To: Kevin Bankhead <kbankhead@fortress.com>
Cc: Kenny Bounds <kennybounds@msn.com>
Subject: RE: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Kevin, here's our current draft including the first round of City comments. I've copied Kenny Bounds, the land owner on this email.

Daniel Ebarb | Vice President | Architect
HODGES Architecture | **HODGES** Living
972.387.1000 (o) | 817.239.1344 (m)

 Please consider the environment before printing this email or its attachments.

From: Kevin Bankhead [<mailto:kbankhead@fortress.com>]
Sent: Friday, January 26, 2018 3:35 PM
To: Charles Hodges <CHodges@HodgesUSA.com>; Daniel Ebarb <DEbarb@HodgesUSA.com>
Cc: Dan Henke <DHenke@HodgesUSA.com>; Gerald Luecke <GLuecke@HodgesUSA.com>; Ron Cobb <rcobb@fortress.com>
Subject: Public Hearing - Rayzor Ranch Marketplace Residential Z18-0001

Received Notice of Public Hearing for P&Z Meeting Feb 7. Have y'all completed the draft of Development Standards to be presented?

...

Kevin

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 not currently incorporated into this Overlay but will be adopted prior to any development or site plan approval in this area.

The person sending this email is not a Fortress employee and is not authorized to bind or otherwise obligate Fortress or its affiliates in any manner.

The person sending this email is not a Fortress employee and is not authorized to bind or otherwise obligate Fortress or its affiliates in any manner.