

Planning & Zoning Commission
Meeting Minutes

- B. [Hold a public hearing and consider making a recommendation to City Council regarding a request by KD Partners LLC for 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. This item was continued from the February 7, 2018 meeting. \(Z18-0001, Rayzor Ranch Marketplace Residential, Hayley Zagurski\).](#)

Chair Strange opened the Public Hearing. Hayley Zagurski, Senior Planner, presented this request. Staff recommends approval of the request. Zagurski stated the applicant is present.

Greg Edwards, applicant, Greg Edwards Engineering, 1621 Amanda Court, Ponder, Texas. Edwards provided information regarding the project, including a rendering of the preliminary site plan.

The Commission and Edwards discussed the “big house” concept. Edwards stated the developer wants the development to look like single homes rather than an apartment development.

Daniel Ebarb, developer, 13642 Omega, Dallas, Texas. Ebarb stated individual townhomes would be developed to appear as one house.

Commissioner Ellis questioned if each unit will have its own entry from the outside. Ebarb confirmed.

Commissioner Smith questioned if the units would be rental property or for sale. Ebarb stated they would be for sale.

The following individuals spoke during the Public Hearing:

Stephanie Wilson, 2609 Thunderbird Drive, Denton, Texas. Spoke in opposition. Wilson stated there is a lot of traffic in the area already. She questioned if there is a proposed point of access to the subject site connecting to the existing neighborhood. Zagurski stated no, the lines on the map are easements not an actual road.

Jim Wilson, 2609 Thunderbird Drive, Denton, Texas. Spoke in opposition. Wilson questioned the proposed fence materials. Zagurski stated the materials would have to be listed as approved materials within the Rayzor Ranch Overlay District standards. Wilson stated there is a lot of traffic in the area, a lot of traffic currently cuts through their neighborhood to access the Rayzor Ranch development. Wilson questioned if there will be a Homeowners Association for the development. Ebarb confirmed.

Commissioner Rozell requested an update from staff regarding the Bonnie Brae Street expansion. Zagurski stated the portion of the Bonnie Brae Street expansion for this area would be during Phase 6 of the overall expansion plan, which is projected for construction in approximately 2020-2021.

Norma Fahrenbach, 2705 Thunderbird Drive, Denton, Texas. Spoke in opposition. Fahrenbach questioned the different types of houses to be developed on site. Ebarb provided the site plan and identified the location of "big houses" and townhomes on the site.

There was no one else to speak. Chair Strange closed the Public Hearing.

The following individuals did not wish to speak, but provided a speaker card:

Sheree Sardina, 2613 Thunderbird Drive, Denton, Texas. Opposed to this request.

Kevin Bankhead, 5221 N. O'Connor Blvd, Ste 700, Irving, Texas. Supports this request.

Commissioner Tim Smith motioned, Commissioner Larry Beck seconded to approve this request. Motion approved (6-0). Commissioner Alfredo Sanchez "aye", Commissioner Larry Beck "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye", and Commissioner Tim Smith "aye".