



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 21, 2018

SUBJECT

Consider a request by Allegiance Hillview for approval of a General Development Plan for Rayzor Ranch East. The approximately 90.13-acre site is generally located on the east side of Heritage Trail between West University Drive and Scripture Street in the City of Denton, Denton County, Texas. (GDP18-0001, Rayzor Ranch East, Hayley Zagurski).

BACKGROUND

A General Development Plan (GDP) is a tool used for large or phased developments to provide for the review of the overall development for land use compatibility and infrastructure planning prior to the review and approval of a Preliminary or Conveyance Plat. The purpose of this GDP is to layout the proposed lot and street configuration for approximately 90 acres of unplatted and undeveloped land. The public infrastructure for the development is proposed to be developed in a single phase, but each tract of land is intended to be final platted separately at the time of development. A site plan submittal will be required to be approved by the Planning and Zoning Commission for each portion of the development in accordance with the Rayzor Ranch Overlay District (RROD) ordinance.

Approximately 20 acres of the subject property has a base zoning of Regional Center Commercial Downtown (RCC-D) District, and approximately 70 acres of the subject property has a base zoning of Neighborhood Residential Mixed Use (NRMU) District. The entire property is also located within the South Mixed Use District of the RROD. The South Mixed Use District is intended for a variety of commercial and residential uses.

OPTIONS

1. Approve as submitted.
2. Approve subject to conditions.
3. Table item.

RECOMMENDATION

Staff recommends approval of this request.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Rayzor Ranch Overlay District was established in 2007. The subject property's base zoning was established in 2008.

A Gas Well Development Plat was approved for the existing approximately 2-acre drilling and production site in 2009.

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. General Development Plan

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner