



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: November 8, 2017

SUBJECT

Consider a request by Andy B's Denton LLC for approval of a Site Plan for an entertainment center to be constructed within the Rayzor Ranch South RR-2 District located on Lot 17, Block A, of the Rayzor Ranch Town Center. The approximately 3.72-acre property is generally located north of the future Panhandle Drive approximately 445 feet east of the I-35 service road. (SP17-0051, Entertainment Center in Rayzor Ranch, Hayley Zagurski)

BACKGROUND

The request is for approval of a Site Plan for a 41,535 square foot Andy B's entertainment center to be located within the South RR-2 District of the Rayzor Ranch Overlay District (RROD). Indoor recreation uses are permitted within the South RR-2 District and are subject to the architectural and landscape standards in Exhibits C-1 and D-1 of the RROD.

The applicant has provided a site plan, landscape plan, and elevations in accordance with Exhibit C-1 and D-1 of the RROD. A full staff analysis of the plans is provided in Exhibit 2.

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 voted to recommend approve of a request to rezone the subject property from the South Mixed Use District to the South RR-2 District.

On October 17, 2017, the City Council approved a request to rezone the subject property from the South Mixed Use District to the South RR-2 District.

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 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. Aerial Map
4. Site Plan
5. Landscape Plan
6. Elevations

Respectfully submitted:
Richard Cannone, AICP
Interim Planning Director

Prepared by:
Hayley Zagurski
Senior Planner