



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: December 13, 2017

SUBJECT

Consider a request by DB Denton II LLC for approval of a Site Plan for two multi-tenant buildings to be constructed within the Rayzor Ranch South RR-2 District located on Lots 6R and 7R, Block A, of the Rayzor Ranch Town Center. The approximately 3.13-acre property is generally located at the southwest corner of University Drive and Heritage Trail Boulevard. (SP17-0053, Two Retail Buildings Rayzor Ranch, Hayley Zagurski)

BACKGROUND

The request is for approval of a Site Plan for two multi-tenant commercial buildings with a total of 17,450 square feet of floor area to be located within the South RR-2 District of the Rayzor Ranch Overlay District (RROD). Retail, professional service, and restaurant uses typical of multi-tenant buildings in this area 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 as it meets the established requirements of the RROD.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

No prior action has been taken with respect to this site plan.

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