

Denton Planning Commission

Minutes

Town of Denton

November 27, 2012

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove*
Brian Tyler*

* Those Present
** Excused

Visitors:

Councilman Robert Clendaniel	Ben Willson
Donald Mulrine, Jr.	Kyle Burchard
Rob Blake	

Recording:

Thomas Batchelor, Acting Planning Director

For the purposes of clarity the Minutes have been edited for brevity.

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on November 27, 2012, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The November 5, 2012, minutes were approved unanimously.

Old Business #1 – Critical Area Ordinance:

Staff provided a letter on behalf of the Planning Commission identifying concerns of the impact of the proposed ordinance to forward to the Town Council.

Commissioner Breedlove motioned to accept the letter and send to the Town Council.

The motion was seconded by Commissioner Dowdall and passed unanimously.

Old Business #2 – Other: The 2010 Comprehensive Plan Chapter 9 on Economic

Development will be reviewed at the next scheduled meeting.

Old Business #3 – Brodie Holdings, LLC/Preliminary Subdivision Plan and Preliminary Site Plan –

The Town received notification from representatives of Brodie Holdings, LLC, that the application for Preliminary Subdivision Plan and Preliminary Site Plan are withdrawn until an undefined future date.

New Business #1 – 7-Eleven, Inc./Minor Site Plan –

Kyle Burchard, HFA, Rob Blake and Ben Willson, of Lend Lease, were present to represent the owners of 7-Eleven, Inc.

Mr. Burchard presented the project and provided exterior elevations and signage improvements.

The intent of the project is to limit disturbance to the existing building and maintain a minimalist approach, with the project intention of a tenant fit-out. The scope of the work is the rehabilitation to incorporate design by restructure of the roof, repaint the building, replace

1 shingles to a color more appropriate to 7-Eleven designs, reface existing signage, and
2 rehabilitation of the interior to include larger storefront windows. The parking is, in general, to
3 remain intact with new striping. The current dumpster location is unenclosed and the proposed
4 renovation includes a complete enclosure with screening. The limit of exterior disturbance
5 includes removing the vestibule. Mr. Burchard indicated the architect will address the staff
6 comment on the latest Energy Codes and ensure compliance in the building construction and
7 permitting phase of the work. The tentative scheduled opening is June 2013 with a nine week
8 period for construction activity.

9 The freestanding signage will be refaced and new signage provided on the building.
10 Chairperson Walls recommends relocation of the bicycle rack to minimize or mitigate conflict
11 with pedestrian traffic. Mr. Burchard agreed to relocate to the Northwest elevation of the
12 building. Commissioner Cruickshank discussed potential traffic conflicts during peak traffic on
13 North 6th Street at the site access. Mr. Burchard proposes no new access or changes to the access
14 and explained that the peak hours of traffic tend to be different than neighboring businesses. The
15 peak store traffic times are morning and evening, coinciding with typical workday schedules.

16 The Commission identified a discrepancy in the impervious calculation on the site plan
17 submittal, and Mr. Burchard agreed the calculation is inaccurate. Mr. Burchard explained that
18 the existing impervious surface is to remain unchanged and only the building footprint would
19 change because of the proposed removal of the vestibule. The minor deficiency will be rectified
20 in the indicated correct calculation.

21 The engineer comment identified an incorrect calculation in the bufferyard requirement
22 for the buffering on North 6th Street frontage. Mr. Burchard agreed to install one additional
23 shade and evergreen tree to satisfactorily address the comment. Buffering is not proposed for the
24 off ramp of Route 404 which is the State Highway Administration Right-of-Way (ROW). Mr.
25 Burchard indicated that they may provide additional plantings on the smaller wedge-shaped area
26 located adjacent the ROW and North 6th Street.

1 Mr. Burchard agreed that all comments from the Town Staff and Engineer, as well as, the
2 comments provided by the Commission will be satisfactorily addressed.

3 Commissioner Dowdall motioned to approve the preliminary and final site plan with the
4 condition to provide an additional accessible parking space in accordance with the appropriate
5 code, one additional shade, and evergreen tree in accordance with the Town Code bufferyard
6 requirements, relocation of the bike rack to minimize conflict with pedestrian traffic, and
7 compliance with all the conditions in the staff and engineer comments.

8 The motion was seconded by Commissioner Quick and passed unanimously.

9 **New Business #3 – Other** – None.

10 **Staff Item – December Meeting Date** – The Commission unanimously approved
11 meeting in January 2013. No meeting will be held in December 2012.

12 **Adjournment:**

13 The meeting adjourned at 6:58 p.m.