

Denton Planning Commission

Minutes

Town of Denton

May 26, 2015

Planning Commission Members:

Doris Walls, Chairperson*
William Quick*
Sue Cruickshank*
Marina Dowdall*
Matt Breedlove***
Dean Danielson*

* Those Present
** Excused
*** Absent

Visitors:

Curtis Sigler
Donald Mulrine, Jr.
Bill Duffy

Jeff Berneburg
Elinor Taylor

Recording:

Thomas G. Wilkes, P.E., Town Engineer

PROCEEDINGS

Call to Order:

The regular meeting was called to order by Chairperson Walls at 6:00 p.m., on May 26, 2015, at the Denton Town Office and followed by the Pledge of Allegiance.

Approval of Minutes:

The April 28, 2015, minutes were reviewed and approved as submitted.

Old Business #1 – Ordinance No. 671 Density & Dimensional Regulations:

Chairperson Walls noted the proposed amendments were discussed at the April Planning Commission Meeting and no changes were made. This ordinance is scheduled for adoption at the June Town Council Meeting.

Commissioner Dowdall motioned that the Planning Commission recommend to the Town Council a favorable recommendation for Ordinance No. 671 Density & Dimensional Regulations.

Vice Chairperson Cruickshank seconded the motion.

The motion passed (5:0) .

Old Business #2 - Other: None.

New Business #1 - AutoZone Preliminary Site Plan:

Jeff Berneburg made the presentation on behalf of AutoZone Development, LLC, for the proposed preliminary site plan. A colored architectural rendering of the proposed building was provided for view.

Mr. Berneburg provided an explanation of the orientation of the building and entrances to the site. The site is surrounded by four (4) streets and there are three (3) access areas to the site. There are forty-three (43) on-site parking spaces. A trash enclosure area is proposed with 6' trees and landscaping for screening from neighboring properties. A pedestrian street sidewalk is provided along Legion Road. The stormwater retention area is proposed on site.

1 Curtis Sigler, Representative for AutoZone, stated there are two different prototypes for
2 AutoZone that are built on existing or proposed sites. This is a narrow prototype to
3 accommodate the proposed lot area and turning radius for entrances. The front entrance is facing
4 Legion Road.

5 Chairperson Walls discussed the proposed facade of the building. This facade should
6 include brick to complement the surrounding properties. The WalMart* Store and Denton Plaza
7 added textured panels (brick and stone) to the exterior of the building.

8 Mr. Sigler confirmed the red letters and orange stripe is the AutoZone trademark.
9 Earthtone colors were selected for this site. Brick facade adds to the cost of the construction.
10 Mr. Sigler requested approval to add a brick kneewall or split face block which is architecturally
11 pleasing.

12 Mr. Berneburg confirmed that a split face masonry block from the kneewall up would be
13 acceptable for the exterior facade.

14 Mr. Sigler confirmed that split face block would replace smooth face block on the
15 drawings. The dark brown at the bottom will be changed to the red brick panels. The orange
16 and red stripe colors are paint.

17 Chairperson Walls discussed the landscaping plan revisions. Six (6) trees included on the
18 landscaping plan were not on site. Landscaping and brick should be added to the bottom of the
19 freestanding signage area.

20 Mr. Sigler requested approval to add shrubs around the bottom of the post. There is an
21 8' x 8' foundation for the pole which is approximately 2" above grade.

22 Chairperson Walls requested information regarding drainage easements.

23 AutoZone's real estate broker has spoken with the owners of the shopping center and
24 WalMart* representatives. At this time, AutoZone does not have the easements.

25 Mr. Sigler requested clarification for the curb and gutter at the shopping center.

1 Mr. Mulrine confirmed it was a 6" curb and gutter at the shopping center.

2 Mr. Sigler will comply with the standard 6" curb and gutter.

3 Chairperson Walls requested a pedestrian path from AutoZone to the Denton Plaza.

4 Mr. Mulrine stated a knox box is required.

5 Mr. Sigler confirmed all sidewalks are 5'.

6 Chairperson Walls confirmed all Stop Signs were added to the exits.

7 Mr. Mulrine stated pedestrian striping should be added across Legion Road from the

8 WalMart* service entrance.

9 Vice Chairperson Cruickshank requested confirmation that the stormwater management
10 retention area is a grassy area not the stormwater pond.

11 Mr. Sigler confirmed that stormwater management retention area is a grassy area.

12 Chairperson Walls motioned to grant preliminary site plan approval contingent upon
13 AutoZone Development LLC the following changes:

- 14 • Building facade will include a split face block kneewall
- 15 • Landscape buffer around the freestanding sign pole
- 16 • Water and sewer allocation
- 17 • Drainage easement
- 18 • Pedestrian crosswalks
- 19 • WalMart* and Denton Plaza agreements
- 20 • Concrete curb and gutter
- 21 • 5 foot sidewalks at Legion Road

22 Commissioner Quick seconded the motion. The motion passed unanimously. (5:0)

23 The applicant may submit for final site plan approval in June if all conditions have been
24 satisfied.

1 **New Business #2 - Other:** Chairperson Walls received an email from Commissioner
2 Breedlove regarding the 1978 animal laws in Denton.

3 A Denton resident received a notice of violation regarding the removal of farm animals in
4 Denton.

5 During the 2010 Comprehensive Plan, the Planning Commission voted that farm animals
6 should not be allowed in Denton.

7 Commissioner Quick stated the Planning Commission does not support changing the law
8 to allow farm animals.

9 Enforcement of the law will be discussed at the next Town Council Meeting.

10 **Staff Item #1:** None

11 **Adjournment:** The meeting adjourned at 6:45 p.m.