

WORK SESSION

Chair Strange called the Work Session to order at 5:00 p.m.

1. Clarification of agenda items listed on the agenda for this meeting, and discussion of issues not briefed in the written backup materials.

Mike Bell, Senior Planner, presented Public Hearing item 4C, Rayzor Ranch Overlay District. Bell stated the applicant is wanting to change an estimated 10 acres from a South Mixed Use subarea to a South RR-2 subarea. Bell gave a brief overview of the Rayzor Ranch history to the new Commissioners. Bell stated the applicant is requesting to follow the design centers that have already been approved for Highway 380 and I-35. Bell stated the only changes are the residential uses and design standards. Commissioner Rozell questioned the phone calls that Bell received. Bell stated that the calls were primarily other businesses wanting to know what was going on. Commissioner Ellis questioned if this is a required step in order to begin development. Bell confirmed.

4. PUBLIC HEARINGS

- C. Hold a public hearing and consider making a recommendation to City Council regarding a request to amend the Rayzor Ranch Overlay District to reclassify approximately ten acres from the South Mixed-Use District subarea to the South RR-2 District subarea. The Rayzor Ranch Overlay District includes approximately 410 acres generally located on both sides of West University Drive (US 380) between North Bonnie Brae Street and IH-35. (Z16-0013, Rayzor Ranch Zoning Plan, Mike Bell)

Chair Strange opened the Public Hearing. Mike Bell, Senior Planner, provided the exhibits for Z16-0013 to be considered as one ordinance. Bell stated that this would remove the residential uses of the properties. Chair Strange called for the applicant to speak. The applicant did not wish to speak.

The following individuals spoke during the Public Hearing:

Michael Hennen 724 Thomas Street, Denton Texas. Opposed to this request.

There was no one else to speak, Chair Strange closed the Public Hearing. There was no further discussion.

Commissioner Andrew Rozell motioned, Commissioner Gerard Hudspeth seconded to approve this request. Motion approved (7-0). Commissioner Devin Taylor "aye", Commissioner Larry Beck "aye", Commissioner Steve Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", Commissioner Margie Ellis "aye", and Commissioner Gerard Hudspeth "aye".