

1 WORK SESSION

2 1. Clarification of agenda items listed on the agenda for this meeting. This is an opportunity for
3 Commissioners to ask questions of staff on the Consent and Regular Agenda items, which may
4 include a full briefing on an item in the order it appears on the regular session agenda. Any such
5 briefing will be repeated in regular session.

6 Chair Strange opened the Work Session at 4:33 p.m.

7 Muzaib Riaz, Associate Planner, presented Public Hearing item 3C. The request is to rezone
8 approximately 5 acres from Industrial Center Employment (IC-E) to Regional Center Commercial
9 Downtown (RCC-D). Riaz stated staff recommends approval of the request as it is compatible with
10 the surrounding land uses and is consistent with the goals and objectives of the Denton Plan 2030.

11 There was no further discussion.

12 3. PUBLIC HEARINGS

13 C. Hold a public hearing and consider a request by Oppidan to rezone approximately 5.21 acres
14 from an Industrial Center Employment (IC-E) District to a Regional Center Commercial
15 Downtown (RCC-D) District. The property is generally located west of I-35 Service Road and
16 approximately 1,000 feet south of West University Drive. (Z17-0014, the Duluth Trading Co. &
17 Northern Tools + Equipment, Muzaib Riaz).

18 Chair Strange opened the Public Hearing.

19 Muzaib Riaz, Associate Planner, presented Public Hearing item 3C. Riaz stated the request is for
20 a zoning change from Industrial Center Employment (IC-E) to Regional Center Commercial
21 Downtown (RCC-D) for Duluth Trading Co. & Northern Tools + Equipment. Riaz stated the site
22 is located west of the I-35 Southbound Service Road.

23 Riaz stated staff recommends approval of the request as it is compatible with the surrounding land
24 uses and is consistent with the goals and objectives of the Denton Plan 2030.

25 Chair Strange closed the Public Hearing.

26 Commissioner Rozell stated for the record, this slip of property located on the west side of I-35
27 keeps coming before the Commission piece by piece. Commissioner Rozell requested staff to
28 reach out to the property owner to discuss rezoning all the property to RCC-D.

29 There was no further discussion.

30 Commissioner Larry Beck motioned, Commissioner Andrew Rozell second to approve Public
31 Hearing 3C. Motion approved (5-0). Commissioner Larry Beck "aye", Commissioner Steve
32 Sullivan "aye", Commissioner Andrew Rozell "aye", Chair Jim Strange "aye", and Commissioner
33 Margie Ellis "aye".

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