



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, May 16, 2024, at 6:00 p.m.
Agenda**

1. Call to Order and Determination of Quorum

2. Pledges of Allegiance

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. Speakers will be limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

4. Conduct a public hearing and provide recommendation for a Special Use Permit, with special conditions, on property currently zoned District R-1 – 7200, to allow for a stand-alone garage for use as an accessory building on Block G, Lot 2 of the Oaks Lakes Subdivision, more commonly known as 525 Oakcrest Street, Lake Dallas, Denton County. Texas.

5. Announcements and requests for future agenda items.

6. Adjourn.

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before May 13, 2024, at 5:00 p.m.

Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



PLANNING AND ZONING COMMISSION
 AGENDA MEMO

Prepared By: Randi Rivera, AICP, City Planning Consultant

May 16, 2024

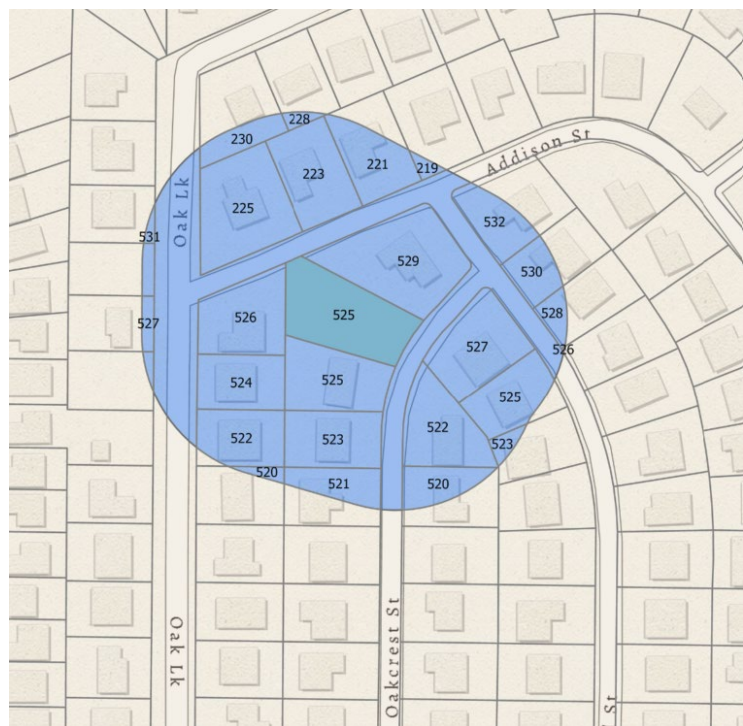
Conduct a public hearing and provide recommendation for a Special Use Permit, with special conditions, on property currently zoned District R-1 – 7200, to allow for a stand-alone garage for use as an accessory building on Block G, Lot 2 of the Oaks Lakes Subdivision, more commonly known as 525 Oakcrest Street, Lake Dallas, Denton County. Texas.

DESCRIPTION:

The Commission shall consider the request for a Specific Use Permit (SUP) with conditions for the property at 525 Oakcrest (Lot 2, Block G of Oaks Lake Subdivision) to allow the existing, stand-alone garage to be an accessory building of which the primary building is located at 522 Oakcrest (Lot 20 (W PT), Block H of Oaks Lake Subdivision).

BACKGROUND INFORMATION:

The property of Lot 2, Block G consisted of a detached garage structure that served as an accessory building to Lot 3, Block G, also known as 525 Oakcrest. In October 2023, Lot 2, Block G was sold to the owner of Lot 20 (West Part), Block H, also known as 522 Oakcrest.



The property is currently zoned as R-1-7200 District which allows accessory uses such as a Private Garages and Carports. However, accessory uses are incident to the primary uses allowed in the zoning district and shall be located on the same lot as the primary use. Therefore, since the garage is not located on the same lot as the primary building, an SUP request was necessary.

It is understood that the current owner of Lot 2 intends to the use the stand-alone garage in accordance with city regulations. In addition to the requirement for an SUP, the following conditions are proposed as part of the SUP in order to ensure that the stand alone garage is used as an accessory use.

- A.** The ownership of the property located at 525 Oakcrest Street shall be owned by the same owner as 522 Oakcrest Street. If ownership of 522 Oakcrest Street changes, the new owner will need to request renewal of this Special Use Permit for the property located at 525 Oakcrest Street. The existing owner shall disclose to the new owner that the property is subject SUP regulations.
- B.** The following uses are permitted under this Special Use Permit:
- (1) Enclosed parking of vehicles within the stand-alone garage;
 - (2) Enclosed storage of items owned by homeowner; and
 - (3) Driveway parking of homeowner vehicles.
 - (4) Any use not permitted herein shall be prohibited.

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>R-1-7200</i>	<i>Stand-alone garage</i>
North	<i>R-1-7200</i>	Single Family Residence
South	<i>R-1-7200</i>	Single Family Residence
West	<i>R-1-7200</i>	Single Family Residence
East	<i>R-1-7200</i>	Single Family Residence

RECOMMENDED MOTIONS:

Recommend to City Council to **APPROVE/DENY** the SUP request with conditions as stated above.

Or

Recommend to City Council to **APPROVE/DENY** the SUP request with modifications or additions to the listed conditions. Said modifications or additions would need to be listed.