

**State of Texas
County of Denton
City of Lake Dallas**

The Planning and Zoning Commission of the City of Lake Dallas met on February 19, 2015 at 7:00 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 551.041 of the Texas Government Code.

A. Call to Order

B. Roll Call

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher and Jenny Warmbrodt
Community Development Director Char DuPree, and Planning and Zoning Secretary Khara Sherrill.

C. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance.

D. Citizen's Agenda

Citizen's Agenda was moved to after business item number 9. Casey Weaver, in Carrollton, came forward regarding a letter he received about a Special Use Permit on S Lake Dallas Dr. He was told that the item had been removed from the agenda and would not be up for renewal.

Business:

1) Consideration and Action to approve the minutes of the January 15, 2015 meetings.

Motion to approve the minutes for January 15, 2015 was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Gilbert, Shelton

Noes: None

Motion Passed

2) Consideration and Action to recommend an ordinance amending the Lake Dallas Municipal Code by amending Section 122-9 of Article I ("In General") to restate XI ("M-1 LIGHT INDUSTRIAL DISTRICT"), of Chapter 122 ("ZONING") to add a new district category of industrial uses and to provide regulations therefore; by amending section 122-802 of Article XX ("SIGNS") to amend the size and height requirements for monument signs to conform to the changes to Article XI.

Char DuPree, the Community Development Director, gave a brief overview of the coordination between the City and Andrews Distributing regarding the new ordinance. In the ordinance the overnight parking has been increased from 10 percent to 30 percent. The property owner can also file for a special exception for more parking allowance if that is deemed necessary.

Motion to recommend an ordinance as written was made by Clyde Fisher; second by Peggy Shelton.

Ayes: Fisher, Shelton, Gilbert, Warmbrodt

Noes: None

- 3) Consideration and Action to recommend an ordinance rezoning the property described as Comco Systems Addition, Block A, Lots 1R and 2R, located at 306 W Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to recommend the rezoning of Comco Systems Addition by Clyde Fisher; second by Ben Gilbert.

Ayes: Fisher, Gilbert, Shelton, Warmbrodt

Noes:

Motion Passed

- 4) Consideration and Action to recommend an ordinance rezoning the property described as ICC Addition, Block A, Lots 1R and 2R, located at 203 W Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to recommend the rezoning of 203 W Overly Dr, the ICC Addition by Clyde Fisher; second by Ben Gilbert.

Ayes: Fisher, Gilbert, Shelton, Warmbrodt

Noes:

- 5) Consideration and Action to recommend an ordinance rezoning the property described as A0424a N. French, Tract 28, located at N Lakeview Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to recommend rezoning of A0424a N. French, Tract 28, located at N Lakeview Drive was made by Clyde Fisher; second by Ben Gilbert.

Ayes: Fisher, Gilbert, Shelton, Warmbrodt

Noes: None

- 6) Public Hearing to hear comments on the proposed rezoning of Tracts 93, 97, 98 and 99, of A1355a Wright Survey located at 440 Betchan Avenue, City of Lake Dallas, Denton County, Texas from R-1-6000 Single-Family Dwelling District to M-1 Manufacturing District.**

Tom Deeb, of 335 Orchid Hill in Copper Canyon, TX, spoke first. Mr. Deeb is the new owner of the property at 440 Betchan. He currently has a factory in Ohio where he manufactures fire arms. He is wanting to retire and is hoping to mentor his step-son in the new factory he wants to build in Lake Dallas. The business is quiet and no signs are placed on the buildings. He did mention that there will be a small indoor firing range with proper ventilation and significant sound proofing used to test their firearms.

Steve Forgey of 352 Betchan, stated he lives next door to the property on Betchan. He is not opposed to the rezoning. He questioned if a fence is required between his property and the manufacturing plant to which Char DuPree said a privacy fence is required between the residential and commercial property.

No one else came forward and the public hearing was closed.

- 7) Consideration and Action to recommend rezoning Tracts 93, 97, 98, and 99 of A1355a right Survey from R-1-6000 Single Family Dwelling District to M-1 Manufacturing District.**

Char DuPree explained letters of commendation given to Mr. Deeb. Most of the letters are from crime labs, which show he is a good business man, makes a good product, and has a good reputation in this industry.

The Commission discussed the property, buildings plans, and business use.

Motion to recommend the rezoning of 440 Betchan to M-1 Light Industrial was made by Ben Gilbert; second by Clyde Fisher.

Ayes: Gilbert, Fisher, Shelton,

Noes: Warmbrodt

- 8) Public Hearing to hear comments on the proposed application for Special Use Permit to allow residential use in the upstairs of commercial buildings for structures located at 104, 106, 108 Adolphus and 105, 107, 109 N. Lakeview.**

Joni Vaughn, City Secretary for the City of Lake Dallas, spoke regarding the Special Use Permit. She stated the owner of the property, Mr. Lugenheim, was unable to attend the meeting. Ms. Vaughn explained the only reason the item came before the Planning and Zoning Commission is there should not have been a time limit written on the original SUP and she respectfully request the commission renew the SUP with no expiration date.

No one else came forward and the Public Hearing was closed.

- 9) Consideration and Action to recommend approval of a Special Use Permit to allow residential use in the upstairs of commercial buildings for structures located at 104, 106, 108 Adolphus and 105, 107, 109 N. Lakeview.**

Motion to recommend approval of the Special Use Permit without any time limitations was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Shelton, Gilbert,

Noes: None

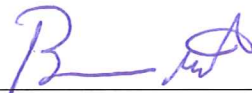
E. Future Agenda Items

Several lots owned by Jerry Goodale will be replatted in the next meeting in March.

F. Adjournment

Motion to adjourn was made by Jenny Warmbrodt; second by Clyde Fisher.

The meeting adjourned at 7:35 PM.



Ben Gilbert, Chair



Khara Sherrill, Planning and Zoning Secretary