

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

The Planning and Zoning Commission of the City of Lake Dallas met on Mar 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, Jenny Warmbrodt (arrived at 7:02) and Bob Davis; 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

No one came forward and Chairperson Gilbert closed the Citizen's Agenda.

E. Business:

1) Consideration and Action to approve the minutes of the February 19, 2015 meetings.

Motion to approve the minutes for February 19, 2015 was made by Peggy Shelton; second by Clyde Fisher

Ayes: Shelton, Fisher, Gilbert, Davis

Noes: None

Motion Passed

2) Public Hearing to hear comments on the proposed replat of Block 4, Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16 of the Lake Dallas Shores Additions into one lot.

Jerry Goodale, of 3808 Red Oak, Corinth, TX, is the owner of the lots and came up to speak. These lots are on Lakeview where the Quonset hut is located. The lots are very small and taxes are billed individually. The hut takes up four lots but he wants to make all the lots into one and build a driveway off of Lakeview so the only entrance is off Lakeview, not Shore, which is a small one-way street. The Commission confirmed that this area is currently zoned Residential, R-1-6000.

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

3) Consideration and Action to approve a replat of Block 4, Lots 1, 2, 3, 4, 5, 6, 11, 12, 13, 14, 15, 16 of the Lake Dallas Shores Additions into one lot.

Motion to approve the replat of the above lots into one lot was made by Clyde Fisher; Second by Jenny Warmbrodt.

Ayes: Fisher, Warmbrodt, Gilbert, Shelton, Davis

Noes: None

- 4) **Public Hearings to hear comments on the proposed rezoning of Block 5, Lots 1, 2, 3, 4 of the OT Garza, City of Lake Dallas, Denton County, Texas from C-1 Commercial to Planned Development District (Mixed Use). This property is located at Market and Alamo, Lake Dallas, Texas.**

Terry Lantrip, 275 Market St, the owner of the property, came up to speak. He wants to do exactly what he did across the street from City Hall which is two commercial spaces on the first floor and two residential units on the second floor. There will be parking on the back, front and side. There is also space on the back for a future building. The new building will be a bit larger than the current buildings on Main. The primary difference is a back stairway, which won't take as much space as an interior staircase.

Jenny Warmbrodt said it is a good use of space. Terry Lantrip explained that the building will partially be a white stone building which is from the previous torn down Hickory Creek town hall and the bottom will be a red stone that was from another building torn down in Hickory Creek.

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

- 5) **Consideration and Action to approve rezoning of Block 5, Lots 1, 2, 3, 4 of the OT Garza, City of Lake Dallas, Denton County, Texas from C-1 Commercial to Planned Development District - Mixed Use.**

Motion to approve the rezoning of the above lots from C-1 to Planned Development was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Gilbert, Shelton, Davis

Noes: None

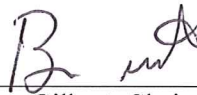
F. Future Agenda Items

Next month there will be a meeting for a Special Use Permit for a daycare at 209 Main St.

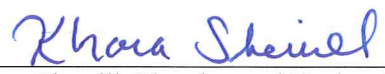
G. Adjournment

Motion to adjourn was made by Clyde Fisher; second by Bob Davis.

The meeting adjourned at 7:13 PM.



Ben Gilbert, Chair



Khara Sherrill, Planning and Zoning Secretary