City of Lake Dallas
Planning and Zoning Commission
April 16, 2015

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on April 16, 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 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

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

E. Business:

1) Consideration and Action to approve the minutes of the March 19, 2015 meetings.
Motion to approve the minutes for March 19, 2015 was made by Peggy Shelton; second by Jenny Warmbrodt.
Ayes: Shelton, Warmbrodt, and Gilbert
Noes: None

Motion Passed

2) Public Hearings to hear comments on an application by Tyrell White for a Special Use Permit to allow a daycare in the structure located at 209 Main Street.

Tyrell White, applicant for the Special Use Permit, who resides at 7151 Gaston Ave, Dallas, TX spoke first. He plans to open a daycare with a capacity for seventeen children ranging in ages from two to five, hoping to open by June 1, 2015. The hours of business will be Monday through Friday 6:30 AM to 6:30 PM. He has owned a daycare before in Dallas but the property was sold to a developer and he was forced to close.

Mr. White explained that the location must be permitted as a childcare facility through the state, a fire inspection completed and a proper certificate of occupancy issued before the Department of Family and Protective Services will do their mandatory inspection. Two things must be done to the property before this inspection; build a four foot fence in the back and install a fire alarm system.

Ben Gilbert asked where the children will be dropped off. He answered either in the back of the property or the side. Mr. White advised he doesn't need much parking since parents will only be dropping off and picking up the children.

Terry Lantrip, 275 Market St, owner of the property at 209 Main St stated this location was a good fit for a daycare and for the area in general. He hoped the Board would pass the request for the SUP.

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

3) Consideration and Action to approve recommendation of a Special Use Permit to allow a daycare in the structure located at 209 Main Street.

Char DuPree, Community Development Director, explained the downtown overlay does not require parking at the property itself. She also explained that the state only requires thirty square foot of inside space per child and his max capacity of seventeen children meets code. The City requests that the SUP be approved contingent on passing the mandatory state inspection. The City asked the Commission to consider a time limit for the SUP. Mr. White would be allowed to renew the SUP, without fee, at that time.

Mr. White was asked how he felt about the SUP time frame that the City has requested. Mr. White asked the Board to at least allow the SUP for five years since his lease is for that amount of time.

Mr. White offered to put a provision in his policy that drop off and pickup could occur in the back or the side. Commissioner Jenny Warmbrodt agreed that drop off and pickup should be in the back for the safety of the children.

Motion to approve the Special Use Permit for a time period of five years, with the contingency on the issuance of a state permit, ensuring the facility meets all requirements and the drop off to be in the back or side was made by Jenny Warmbrodt; Second by Ben Gilbert.
Ayes: Warmbrodt, Gilbert, Shelton,
Noes: None

4) Consideration and Action to approve a proposed site plan for the property at 400 N. Stemmons.

Suzan Kedron spoke first on behalf of Andrews and the new tenant for the property at 400 N Stemmons. There are just a few site plan changes which include enhanced fencing and a revised parking plan.

The new tenant, Mike Flowers of 3035 Maynard Dr, Hickory Creek, stated there will be construction equipment for sale or lease. They will also be assembling different equipment for the purpose of distribution.

Motion to approve the revised site plan which includes the modified paving layout, relocated fence and gate and a new curb cutout for customer entry only was made by Jenny Warmbrodt; second by Peggy Shelton.
Ayes: Warmbrodt, Gilbert, Shelton,
Noes: None

F. Future Agenda Items

Next month there will be a meeting for a site plan and masonry exception for Stone Systems, formerly known as Silestone, located at 203 W Overly.

G. Adjournment

Motion to adjourn was made Jenny Warmbrodt ; second by Ben Gilbert .

The meeting adjourned at 7:26 PM.

Ben Gilbert, Chair

Khara Sherrill

Khara Sherrill, Planning and Zoning Secretary