

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

The Planning and Zoning Commission of the City of Lake Dallas met on May 7, 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 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 April 16, 2015 meetings.

Motion to approve the minutes for April 16, 2015 was made by Jenny Warmbrodt; second by Bob Davis

Ayes: Warmbrodt, Davis, Gilbert, Shelton, Fisher

Noes: None

Motion Passed

2) Public hearing to hear comments on an application by Stone Systems for a masonry exemption on an addition to the building located at 203 W. Overly Drive.

David Bond with Spiars Engineering at 765 Custer, Plano, TX spoke on behalf of the owner. The intent of the request is to match the masonry on the pre-existing building built in 2002. Clyde Fisher asked how large the addition will be and Mr. Bond advised it is 33,000 square feet and they are requesting 27% masonry.

Bob Davis asked why the business requested the masonry exemption in 2002 when the first building was built. Lanny Grissom, the General Manager for Stone-Systems, advised that was before he worked at the location but he believed it was for financial reasons. It is cost prohibitive to built such a large building and have 80% masonry. Lanny Grissom also explained that the front of the building will be masonry, the request is the side and back not to have masonry.

Steve Biegel, 1233 Yale St, Houston TX, spoke next advising he is the architect for the project and has been working on this project for six months. He feels that the current request for masonry is a fair coverage for the building.

Steve Forgey who resides at 352 Betchan spoke to voice his concern with the 80% masonry requirement in general.

3) Consideration and Action to approve recommendation of a masonry exemption on an addition to building located at 203 W. Overly Drive.

Jenny Warmbrodt mentioned there are businesses in the area that have put in the masonry requirement and is it fair to not require Stone Systems to do the same. She likes how their current plans are going to match the existing building.

Motion to approve recommendation for 27% masonry exemption on an addition to the building located at 203 W Overly Dr was made by Clyde Fisher; second by Peggy Shelton.

Ayes: Fisher, Shelton, Gilbert, Warmbrodt, Davis.

Noes: None

4) Consideration and Action to approve a proposed site plan for the property at 203 W. Overly Drive.

Char DuPree gave an overview of the proposed site plan. It meets the landscape ordinance requirements. Clyde Fisher asked how the parking spaces are determined. Steve Biegel, the architect, advised the number of spaces are determined by the square footage of the building. They plan on ninety-three spaces when ninety-two are required. Mr. Biegel also discussed that the original site plan accommodated all of the run off for the current and future development. The architect also explained they are replatting the property from two lots to one. Char DuPree explained this was a minor replat and was completed in house.

Motion to approve the proposed site plan for the property at 203 W Overly Dr was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Gilbert, Shelton, Davis

Noes: None

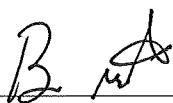
F. Future Agenda Items

Next month there will be a meeting for a site plan for two properties on Wilson that were recently purchased by Mike Mayberry. He is planning to build eleven homes on the property.

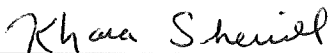
G. Adjournment

Motion to adjourn was made by Clyde Fisher.

The meeting adjourned at 7:35 PM.



Ben Gilbert, Chair



Khara Sherrill, Planning and Zoning Secretary