

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

The Planning and Zoning Commission of the City of Lake Dallas met on July 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, 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:

2) Consideration and Action to approve the minutes of the June 18, 2015 meetings.

Motion to approve the minutes for June 18, 2015 was made by Clyde Fisher; second by Peggy Shelton

Ayes: Fisher, Shelton, Gilbert, Warmbrodt, Davis

Noes: None

Motion Passed

3) Public hearing to hear comments on a proposed preliminary plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B, City of Lake Dallas, Denton County, Texas from 2 lots into 11 lots. This property is located at 224 and 226 Wilson Street and is zoned R-1-6000.

Mike Mayberry, 500 Waters Edge Dr, Unit 212 spoke regarding the requested preliminary plat. He bought the property a few months ago specifically to build a home for himself. Since the property is so large he wants to build other homes surrounding it. There will be six total homes along Myers and five along Wilson. He will install a sewer line which will also help increase the value of the homes in the area. The style will be more of a lake cottage and the demographics will be geared towards empty nesters. The inside will be high end but smaller in order to accommodate the home appraisal values in the area.

He understands the concern with the smaller streets but they won't have to drive far into the neighborhood since it is close to Lakeview.

Clyde Fisher asked Mr. Mayberry about the timeline for the homes. He said there will be two phases and the houses on Myers will be first. He plans to build four homes before he builds his own home.

All homes will be hardy plank in the exterior, with other textures and details added.

Mike Drozd, 114 Noyes, in Lake Dallas, expressed his concern with flooding in the area. He does not feel the current infrastructure is adequate for more homes. He is also opposed to the hardy plank the builder plans on using on the exterior of the property.

Bob Davis asked if any of the homes will require a variance and Char DuPree answered that all the plans meet Code and no variance will be required.

Thomas Drozd, 806 Lake St, in Lake Dallas expressed his concern with the flooding issues and the quality of the home.

Dean Drozd, 108 Noyes St, Lake Dallas Dr also expressed his concern with the hardy plank and feels the standards of Lake Dallas should require all brick exterior.

Randy Squier, 560 N Lakeview Dr, in Lake Dallas also voiced his concern with the flooding and drainage in the area. He also believes Lake Dallas should require larger homes.

Chairperson Ben Gilbert closed the Public Hearing.

4) Consideration and Action to approve recommendation of a preliminary plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B from 2 lots into 11 lots.

Mike Mayberry spoke to address some of the issues brought up during the Public Hearing. Brick is more prevalent here due to the availability of heavy clay soils but most cities surrounding Lake Dallas allow hardy plank as a masonry material. The challenge is that Lake Dallas appraisals today would not support a large home with full brick exterior. He personally feels the hardy plank is aesthetically pleasing and it is a timeless look.

Char DuPree explained that Mr. Mayberry will have a civil engineer submit a drainage plan and the City engineer will review those plans and the plat will change accordingly if required.

Jenny Warmbrodt expressed her concern for the flooding and the size of the streets.

Char DuPree reiterated the preliminary plat meets all minimum requirements of the Municipal Code.

Motion to approve recommendation of a preliminary plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B from 2 lots into 11 lots made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: Warmbrodt

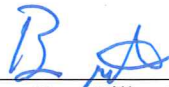
F. Future Agenda Items

No future agenda items at this time.

G. Adjournment

Motion to adjourn was made by Jenny Warmbrodt; second by Bob Davis.

The meeting adjourned at 8:00 PM.



Ben Gilbert, Chair



Khara Sherrill, Planning and Zoning Secretary