

City of Lake Dallas
Planning and Zoning Commission
February 18, 2016

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on February 18, 2016 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, Clyde Fisher, Peggy Shelton, 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

Kyle Wade of 802 Lake St spoke regarding his property in Lake Dallas and his plan to build a large storage building on his vacant lot. He was told to contact the Community Development Department.

E. Business:

1) Consideration and Action to approve the minutes of the January 21, 2016 meetings.

Motion to approve the minutes for January 21, 2016 was made by Clyde Fisher; second by Peggy Shelton.

Ayes: Fisher, Shelton, Gilbert, Davis

Noes: None

Motion Passed

2) Public hearing to hear comments on an application by Terry Lantrip for a Special Use Permit to allow for residential use in the structure located at 209 Main Street.

Terry Lantrip, 275 Market St, owns the property at 209 Main Street and explained that he has been trying to rent the property for commercial use for two years and has been unable to find a suitable tenant. He knows he can rent it almost immediately as a residence and five years should be sufficient time.

No else came forward and the public hearing was closed.

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

Char DuPree advised the City is in agreement for the Special Use Permit for the time frame of five years.

Bob Davis expressed his concern if small children were to be living in the home since it is off of Main St. It was explained that the property has an enclosed back yard. The size of the house is two bedroom and one bath and 800 square feet. Mr. Lantrip also explained that it is a historic building with a portion of it being built in 1890.

Motion to approve the recommendation of a Special Use Permit for a residential structure at 209 Main St for a period of five years was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

4) Public hearing to hear comments on an application by Charlie Price for a masonry exemption on an accessory building located at 312 Georgian Oak.

Charlie Price, 312 Georgian Oak, spoke regarding his request for the masonry exemption. He recently replatted his property at 312 Georgian Oak and the property he owns behind it into one lot. In doing so, it allows him to build a work shop on his property, however the 80% masonry requirement is cost prohibitive. He plans on using the workshop for personal use. The location of the building will not be seen from the back or the front of his property. The building will be 18 x 20 square feet.

Mr. Price explained that the only access to the building will be from his front yard on Georgian Oak. No access can be made from the other side of the lot which is located behind Swisher Cemetery and Oak Lakes Subdivision. That access point is off of unimproved roads making it impossible to gain entry.

Randy Evans, 320 Thousand Oaks Dr, expressed his concern that if this isn't passed the applicant could build three small accessory structures instead. Ms. DuPree explained that Mr. Price was allowed to put an accessory structure on his lot as soon as the re-plat was completed. It is the masonry requirement of 80% that is only in question. Mr. Evans said he is in agreement with the request since it is in a remote location and cannot be seen.

5) Consideration and Action to approve recommendation of a masonry exemption on an accessory building located at 312 Georgian Oak.

It was re-iterated that Mr. Price is going to access his building from his front yard on Georgian Oak and has no plans of putting any vehicles or recreational vehicles on the lot.

Letters were sent to everyone within 400 ft of the property and other than a few calls requesting explanation of the letter, no one has expressed opposition to the request.

Bob Davis expressed his concern that other neighbors may want to build storage buildings on the lots behind them making it just a row of storage buildings. Also, it is possible, one day all those lots will be developed and the roads improved. Char DuPree explained these lots all have individual owners and have been undeveloped for a long time. Development could happen but not in the foreseeable future.

Motion to approve the recommendation of zero percent masonry exemption on an accessory building at 312 Georgian Oak was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

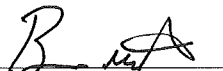
F. Future Agenda Items

G. Adjournment

Motion to adjourn was made by Clyde Fisher. The meeting adjourned at 7:30 PM.



Khara Sherrill, Planning and Zoning Secretary


Ben Gilbert, Chair