

**City of Lake Dallas
Planning & Zoning Commission
April 21, 2016**

The Planning and Zoning Commission of the City of Lake Dallas met on April 21, 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, Commissioners Fisher, Shelton and Davis

Staff Present: Char DuPree, Community Development Director

C. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance.

D. Citizen's Agenda

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

E. Business:

1) Consideration and Action to approve the minutes of the February 18, 2016 meeting.

Motion to approve the minutes for February 18, 2016 was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Shelton, Gilbert

Noes: None

Motion Passed

2) Public hearing to hear comments on an application by Lori Tredway on behalf of Tredway's BBQ for a Special Use Permit to allow a private club to operate at 721 East Hundley Drive.

Eric Ko, 4218 Brooktree Lane, Dallas, TX 75287, owner of 215 E. Hundley, asked for clarification of a "private club" and what passage of this request would mean to the neighborhood. Mr. Ko was informed this would remain a restaurant, however, they would now be able to serve patrons alcoholic beverages with their meals.

Paul Forgey, 402 S. Lakeview, spoke in favor of this request.

James Treadway, 721 E. Hundley, owner of Treadways BBQ, stated this would not become a "honky tonk", just a restaurant like any other that sells alcohol to those customers wishing to have a drink with their meal. Also, that management always monitored those drinking on the premises when they were a BYOB and would continue to do so operating as a private club.

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 private club to operate at 721 East Hundley Drive.

Motion to approve the Special Use Permit (SUP) to allow Treadway's BBQ to operate as a private club for five (5) years was made by Clyde Fisher; second by Ben Gilbert.

Bob Davis suggested the SUP be approved without any time limit, however the rest of the Commission felt the five (5) year time limit was appropriate.

Ayes: Fisher, Gilbert, Shelton

Noes: Davis

Motion Passed

- 4) Public hearing to hear comments on an application by Barrett Owens for a replat of Block 7, Lots 3, 4, 5, 6, 13, 14, 15, 16 of the Lake Dallas Shores Addition into one lot, located at 602 Shore Drive.**

Barrett Owens of William Anthony Homes, McKinney, explained he purchased the lots to build one (1) residential home.

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

- 5) Consideration and Action to approve recommendation of an application by Barrett Owens for a replat of Block 7, Lots 3, 4, 5, 6, 13, 14, 15, 16 of the Lake Dallas Shores Addition into one lot, located at 602 Shore Drive.**

Motion to approved the replat of Block 7, Lots 3,4,5,6,13,14,15,16 of the Lake Dallas Shores Addition into one (1) lot located at 602 Shore Drive was made by Bob Davis; second by Clyde Fisher.

Ayes: Davis, Fisher, Gilbert, Shelton

Noes: None

Motion Passed

F. Future Agenda Items

Char DuPree stated there will be a meeting on May 19, 2016. Agenda items will include a Special Use Permit request for 400 N. Stemmons, allowing a mini storage facility and a replat at 606 Myers.

G. Adjournment

Motion to adjourn was made by Clyde Fisher; second by Bob Davis. Meeting adjourned at 7:35 p.m.

Ben Gilbert, Chair

Char DuPree, Planning & Zoning Secretary