

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on January 15, 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 and Jenny Warmbrodt

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 October 16, and November 20, 2014 meetings.

Motion to approve the minutes for October 16, 2014 and November 20, 2014 was made by Peggy Shelton; second by Jenny Warmbrodt.

Ayes: Shelton, Warmbrodt, Gilbert, Fisher

Noes: None

Motion Passed

2) Public Hearing to hear comments regarding amending the Lake Dallas Municipal Code by amending Section 122-9 of Article I ("In General") to restate the Manufacturing District Designation of "M-1" TO "M"; by amending Article XI ("M-1 LIGHT INDUSTRIAL DISTRICT"), of Chapter 122 ("ZONING") to add a new district category of industrial uses and to provide regulations therefore; by amending section 122-802 of Article XX ("SIGNS") to amend the size and height requirements for monument signs to conform to the changes to Article XI.

Joe Jernigan, the CFO of Andrews Distributing, addressed the Planning and Zoning Commission. Mr. Jernigan read a letter addressed to Ben Gilbert, Chair of the Planning and Zoning Commission, stating the company's displeasure with the City's latest proposal of amending the M zoning district. Andrews Distributing feels that if the rezoning goes through, it will devalue their property.

Public Hearing Closed

3) Consideration and Action to approve an ordinance amending the Lake Dallas Municipal Code by amending Section 122-9 of Article I ("In General") to restate XI ("M-1 LIGHT INDUSTRIAL DISTRICT"), of Chapter 122 ("ZONING") to add a new district category of industrial uses and to provide regulations therefor; by amending section 122-802 of Article XX ("SIGNS") to amend the size and height requirements for monument signs to conform to the changes to Article XI.

Community Development Director, Char DuPree, explained the purpose of the new zoning proposal was a compromise in order to use the property the way Andrews had in the past and to sell it for the uses they described in the previous meetings as opposed to the earlier proposal by the City to rezone the property to C-1.

Discussion followed between the Commission, Mr. Jernigan, and Mrs. DuPree.

Commissioners Clyde Fisher and Jenny Warmbrodt felt they did not have enough information to make an informed decision.

Motion to take no action was made by Clyde Fisher; second by Jenny Warmbrodt.

Ayes: Fisher, Shelton, Warmbrodt

Noes: Gilbert

Motion Passed

- 4) **Public Hearing to hear comments on the proposed rezoning of the property described as Comco Systems Addition, Block A, Lots 1R and 2R, located at 306 W. Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

No one came forward and the Public Hearing was closed.

- 5) **Consideration and Action to approve an ordinance rezoning the property described as Comco Systems Addition, Block A, Lots 1R and 2R, located at 306 W. Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to take no action was made by Clyde Fisher; second by Jenny Warmbrodt.

Ayes: Fisher, Warmbrodt, Shelton, Gilbert

Noes: None

Motion Passed

- 6) **Public Hearing to hear comments on the proposed rezoning of the property described as ICC Addition, Block A, Lots 1R and 2R, located at 203 W. Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

No one came forward and the Public Hearing was closed.

- 7) **Consideration and Action to approve an ordinance rezoning the property described as ICC Addition, Block A, Lots 1R and 2R, located at 203 W Overly Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to take no action was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Shelton, Gilbert,

Noes: None

Motion Passed

- 8) Public Hearing to hear comments on the proposed rezoning of the property described as A0424a N. French, Tract 28, located at N Lakeview Drive, from M-1 Light Industrial to M-2 Industrial.**

No one came forward and the Public Hearing was closed.

- 9) Consideration and Action to approve an ordinance rezoning of the property described as A0424a N. French, Tract 28, located at N Lakeview Drive, from M-1 Light Industrial to M-2 Industrial.**

Motion to take no action was made by Jenny Warmbrodt; second by Clyde Fisher.

Ayes: Fisher, Warmbrodt, Shelton, Gilbert,

Noes: None

Motion Passed

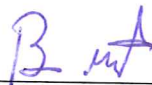
F. Future Agenda Items

The same issues from today's meeting will be on the next agenda. There will be a Planned Development, SUP renewal and major replat.

G. Adjournment

Motion to adjourn was made by Clyde Fisher; second by Peggy Shelton.

The meeting adjourned at 7:50 PM.



Ben Gilbert, Chair



Khara Sherrill, Planning and Zoning Secretary