

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on January 19, 2017 at 7:02 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 221.041 of the Texas Government Code.

1. Call to Order and Determination of Quorum

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, Bob Davis, and Alternate Melody Parlett. Raymond Daniels arrived at 7:04.

Staff Present: City Manager Matt Shaffstall and Community Development Administrative Assistant Donna Butler

2. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance

3. Approve and Act on Previous Meeting's Minutes – December 13, 2016

Motion to approve the minutes for December 13, 2016 was made by Fisher; Second by Shelton

Ayes: Gilbert, Shelton, Fisher, Davis

Noes: None

Motion Passed

Public Agenda

Patricia Ann St. Cyr of 108 Pearl Lane, Lake Dallas, Texas 76065 explained tiny homes and tiny home communities and why she is in favor of both.

Terry Lantrip of 275 Market Street, Lake Dallas, Texas 75065 explained how he feels downtown Lake Dallas is not the vibrant mixed use area that was planned. He stated that downtown Lake Dallas should be unique, not industrial. He explained how his one acre lot could be turned into a tiny home community that he feels would be good for Lake Dallas.

4. Consider and make recommendations on an application for a minor replat of Lots 11, 12, 13, 14, 27, 28, 29, and 30 of Block 5, Lake Dallas Shores Addition, (commonly known as 615 Shore Drive).

Clyde Fisher of 747 Carlisle Drive, Lake Dallas, Texas 75065 recused himself to approach the Commission. He explained how the requested replat will combine eight small lots in order to create one buildable lot. The final lot size will be 10,000sf.

Motion to approve an application for a minor replat of Lots 11, 12, 13, 14, 27, 28, 29, and 30 of Block 5, Lake Dallas Shores Addition, (commonly known as 615 Shore Drive) was made by Davis; Second by Shelton

Ayes: Gilbert, Shelton, Davis, Daniels

Noes: None

Motion Passed

5. Consider and make recommendations to approve an update to the zoning map.

Matt Shaffstall presented the updated zoning map and explained how the zoning map has been updated to reflect several years of zoning changes. He stated that two changes are being made due to a replat on Swisher Road and a rezone on Dobbs and River Oak Way.

Motion to approve an update to the zoning map was made by Fisher; second by Daniels.

Ayes: Gilbert, Shelton, Fisher, Davis, and Daniels

Noes: None

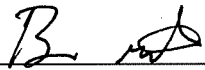
Motion Passed

Matt Shaffstall introduced the incoming Building Supervisor, Kevin Lasher. Melody Parlett was introduced as the new Planning and Zoning Commission Alternate.

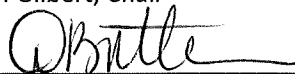
6. Adjournment

Motion to adjourn was made by Shelton; second by Davis.

The meeting adjourned at 7:25 p.m.



Ben Gilbert, Chair



Donna Butler, Planning and Zoning Secretary