

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on May 15, 2014 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. Staff present: 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:

1. Consideration and Action on approval of Minutes for April 17, 2014 meeting.

Motion to approve the minutes for April 17, 2014 was made by Peggy Shelton; second by Jenny Warmbrodt.

Ayes: Shelton, Warmbrodt, Gilbert

Noes: None

2. Public Hearing on the proposed Special Use Permit submitted by Kreka Enterprises, business owner of Lake Dallas Point restaurant/bar, to renew a Special Use Permit allowing a private club to continue to operate at the property located at 303 Swisher Road, Suite 100.

Don Kreka of 303 Swisher Rd Suite 100 came up speak in regards to the Special Use Permit and his request to renew the permit. It is a family run business and everything has been going well since the business opened eight years ago.

During the Public Hearing Clyde Fisher was able to join the meeting.

Char DuPree referenced the memo that was written by the City Manager regarding the SUP. The City Manager feels that since there were no issues with the business the City does not have any objection to renew the SUP without restriction. It was explained to Mr. Kreka that he would also have to go to the City Council meeting next week on May 22, 2014 at 7 PM.

3. Consideration and Action to make a recommendation to the City Council to grant/deny renewing a Special Use Permit without conditions allowing a private club to continue to operate at the property located at 303 Swisher Road, Suite 100.

Motion to make a recommendation to the City Council to grant renewing a Special Use Permit without conditions allowing a private club to continue to operate at the property at 202 Swisher Road, Suite 100 was made by Jenny Warmbrodt; Second by Clyde Fisher.

Ayes: Warmbrodt, Fisher, Shelton, Gilbert

Noes: None

Motion passed

4. Public Hearing on an application for exemption to the requirement of 80 percent masonry for exterior surfaces on the proposed commercial structure BMR Pool and Patio to be located at 451 Betchan.

Mike Linley of 470 Peninsula, Lakewood Village, TX came up to speak. He recently bought the property and is now designing a commercial metal building and would like a masonry exception of 25% for the front of the property. He referenced pictures showing the front elevation and that anything visible from the street would be masonry. Mr. Linley brought pictures of the building right behind him and to the west of him that has no masonry.

Jenny Warmbrodt asked for clarification on the current zoning requirement of 80 percent. Ms. DuPree explained those buildings that currently don't have 80 percent are either grandfathered in or also have an exemption. For example, the business Z Flooring at 350 Betchan requested an exemption and was granted it at around 35% to 40% masonry.

Mr. Lindley explained that his building for Lake Dallas will be a metal building, as opposed to his building in Lewisville, and the brick will mainly be for looks and to comply with the code requirement. Jenny Warmbrodt asked about his plans for the front landscaping and Mr. Lindley said he is still working on his plans. Ms. DuPree reminded everyone that the code also has guidelines for landscaping.

Commissioner Fisher asked if he would be content with 30% masonry. Mr. Lindley advised he would be fine with that and also explained that he is using the same company that built Z Flooring so the buildings will look very similar.

5. Consideration and Action to make a recommendation to the City Council to grant/deny an application for exemption to the requirement of 80 percent masonry for exterior surfaces on the proposed commercial structure BMR Pool and Patio to be located at 451 Betchan.

Motion to make a recommendation to the City Council to grant an application for exemption to the requirement of 80 percent masonry to 30 percent for exterior surfaces on a proposed commercial structure BMR Pool and Patio to be located at 451 Betchan was made by Clyde Fisher; Second by Jenny Warmbrodt

Ayes: Fisher, Warmbrodt, Shelton, Gilbert,

Noes: None

Motion Passed.

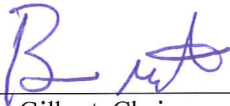
F. Future Agenda Items

As of now there will be a meeting on June 19, 2014. Daniels Air at 209 S Shady Shores is requesting a Special Use Permit for a sweeps center which includes arcade games and eight-liners.

G. Adjournment

Motion to adjourn was made by Jenny Warmbrodt; second by Clyde Fisher.

The meeting adjourned at 7:20.


Ben Gilbert, Chair


Khara Sherrill, Planning and Zoning Secretary