

City of Lake Dallas
Planning & Zoning Commission
April 20, 2017

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on April 20, 2017 at 7:00 PM in the Lake Dallas City Hall, 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.

Section I – Presentations

1. Call to Order and Determination of Quorum.

Members Present: Chairperson Ben Gilbert, Commissioners Bob Davis, Peggy Shelton, Clyde Fisher, and Raymond Daniels, and Alternate Melody Parlett

Staff Present: City Attorney Kevin Laughlin, Community Development Director Kevin Lasher, and Administrative Assistant Donna Butler

2. Pledges of Allegiance.

Ben Gilbert led.

3. Receive Citizen Comments.

No one came forward.

Section II – Action Items

5. Approval of Minutes for the Regular Meeting of April 20, 2017.

Motion to approve of minutes for the regular meeting of April 20, 2017 was made by Shelton; second by Parlett.

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

Noes: None.

6. Conduct a public hearing and make recommendation on a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from Downtown District with C-3 Commercial District Base Zoning to Downtown District with R-2 Two-Family Dwelling District Base Zoning.

Mike Mayberry of 203 Main Street, Lake Dallas, Texas 75065 proposed rezoning his property to put in two buildings with four units. The buildings would have a downtown historical, turn of the century look with ornate detail. Each unit be around would around 1400 to 1500 square feet and have two floors, with three bedrooms, two baths, and have a garage on the bottom level. These units would be high end, renting for around \$1500.00 a month. Mayberry said he would love to see more people living downtown and being able to support the local shops and increasing tax dollars.

Gilbert asked if anyone wanted to speak while the public hearing was open. No one came forward, and he closed the public hearing.

Gilbert moved to consideration and action.

Motion to approve the proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from Downtown District with C-3 Commercial District Base Zoning to Downtown District with R-2 Two-Family Dwelling District Base Zoning was made by Fisher, second by Daniels.

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

Noes: None.

Section III - Discussion Items

Discussion Items allow the applicant to receive preliminary comments from the Commission. The Commission can take no action or vote and can only act in an advisory capacity in deliberating such items. Plat applications discussed in this section are deemed to be incomplete by staff and will be returned to the Commission for a formal recommendation to the City Council once city submittal requirements have been satisfied by the applicant.

7. Present and discuss draft of proposed land-use charts for inclusion into Section 122 of the Lake Dallas Code of Ordinances.

Kevin Lasher explained how the city will be updating and formalizing the zoning code by creating a use chart for the various land uses. The end result will be a chart that color corresponds to the updated zoning map with good web presence. Someone looking for zoning information will be able to easily maneuver between the online use chart and zoning map.

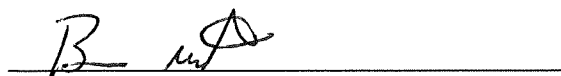
He asked commissioners to look at the current zoning districts and observe whether or not they agree with current land uses. He asked them to look at uses critically and offer any comments or suggestions for change. He stated that a few thorough quality control checks will be made by him and the City Attorney before the use chart is presented to City Council in May.

Board and Commission Procedures as governed by the Texas Open Meetings Act & Planning Law (City Attorney, Kevin Laughlin).

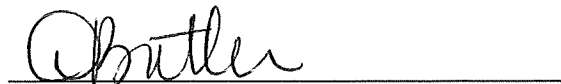
Laughlin held a work session regarding the source of authority for the City of Lake Dallas boards and commissions; compliance with the city comprehensive plan and the Texas local government codes; the powers, duties and basics of the Zoning Enabling Act, zoning techniques, and zoning districts; review criteria for site plans, planned developments, and different types of platting.

Section IV – Adjournment of Regular Meeting

Meeting adjourned at 8:45pm.



Ben Gilbert, Chair



Donna Butler, Planning and Zoning Secretary