

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on May 18, 2017 at 7:01 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.

Section I – Presentations

1. Call to Order and Determination of Quorum.

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, and Raymond Daniels. Bob Davis was absent.

Staff present: Director of Community Development Kevin Lasher, and Administrative Assistant Donna Butler.

2. Pledges of Allegiance.

Chairperson Gilbert led the Pledge of Allegiance.

3. Receive Citizen Comments.

No one came forward.

Section II – Action Items

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

Motion to approve minutes for the regular meeting of April 20, 2017 was made by Fisher; Second by Daniels.

Ayes: Gilbert, Shelton, Fisher, and Daniels.

Noes: None.

5. Consider and make recommendation on a Final Plat of River Oak Way Addition, Lots 1 through 15 and Lot 1X, Block A, being 6.75 acres situated within the Thomas White Survey, Abstract No. 1376, City of Lake Dallas, Denton County, Texas. This property is commonly known as being located at the southwest corner of Dobbs Road and River Oak Way. The subject property is zoned R-1-7200. The applicant is George Bown. (Case FP170501)

(Staff is recommending case FP170501 be tabled to the next meeting of June 15, 2017)

Kevin Lasher stated that the final plat application was incomplete in that the drainage study and the required drainage plans need to be submitted by the applicant. Tabling was requested to give the applicant the opportunity to submit this information for the city engineer to review for compliance with the requirements of the area.

Motion to table the recommendation on a Final Plat of River Oak Way Addition, Lots 1 through 15 and Lot 1X, Block A, being 6.75 acres situated within the Thomas White Survey, Abstract No. 1376, City of Lake Dallas, Denton County, Texas until the June 15th meeting was made by Fisher; second by Daniels.

Ayes: Gilbert, Shelton, Fisher, and Daniels.

Noes: None.

Motion Passed

6. **Consider and make recommendation on a request for a masonry exception for new construction of two single family detached homes on vacant sites platted as Lots 5R-1 and 5R-2, Block B, Hansen Estates Addition, being more commonly known as 522A and 522B Howard Drive. The subject properties are zoned R-1-6000. The applicant is Paul and Teresa Perry. (Case ME170501)**

Lasher explained that the applicant has withdrawn the request. A text amendment that will allow hardy plank homes with period historic features to be approved administratively will be brought to the Commission June 15th.

Motion to table both Item 6. the recommendation on a request for a masonry exception for new construction of two single family detached homes on vacant sites platted as Lots 5R-1 and 5R-2, Block B, Hansen Estates Addition, City of Lake Dallas, Denton County, Texas, and Item 7. the recommendation on a request for a masonry exception for an addition to an existing single family detached home located on Lot 1 of the W. D. Smith's Addition, City of Lake Dallas, Denton County, Texas was made by Daniels; second by Fisher.

Ayes: Gilbert, Shelton, Fisher, and Daniels.

Noes: None.

7. **Consider and make recommendation on a request for a masonry exception for an addition to an existing single family detached home located on Lot 1 of the W. D. Smith's Addition, being more commonly known as 602 Galbraith Street, situated at the southeast corner of Galbraith Street and North Lakeview Drive. The subject property is zoned R-1-6000. The applicant is Jason and Tonya Moore. (Case ME170502)**

Let the record reflect that Item 7 was tabled with Item 6.

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

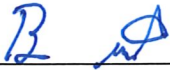
returned to the Commission for a formal recommendation to the City Council once city submittal requirements have been satisfied by the applicant.

8. Discuss draft of proposed land-use charts for inclusion into Section 122 of the Lake Dallas Code of Ordinances. (Case TA170401)

The city will be looking at the break between the uses within C-1 and M-1 Zoning and making sure there is a good transition between the two districts.

Section IV – Adjournment of Regular Meeting

Meeting Adjourned at 7:30pm.



Ben Gilbert, Chair



Donna Butler, Admin. Assistant