



**City of Lake Dallas
Planning & Zoning Commission
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, June 15, 2017 at 7:00 p.m.
Agenda**

Section I – Presentations

- 1. Call to Order and Determination of Quorum.**
- 2. Pledges of Allegiance.**
- 3. Receive Citizen Comments.**

Section II – Action Items

- 4. Approval of Minutes for the Regular Meeting of May 18, 2017.**
- 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 until reactivated by staff)

- 6. An ordinance of the City of Lake Dallas, Texas, adopting amendments to the Lake Dallas Code of Ordinances by amending Chapter 122, "Zoning," more specifically Article III. R-1-6000 Single Family Dwelling District, Section 122-93 "Exterior surfaces," Article IV. R-1-7200 Single Family Dwelling District, Section 122-143 "Exterior surfaces," and Article V. R-1-10000 Single Family Dwelling District, Section 122-193 "Exterior surfaces," by adding subsection (c) establishing a masonry exception procedure for the main dwelling unit; and amending Article VI. R-2 Two-Family Dwelling District, Section 122-243 "Exterior surfaces," by adding subsection (a) establishing a masonry exception procedure for the main dwelling units. (Case TA170601)**

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. Discussion on a request to change the zoning designation for 0.989 acres of land described as Lots 7 and 8, Gotcher Addition ("the Property") from R-1-6000 Single Family Dwelling District to a Planned Development (PD) District for all uses permitted in the R-1-6000 Single Family Dwelling District with the inclusion of a single-family dwelling district for miniature, transportable housing not defined as a mobile home or recreational vehicle. The Property is more commonly known as 206 Gotcher Avenue. The applicant is Terry Lantrip. (Case ZN170501)
8. Discussion on a request to change the zoning designation for 9.728 acres of land ("the Property") out of the J.W. Simmons Survey, Abstract No. 1163A, from C-1 Commercial District to C-2 Commercial District. The Property is commonly known as being located at 200 Swisher Road, approximately 460 feet west of N. Shady Shores Road. The applicant is Bennora Real Estate, L.L.C. (Case ZN170601)

Section IV – Adjournment of Regular Meeting

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before June 9, 2017 at 6:00 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements, please contact City Secretary's Office at (940) 497-2226 ext. 118 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.