

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on July 20, 2017 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 221.041 of the Texas Government Code.

Section I – Presentations

1. Call to Order and Determination of Quorum.

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

Gerard Dobson of 220 Pembroke, Lake Dallas suggested the city amend the ordinance regarding setbacks to include adjectives to describe the size measurement of yards, words like useable or viable. He gave the example of a home, currently being built at the corner of Pembroke and Meadowbrook, for which he states the back yard has a drop-off after two feet. He feels the yard is dangerous and the city could be ultimately responsible. He realizes a change in the ordinance would not affect this particular home; however, he feels amending the code describing yard setbacks would prevent a similar situation in the future.

Section II – Action Items

4. Approval of Minutes for the Regular Meeting of May 18, 2017.

Motion to approve minutes for the regular meeting of June 15, 2017 was made by Fisher; Second by Parlett.

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

Nays: None.

Motion passed 5 to 0

5. Consider and make recommendation 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)

Lasher explained to the Commission that the City has asked the applicant to submit a scaled, dimensioned sight plan of the tiny home development. The City requests that the request be tabled until the sight plan is received; the hope is that the request will be brought back before the Commission on August 17th, 2017.

Kathy King Gilbert of 213 Main Street, Lake Dallas stated that she did not think this is a good location for high density housing. Her other concerns regarding a tiny home community are the layout of the development, the lack of longevity of residents, and the amount of items that tend to be on the outside of these homes. She hopes the City will work with Terry to find the best use for his properties.

No one else came forward, and Public Hearing was closed.

Motion to table 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 until a scaled, dimensioned site plan is produced was made by Parlett, second by Fisher.

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

Nays: None.

Motion passed 5 to 0

- 6. Consider and make recommendation 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)**

Chairperson Gilbert recused himself as he is an employee of the requestor, Metroplex Cabinets, and Commissioner Fisher was placed in charge.

Lasher explained that the property is being sold as it is and there are no plans to change the outside parking lot or landscaping; however, interior renovations would be made to accommodate the new use. Staff has no objections to the request.

Fisher opened up the public hearing.

Kathy King Gilbert of 213 Main Street, Lake Dallas asked for clarification on the location of the property, and asked if this property was the one that had the water issue, referring to Gerard Dobson's concern earlier in the meeting. Lasher stated the property was formerly Success Partners, to which King replied she had no objections.

Fisher said Metroplex Cabinets has been a good business in its current location for many years.

Parlett stated it would bring jobs to Lake Dallas. She asked about the potential for noise. Lasher stated that while the exhaust system will be blowing air out, there will not be any banging or clanging noises emitted outside the business. The only significant noise would be contained inside the building, where it might be quite loud.

Fisher asked Lasher the number of employees; Lasher answered eighty-five (85), but many of those employees are out doing sales.

Kathy King asked if there would be any air toxicity created by the business. Lasher explained that TCEQ requires a zero discharge, and the exhausts and filters are for sawdust only. King asked about lacquers, and Lasher stated that the use of any varnishes and lacquers would be internal and closed off, where employees would utilize special equipment to deal with any vapors. He added that the company is guided by the EPA and TCEQ and must abide by their regulations.

Fisher asked about the impact on traffic. Lasher stated that while incoming deliveries occur three times a day, the outgoing deliveries occur at 6:30 in the morning before traffic gets too heavy.

Davis asked about the tax payout. Lasher explained that as there will be a point of sale originating inside the building, there will be a tax benefit to the City; likewise, the increase from C-1 to C-2 would mean an incremental increase in property tax.

King asked would there be a need to add another traffic signal. Lasher explained that a new traffic signal will be installed at Briar Oaks, and this signal will be synchronized with the existing two lights to benefit the movement of traffic.

Fisher closed the public hearing.

Motion to recommend the 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 (Case ZN170601) was made by Davis; second by Shelton.

Ayes: Fisher, Davis, Shelton, and Parlett.

Nays: None.

Motion passed 4 to 0

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

NONE

Staff Announcements: Kevin informed the Commission this would be his last meeting as a full-time employee, as he would begin employment elsewhere beginning July 31st. He thanked the Commission and told them he appreciated working with them. He stated that he will continue to work with the City on a contract basis, sit on the panel to help find his replacement, and return on August 17th to continue working on the Comprehensive Plan.

Section IV – Adjournment of Regular Meeting

Motion to adjourn was made by Fisher, second by Shelton.

Adjourned at 7:26pm.



Ben Gilbert, Chair



Donna Butler, Admin. Assistant