

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on August 17, 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.

No one came forward.

Section II – Action Items

4. Approval of Minutes for the Regular Meeting of July 21, 2017.

Motion to approve minutes for the regular meeting of July 21, 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)

Mr. Lasher asked that the request be tabled, adding it may come back before the Commission for the September meeting.

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 (Case ZN170501) was made by Fisher, second by Parlett.

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

Nays: None.

Motion passed 5 to 0

6. **Conduct a public hearing, consider and make recommendation on a request for a residential masonry exception for the use of metal siding on a proposed accessory building, greater than 120 square feet in size, located on Lot 1 of Block A of W-D Estates. The Property is commonly known as being located at 802 Lake Street, approximately 240 feet east of N. Lakeview Drive. The applicant is Kyle Wade. (Case ME170701)**

James Bragg of 712 Lake Drive, Lake Dallas, Texas stated that he had no problem with the building. His concern is the width of the streets.

Commissioner Davis also expressed concerns regarding the small roads in case of a fire.

Commissioner Fisher stated that the size of the property is significant.

Commissioner Parlett asked if the accessory building is visible from the street, and Commissioner Wade answered that the building is not visible from the street.

No one else came forward, and Chairman Gilbert closed the public hearing.

Motion to recommend the request for a residential masonry exception for the use of metal siding on a proposed accessory building, greater than 120 square feet in size, located on Lot 1 of Block A of W-D Estates. The Property is commonly known as being located at 802 Lake Street, approximately 240 feet east of N. Lakeview Drive (Case ME170701) was made by Fisher; second by Davis.

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

Nays: None.

Motion passed 5 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 reminded the Commission that a workshop regarding the Comprehensive Plan would be directly following the meeting.

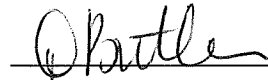
Section IV – Adjournment of Regular Meeting

Motion to adjourn was made by Commissioner Parlett.

Adjourned at 7:23pm.

A handwritten signature in cursive script, appearing to read 'Ben Gilbert', is written over a horizontal line.

Ben Gilbert, Chair

A handwritten signature in cursive script, appearing to read 'Donna Butler', is written over a horizontal line.

Donna Butler, Admin. Assistant