

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on September 21, 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, Clyde Fisher, and Alternate Melody Parlett. Commissioner Raymond Daniels and Peggy Shelton were 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 August 17, 2017.

Motion to approve minutes for the regular meeting of August 17, 2017 was made by Davis; Second by Parlett.

Ayes: Gilbert, Davis, Fisher, and Parlett.

Nays: None.

Motion passed 4 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)

Staff recommended the request be tabled, adding it should come back before the Commission October 19th, and if the Commission recommends the zoning change, the recommendation will go before City Council October 26th.

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) to the October 19th Planning and Zoning meeting was made by Fisher, second by Parlett.

Ayes: Gilbert, Davis, Fisher 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.

- 6. Conduct a discussion on a request to change the zoning designation for 0.333 acres of land out of the Wright Survey, Abstract No. 1335, from C-2 Commercial District to an R-2 Two-Family Dwelling District. The Property is more commonly known as 460 Main Street, being situated on the west side of Main Street, north of Betchan Drive. The applicant is Craig Chapin. (Case ZN170801)**

Craig Chapin of 2102 Menton Place, Carrollton, Texas stated that he is requesting that 460 Main, currently zoned C-2 Commercial, be rezoned in order to build a duplex.

Parlett asked if it would be a problem that the car wash has the same address.

Lasher stated that a new address would be assigned. He added that the city would work with the applicant to see if CenturyLink, who owns the drive in front of the property, has offered a permanent easement.

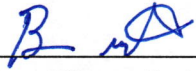
Discussion Closed.

Staff Announcements: None.

Section IV – Adjournment of Regular Meeting

Motion to adjourn was made by Parlett.

Adjourned at 7:10pm.

A handwritten signature in blue ink, appearing to read 'Ben Gilbert', written above a horizontal line.

Ben Gilbert, Chair

A handwritten signature in blue ink, appearing to read 'Donna Butler', written above a horizontal line.

Donna Butler, Admin. Assistant