

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on October 23, 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 Peggy Shelton, Clyde Fisher, and Raymond Daniels; Alternate Melody Parlett.

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 September 21, 2017.

Motion to approve minutes for the regular meeting on September 21, 2017 was made by Parlett; Second by Daniels

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

Nays: None.

Motion passed 5 to 0

5. Conduct a public hearing, consider and make recommendation on an Ordinance 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 75006 handed Commissioners printed plans and information about the proposed duplexes showing exterior, floor plans and elevations.

Gilbert explained to the audience the applicant's request to rezone from C-2 to R-2 with the intent to build a duplex.

Gilbert opened the Public Hearing.

No one came forward and Public Hearing was closed.

Fisher asked Chapin if the plans he was holding were the plans Chapin intended to use to build the duplexes. Chapin stated he only had plans to change the inside a little, such as put the master bedroom downstairs, but he liked the elevation.

Fisher asked how big the units would be. Chapin said the units would be about 1,700 to 1,800 square feet per side, minus the garage, or including the garages roughly a 4,200 square foot total blueprint.

Parlett asked if the ownership of the street in front of the property was determined. Lasher explained that the street was dedicated to what was formerly named the Lake Dallas Municipal Utility Authority (now Lake Cities). It is on record in Denton County as a perpetual easement and a right-of-way. In order for this easement to be altered or changed, it would require the signatures of each adjoining property owner to implement a change.

Lasher pointed out that the address of 460 Main Street is also shared with the Falcon Car Wash. So if the rezoning is approved, a new address will be given to Chapin's property when a building permit is issued. The address will not be 460 when the permit process begins.

Lasher asked Chapin if he was aware of the eighty percent (80%) masonry requirement in the R-2 District. Chapin had understood hardy board was acceptable. Lasher stated that he was unsure about the R-2 District but he would look into it. He explained that in other single-family zoning districts hardy board was allowed only if there is a historic architectural theme. The exterior masonry requirement will be verified before the building permit is submitted.

Fisher asked about lot size and if there would be a backyard. Chapin stated there would be a back yard and showed Commissioners where to look on his printouts to see where he planned to put the fence. He said he was waiting to see if the rezoning was going to be approved before getting a survey. Lasher explained that a survey is required by the city attorney before an approved ordinance can be signed, as it becomes an exhibit to the ordinance.

6. **Motion was made by Daniels** to approve an Ordinance 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. **Second by Fisher.**

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

Nays: None.

Motion passed 5 to 0

7. **Conduct a public hearing, consider and make recommendation on an Ordinance to change the zoning designation for 0.989 acres of land described as Lots 7 and 8, Gotcher Addition 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 defined as a Tiny House Park. The Property is more commonly known as 206 Gotcher Avenue. The applicant is Terry Lantrip. (Case ZN170501)**

Lasher gave a brief introduction of the project stating that the base zoning would be retained, keeping the ability for the developer to build single family detached neighborhood or develop the tiny home community as described in the Planned Development.

Lasher displayed the current zoning map and explained the various zoning uses surrounding the property. He displayed the applicant's site plan and explained the proposal. The tiny house park would consist of thirteen (13) pads in one lot. Each pad would hold one unit. The unit sizes range from one hundred (100) to four hundred (400) square feet, and the lots will be between eight hundred (800) and a thousand (1,000) square feet. The pads are approximately twenty feet by forty feet (20ft x 40ft).

Lasher explained that he, the applicant, and the city attorney spent hours over the last several months creating an optimal ordinance for this unique project. He added that should the Commission recommend to approve the ordinance, he recommends they add the wording that has been included in section 2. D. 6. F. of the revised ordinance regarding the storage area screening and with the revised development plan exhibit.

Terry Lantrip of 275 Market Street, Lake Dallas, Texas, presented his Tiny Home proposal. He stated that the old farm house on the property may be renovated into a community center for the residents. He said this community could bring business and fresh ideas to the downtown area. He explained that the renovation of the property would increase taxes and the residents would increase revenue by shopping locally. He explained that this would be the first project of this type in the U.S., adding that the New York Times recently reported the tiny home movement is huge but the challenge is there are not enough places to park a tiny home legally within a city boundary.

B.A. Norrgard, tiny home advocate from Garland, Texas, spoke in favor. She travels to educate and advocate for tiny homes to be a mainstream housing option.

Jet Regan, tiny home enthusiast of Grapevine, a database engineer for a local company, spoke in favor. She presented an overview of the tiny house movement with data.

Fisher asked if Lantrip considered selling the lots individually, rather than leasing them. Lantrip indicated he has no intention of selling the lots. Fisher's concern was transiency, but Lantrip explained the need for tiny home occupants to have a place to park their homes on a long term

basis. Fisher asked how this is not like a mobile home park. Lantrip stated these are custom designed, quality homes.

Daniels asked what the city intends to do as these homes age. Lantrip explained how the homes are constructed and how they are similar to stick-build housing. The only distinction is that they are built on a trailer. He stated the home owners will have to do the same maintenance as all home owners. Lasher added that Section H. of the draft PD ordinance states the requirement for a centralized property management entity to enforce the provisions in the PD ordinance. This means the city's code enforcement staff will also be conducting inspections and strictly enforcing codes. Appendix V will prohibit homes that do not meet current building codes from being stationed at this location. In order to do so, uncompliant homes would have to go before the Board of Adjustment for code variances.

Shelton asked if the homes are on wheels, what happens with all the empty spaces when homes leave. Lantrip stated that with the current interest, there should be no problem keeping the lots filled.

Parlett inquired about utilities. Lantrip explained that new electrical and plumbing would be added.

Fisher asked if the lots would be separately metered. Lantrip stated that the electric provider would not add separate meters and the water department typically only adds one meter. The lots will be sub-metered. Daniels asked about billing for utilities, and whether Lantrip would bill each tenant, or it would be a part of the lease. Lantrip said the utilities would be pro-rated per the conditions contained in the lease agreement. Shelton asked how trash would be handled, and Lantrip said there would be a community trash dumpster and a recycling bin.

Shelton asked how Lantrip would keep other city residents from coming to use the park's laundry facility. Lantrip stated that the residents will look out for it or they may consider a lock on the door.

Parlett asked about the metal cargo box for storage, but both Lantrip and Lasher stated this was no longer going to be a part of the project.

Gilbert opened the Public Hearing.

Robert Houghton of 710 Carlisle Court, Lake Dallas, stated he owns the property adjoining the north side of the property. He said he does not oppose the project, but he is concerned with the gravel paving area being up against his concrete drive. Lantrip stated that there will be a three-foot landscaped buffer between both drives with bushes being planted within this buffer. Mr. Houghton stated his concern was dust. Gilbert stated that a provision regarding the dust could be added to the ordinance.

Patrick Kieffer of 521 Ridgewood, Lake Dallas, Texas, spoke in favor of the project, stating that he has worked closely with Lantrip on making sure the tiny home community is going to be aesthetically pleasing.

Karie Kieffer of 521 Ridgewood, Lake Dallas, Texas, spoke in favor of the project. She and her husband chose to live in Lake Dallas for the location and amenities. They are interested in being tiny home owners.

Barbara Garrison of Lake Dallas, Texas, stated that she came to the meeting in order to oppose the project, but upon hearing the discussion, believes the project can be a good thing if it is managed and kept looking nice. She asked for a copy of the tenant rules.

Mike Mayberry of 203 Main Street, Lake Dallas, Texas, spoke in favor. He believes it is the beginning of making Lake Dallas unique.

Jennifer Evans of Roberts Ranch of Lake Dallas, Texas, spoke in favor of the project.

Cory Hagen of 280 Richardson, Texas, spoke in favor of the project. He addressed the demographic of tiny home owners and the architecture of tiny homes.

Gilbert asked how many public notices were sent and if there was any opposition. Butler answered twenty-three (23) letters were sent and one citizen contacted the city in opposition.

Motion was made by Parlett to recommend an Ordinance to change the zoning designation for 0.989 acres of land described as Lots 7 and 8, Gotcher Addition 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 defined as a Tiny House Park with the following additions 1) that Section 2.D.6.F. reflect the inclusion of vinyl fencing material as a permitted screening device for the storage area shown on Exhibit B., 2) the revised development plan dated 10-20-17 be established as Exhibit B in the draft ordinance, and 3) that all parking areas remain dust free at all times. **Second by Daniels.**

Ayes: Gilbert, Daniels, and Parlett.

Nays: Shelton, Fisher.

Motion passed 3 to 2.

Section III - Discussion Items

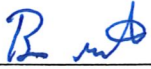
Discussion Items allow the applicant to receive preliminary comments from the Commission. The Commission can take no action or vote and can only act in an advisory capacity in deliberating such items. Plat applications discussed in this section are deemed to be incomplete by staff and will be returned to the Commission for a formal recommendation to the City Council once city submittal requirements have been satisfied by the applicant.

None.

Lasher announced the upcoming Vision Lake Dallas comprehensive plan meeting to be held on October 24th, which is a very important meeting to discuss the future development of the city.

Section IV – Adjournment of Regular Meeting

Motion to adjourn was made by Daniels; Second by Parlett.
Meeting adjourned at 8:20pm.



Ben Gilbert, Chairperson



Donna Butler, Administrative Assistant