

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on November 16, 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 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.

James Bragg of 712 Lake Drive, Lake Dallas, Texas spoke to address the purchase of property at 450 Main Street by Lake Cities Municipal Utility Authority. He does not think storage of equipment fits the business model for Main Street. He added that he is against the construction of storage buildings on Swisher Road.

Section II – Action Items

4. Approval of Minutes for the Special Called Meeting of October 23, 2017.

Motion to approve minutes for the regular meeting on October 23, 2017 was made by Daniels; Second by Parlett

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

Nays: None.

Motion passed 6 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 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.

5. Conduct a discussion on a request to change the zoning designation for 5.03 acres of land out of the N. French Survey, Abstract No. 424, from C-1 Retail District to a Planned Development (PD) District for all uses permitted in the C-3 Commercial District with the inclusion of a mini warehouse storage facility. The property is addressed as 502 E. Swisher Road, being situated along the southeast side of E. Swisher Road, north of W. Lakeview Drive. (Case ZN171001)

Helen Burg of Rockwall, Texas, representative of Platinum Construction, presented sample pictures of the mini warehouse storage facilities that the company has built in other cities. She explained that their development is unlike others in that they are climate controlled. She said the development would bring consumers and increase in taxes.

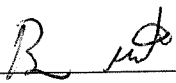
Lasher suggested that the applicant would submit an operational plan before the next meeting.

6. Conduct a discussion on a request for a non-residential masonry exception for the use of concrete plank siding on an existing wood paneled building previously used as a residence, located on a 0.24-acre tract of land in the S. McCarroll Survey, Abstract No. 958, Denton County, Lake Dallas, Texas, and being a part of Lot 3 of Block C of Barmarchar Sites according to plat thereof recorded in Volume 418, Page 124, Deed Records, Denton County, Texas. The Property is commonly known as being located at 205 S. Lake Dallas Drive, situated at the northwest corner of Janet Street and S. Lake Dallas Drive. The property is zoned C-3 Commercial District and is locating within the IH-35E Business Corridor District. The applicant is Michael and Vonnet Ward. (Case ME171001)

Mike and Vonnett Ward of Bowie, Texas presented current and past photos of the building. They showed sample photos of board and baton sided buildings and asked that the Commission allow them to bring back the old style.

Section IV – Adjournment of Regular Meeting

Motion to adjourn was made by Shelton; Second by Fisher.
Meeting adjourned at 7:37pm.



Ben Gilbert, Chairperson



Donna Butler, Administrative Assistant