

**State of Texas
County of Denton
City of Lake Dallas**

The Lake Dallas City Planning and Zoning Commission met in a regular meeting August 16, 2018 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code, Chairperson Ben Gilbert called the meeting to order at 7:00 p.m.

1. Roll Call

Ben Gilbert	Chairperson, Member 1.
Melody Parlett	Member Place 2.
James Bragg	Member Place 3.
Raymond Daniels	Member Place 4
Michelle Weikum	Member Place 5

Absent:

Raymond Daniels, Member Place 4.

Staff Present:

Jeremy Tennant Director of Development Services
Glenda Cowling Permit Tech

2. Pledge of Allegiance

3. Approval of Minutes for the Meeting of July 19, 2018

Motion: Melody Parlett Member 2 made the motion to approve the minutes as presented. Michelle Weikum Member 5 second the motion. Motion carried.

Ayes: Ben Gilbert Chairperson, Melody Parlett Member 2, James Bragg, Member 3, Michelle Weikum Member 5.

Nays: None

Motion Passed 4-0

4 Consider and act on a Final Plat of River Oak Way Addition, Lots 1 through 15 and Lot 1X, Block A, being 6.75 acres situated within the Thomas White Survey, Abstract No. 1376 City of Lake Dallas, Denton County, Texas. This property is commonly known as being located at the southwest corner of Dobbs Road and River Oak Way. The subject property is zoned R-1 7200. The applicant is George Bown. (Case. FP170501).

Jeremy Tennant gave the staff report and staff recommended to table the motion.

Motion: Melody Parlett Member 2 made the motion to table. Michelle Weikum Member 5 second the Motion. Motion carried.

Ayes: Ben Gilbert Chairperson, Melody Parlett Member 2, James Bragg Member 3, Michelle Weikum Member 5

Nays: None

Motion Passed 4-0

5. Consider and act on Preliminary Plat of the Betchan Addition, Lots

1, 2, 3,4, 5, 6 & 7 Block 1, being 1.515 acres situated within the M. Wright Survey, Abstract No. 1355, City of Lake Dallas, Denton County Texas. The property is located at the southwest corner of Main Street and River Oaks Way. The subject property is situated in the Downtown Overlay District and zoned both R-1 6000 single Family and C-1 Retail. The applicant is Paul Perry. (SD 1-2018).

Motion: Michelle Weikum Member 5 made the motion to approve the Preliminary Plat of the Betchan Addition, Lots 1, 2, 3, 4, 5, 6, & 7, Block 1 being 1.515 acres situated within the M. Wright Survey, Abstract No. 1355, City of Lake Dallas, Denton County Texas. Melody Parlett Member 2 second the motion. Motion carried,

Ayes: Ben Gilbert Chair person, Melody Parlett Member 2, James Bragg, Member 3, Michelle Weikum Member 5.

Nays: None

6. Discussion regarding the exterior surfaces of structure in all districts.

After the members discussed the need to eliminate hardy board and hardy plank the Motion was made by Michelle Weikum Member 5 for Jeremy Tennant Director of Development Services to draft an amendment to the Building requirements to eliminate hardy board and hardy plank and require 80 % percentage brick for all structures. Melody Parlett second the motion. Motion carried.

Ayes: Ben Gilbert Chair person, Melody Parlett Member 2, James Bragg, Member 3, Michelle Weikum Member 5.

Nays: None

7. Citizen Agenda & Public Comment:

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. In order to address the Planning & Zoning Commission, please complete a Public Meeting Appearance Card and present it to the City Secretary prior to the start of the meeting. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

No one requested to speak.

8. Announcements or request for future agenda items.

No announcements or request were presented.

9. Adjournment of Regular Meeting

Meeting was adjourned at 7:55 pm.

Approved:



Ben Gilbert, Chairperson

Attest:



Glenda Cowling, Development Services Tech