

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on October 9, 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 Place 1
Melody Parlett	Member Place 2
Michelle Weikum	Member Place 5
Lester Rayborn	Alternate #2

Absent:

Ian Bryant, Member Place #3; John Moore, Member Place #4

Staff Present: Jeremy Tennant, Director of Development Services; Glenda Cowling, Permit Technician.

2. Pledges of Allegiance was led by Chairperson Ben Gilbert.

3. Approval of minutes for the Meetings of August 16, 2018.

Motion: Melody Parlett Member, Place #2 made the motion to approve the minutes as presented. Michelle Weikum Member, Place #5 seconded the Motion. The motion carried.

Ayes: Melody Parlett, Member 2; Ben Gilbert, Chairperson; Michelle Weikum, Member # 5 and Lester Raborn, Alternate Member #2

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 located at the southwest corner of Dobbs Road and River Oak Way. The subject property is zoned R-1-7200 Single Family. The applicant is Mentor Homes, LLC. (Case FP170501).

Jeremy Tennant, Director of the Development Services, spoke briefly to the Commission regarding the drainage issues that were still being addressed by the applicant in response to the Engineer comments ..

Motion: Ben Gilbert Chairperson made the motion to table until more information was presented to the P & Z Members. Melody Parlett seconded the motion. The motion carried

Ayes: Melody Parlett Member Place 2, Ben Gilbert Chairperson, Michelle Weikum Member 5, and Lester Raborn Alternate Member # 2

Nays: None.

Motion Passed 4-0

5. **Consider and Act on a Final Plat of the Providence Addition (formerly known as 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. This property is located at the southwest corner of Main Street and Betchan Street. 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: Melody Parlett Member Place #2 made the motion to approve the final plat of the Providence Addition formerly known as 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 subject property is situated in the Downtown Overlay and zoned both R-1 6000Single Family and C-1 Retail with the following condition. The applicant must clearly identify in the notes section within the Final Plat that the ROW is dedicated to the City of Lake Dallas, The applicant must denote the five-foot (5') utility drainage easement between each lot as illustrated on the redline version of the attached final plat. An exhibit showing the water and sewer services must be presented provided. Motion failed due to lack of a second.

Paul Perry came forward to discuss the 5' easement between each lot. He was not in favor of the 5' easement. Jeremy Tennant, Director of Planning Development spoke to the Members and explained this was necessary to have the 5' easements between each lot to eliminate lot to lot drainage and to allow water to flow to the front bar ditch. He told the Members that staff had a DRC meeting with the developer and our city engineers (Halff Engineering) and the city engineers found it necessary to be added on the final plat.

Melody Parlett Member Place #2 made a second motion to tentatively approve the preliminary plat with the following conditions.

- The applicant must clearly identify in the notes section within the Final Plat that the ROW is dedicated to the City of Lake Dallas,
- The applicant must denote the five-foot (5') utility drainage easement between each lot as illustrated on the redline version of the attached final plat.
- An exhibit showing the water and sewer services must be presented.
- The preliminary review must be removed from the document in the bottom of the left corner of the survey. Michelle Weikum seconded the motion.

Motion Passed 4-0

Ayes Ben Gilbert, Chairperson; Melody Parlett, Member #2; Michelle Weikum, Member 5; and Lester Raborn Alternative #2.

Nays: None.

6. **Continue discussion regarding the exterior surfaces of structures in all zoning districts and consideration of including a design standards section within the Ordinance to address other similar issues within the City.**

Jeremy briefed the Members the purpose for the request was to review Ordinance 2017-12 our current masonry requirements (Ordinance No. 2017-12) Exterior Surfaces at the next monthly meeting in November.

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. No one was present to speak.

8. Announcement or request for future agenda items.

9. Adjournment of Special called Meeting.

Meeting adjourned at 8:00 pm

Passed and approved on the 15 day of Nov, 2018

Ben Gilbert

Ben Gilbert, Chairperson

Glenda Cowling

Glenda Cowling, Permit Tech