

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on November 15, 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
Ian Bryant	Member Place 3
John Moore	Member Place 4
Lester Rayborn	Alternate Place 2

Absent:

Peggy Shelton Alternate #1.

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

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

3. Approval of minutes for the Meetings of October 9, 2018 and October 25, 2018.

Motion: Parlett Member 2, made the motion to approve the minutes as presented. Moore Member 4 seconded the Motion. Motion carried.

Ayes: Chairperson, Gilbert, Parlett, Member 2, Bryant, Member 3, Moore, Member 4, Weikum, Member 5, Raborn, Alternate 2.

Nays: None

Motion Passed 6-0

4. Election of Chairperson

The members had a brief discussion with Chairperson Gilbert. Afterward, Chairperson Gilbert was asked if he would like to continue as the Chairperson. He accepted the offer to continue to serve.

Motion: Chairperson Gilbert made the Motion to re-elect himself as Chairperson of the Planning and Zoning. Moore Member 4, Seconded the Motion. Motion carried,

Ayes: Chairperson Gilbert, Parlett Member 2, Bryant Member 3, Moore Member 4, Weikum, Member 5 and Raborn Alternate 2

Nays: None

Motion carried 6-0

5. Election of Vice-Person

Motion: Chairperson Gilbert made the Motion to elect Parlett Member 2 as the Vice Chairperson of the Planning and Zoning Commission. Weikum Member 5 seconded the Motion. Motion carried.

Ayes: Chairperson Gilbert, Parlett Member 2, Bryant Member 3, Moore Member 4, Michelle Weikum, Member 5, and Raborn Alternate 2.

Motion carried 6x-0

- 6. 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, recommended denial of the plat due to the four (4) outstanding items; that being: 1. A geotechnical sub-surface report has not been provided. 2. The Engineer has not provided soil condition for the retainer wall, 3. Comments from the third letter and plans that have not been addressed and 4. Flood plan plans have not been received.

Motion: Chairperson Gilbert Chairperson made the motion deny the final plat of River Oak Way Addition, Lots 1 through 15 and Lot 1X Block S, being 6.75 acres situated within the Thomas White Survey Abstract No. 1376, City of Lake Dallas, Denton County, Texas 75065. Commissioner Parlett seconded the Motion. Motion carried.

Ayes: Chairperson Gilbert, Parlett, Member 2 Bryant, Member 3 Moore, Member 4 Weikum, Member 5, Raborn. Alternate 2

Motion carried 6-0

- 7. 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 Tennant briefed the Members the purpose for the request was to review Ordinance 2017-12 our current masonry requirements (Ordinance No. 2017-12) Staff has no recommendation as the item is the third part of a discussion regarding the masonry requirements. Mike Mayberry and Paul Perry, builders in the City of Lake Dallas gave a

presentation Fiber Cement Siding vs. Brick/Stone. The presentation pointed out its nothing to do with Quality or Home Value or the price per square foot when the houses sold.

No Motion was made.

8. 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.

9. Adjournment of meeting

Meeting adjourned at 8:37 pm

Passed and approved on the 17 day of Jan, 2019

Ben Gilbert

Ben Gilbert, Chairperson

Glenda Cowling

Glenda Cowling, Permit Tech