

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on January 17, 2019 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
Ian Bryant	Member Place 3
John Moore	Member Place 4
Michelle Weikum	Member Place 5
Peggy Shelton	Alternate 1
Lester Rayborn	Alternate 2

Absent :

Ian Bryant Member Place 3 and Peggy Shelton Alternate 1

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

2. Pledge of Allegiance followed.

3. Approval of minutes for the meeting of November 15, 2018.

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

Ayes: Melody Parlett Member 2, Ben Gilbert Chairperson, Michelle Weikum Member 5 John Moore Member 4 and Lester Raborn Alternate 2

Noes: None

Motion Passed 5-0

4. Conduct a Public Hearing to consider and make recommendation on a proposed zoning change request from R-1-6000 Single-Family Dwelling District to C-1 Commercial Retail District on approximately 0.571 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County, Texas 75065. The address is 315 Carlisle.

Ben Gilbert, Chairperson opened the Public meeting at 7:06 pm. No one was present to speak for or against. Public Meeting was closed at 7:07pm.

Jeremy Tennant, Director of Development Services, provided background to the zoning change. Request and explained why the applicant had requested a zoning change.

Melody Parlett Member 2 asked about the parking lot surface and if the parking lot was in compliance with our requirements. The Planning and Zoning Members took a recess for 10 minutes starting time 7:50 pm so Larry Searcy (Contractor) for the project could go take pictures before the motion was made. Ben Gilbert Chairperson announced the meeting was back in session at 7:57 pm. Larry Searcy, contractor presented pictures showing the parking lot was asphalt. After reviewing the pictures, it was confirmed there would be no variance needed for the surface materials.

Motion: Melody Parlett Member 2 made the motion to act on a zoning change request from R-1 6000 Single-family Dwelling District to C-1 Commercial Retail District on approximately 0.571 acres in the Mary Wright Survey, Abstract No, 1355 in the City of Lake Dallas, Denton County, Texas 75065. The address being 315 Carlisle. John Moore Member 4 seconded the motion. Motion carried. Michell Weikum Member 5 seconded the motion. Motion carried

Ayes: Ben Gilbert Chairperson, Melody Parlett Member Place 2, John Moore Member 4, Michelle Weikum Member 5, and Lester Raborn Alternate Member 2.

Noes: None.

Motion Passed 5-0

5. **Consider and act on a Special Use Permit request to allow a child day care on a C-1 Commercial Retail District on approximately 0.571 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County, Texas 75065. The address being 315 Carlisle Drive, Lake Dallas, Denton County, TX 75065.**

Jeremy Tennant, Director of Development Services gave a presentation on the purpose of the request. Don Manning is the current owner of the property seeking a zoning change for the purpose of allowing a commercial children's day care to continue to operate on the site and potentially expand the foot print of the existing building. After a brief discussion the Motion was made by John Moore Member 5 to approve a special use permit request to allow a child care in a C-1 Commercial Retail District on approximately 0.571 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County, Texas 75065. The address being 315 Carlisle. Lester Rayborn Alternate 2 Seconded the motion. Motion carried.

Ayes Ben Gilbert Chairperson; Melody Parlett Member #2, John Moore Member 4, Michelle Weikum Member 5 Lester Raborn Alternative #2.

Noes: None.

Motion Passed 5-0

6. **Conduct a Public hearing and make recommendation on a site plan on approximately 0.571 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County, Texas 75065. The address being 315 Carlisle, Lake Dallas, Denton County, TX 75065.**

Ben Gilbert Chairperson opened the meeting at 8:00 pm. No one was present. Public meeting was closed at 8: 01pm.

Melody Parlett made the motion to approve the site plan on approximately 0.571 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County TX 75065. The address being 315 Carlisle. Michelle Weikum Member 5 seconded the motion. Motion carried.

Ayes: Ben Gilbert Chairperson, Melody Parlett Member 2, John Moore Member 4, Michelle Weikum Member 5, and Lester Raborn Alternative 2. Motion carried.

Noes: None.

Motion Passed 5-0

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. Adjournment 8:07 pm.

Passed and approved on the 21 day of Feb, 2019

Ben Gilbert
Ben Gilbert, Chairperson

Glenda Cowling
Glenda Cowling, Permit Tech