

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on February 21, 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 :

John Moore, Member Place 4 and Peggy Shelton, Alternate 1 and Lester Raborn, Alternate 2

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

2. Pledge of Allegiance followed.

3. Approval of minutes for the meeting of January 17, 2019.

Motion: Melody Parlett, Member Place 2 made the motion to table the minutes as presented and resubmit next month with corrections. Michelle Weikum, Member Place 5 Seconded the motion. Motion carried. Motion carried.

Ayes: Melody Parlett Member Place 2, Ben Gilbert Chairperson, Michelle Weikum Member Place 5 and Ian Bryant Member Place 3.

Nays: None

Motion Passed 4-0

4. ZD 03-19 Consider and act on a request for a masonry exception for a proposed accessory building. The proposed accessory with 40% masonry exterior is proposed; however, 80% is required. The property is sited on 2.0 acres of land out of the Mary R. Wright Survey, Abstract No. 1355, zoned C-1 Retail District. The property is more commonly known as 380 Betchan Street.

Jeremy Tennant, Director of Development Services, provided background to the zoning change. He explained the applicant intends to construct a second accessory structure on the 2-acre site that would have a prefabricated metal building containing 5000 square feet. (50x100) in the rear yard with (2) two foot high masonry apron along the base of the structure.

Motion: Commission recommended approval of the masonry exception for the use of metal building on a proposed accessory building within the C-1 Retail District located on Lot 1 of Block A of Z Flooring Addition on 2 acres in the Mary Wright Survey, Abstract No. 1355 in the City of Lake Dallas, Denton County 75065. Commissioner seconded the motion. Motion carried.

Ayes: Ben Gilbert, Chairperson; Melody Parlett, Member Place 2, Ian Bryant Member Place 3 and Michelle Weikum Member Place 5,

Nays: None.

5. Update on the Masonry Exception Discussion of exterior surfaces in all zoning districts.

After a brief discussion no action was taken.

6. 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 07:28 pm.

Passed and approved on the 18 day of April, 2019

Ben Gilbert

Ben Gilbert, Chairperson

Glenda Cowling

Glenda Cowling, Permit Tech