

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on April 18, 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

Late:

Member Place 4, John Moore

Absent:

Ian Bryant Member Place # 3, Peggy Shelton Alternate # 1 and Lester Raborn, Alternate 2

Staff Present: Jeremy Tennant, Director of Development Services, John Cabrales, City Manager and Glenda Cowling, Permit Tech

2. Pledge of Allegiance followed.

3. Approval of minutes for the meeting of February 21, 2019

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

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

Nays: None

Motion Passed 4-0

Michelle Weikum Member Place 5 made the motion to move item # 5 next. Melody Parlett Member Member Place # 2 seconded the motion. Motion carried.

Ayes: Ben Gilbert Chairperson, Melody Parlett Member Place 2, and Michelle Weikum

Nays: None.

5. **SP 03-19 Conduct a public hearing and consider a site plan application for approximately 6.683 acres in the J. W. Simmons Survey Abstract No. 1163, generally located at 400 North Stemmons Freeway.**

Ben Gilbert Chairperson opened the public at 7:10 pm. Public meeting closed at 7:11 pm.

Discussion followed by Jeremy Tennant Director of Development Services giving a update to the Commission of the project. Melody Parlett Member Place 2 asked about the water drainage study. Discussion closed after Jeremy Tennant, Director of Development Services pointed out that our city engineers Halff Engineering did the study to come up with the numbers presented. Alan McGehee engineering firm for Ahern was present and gave in detail the site plan would be the full lot for the reason of storing construction equipment.

Melody Parlett Member Place 2 made the motion to approve the site plan application on approximately 6.683 acres in the J. W. Simmons Survey abstract No. 1163 in the City of Lake Dallas, Denton County, Texas 75065. The address being 400 N. Stemmons Freeway. Michelle Weikum Member Place 5 seconded the motion. Motion carried

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

Nays: None

Motion passed 4-0

4. **SP 02-19 Conduct a public hearing and consider an application to amend the Development Plan to the Planned Development (PD) for R-1-6000 Single-Family Dwelling District with the Inclusion of a Single-Family Dwelling District for Miniature Transportable Housing (Tiny House Park) established pursuant to Ordinance No.2017-14 relating to the use and development of Lots 7 and 8, Gotcher Addition, generally located at 206 Gotcher Avenue.**

Ben Gilbert, Chairperson opened the Public hearing at 7:33 pm. Public hearing closed at 7:38 pm.

Discussion followed by Jeremy Tennant, Director of Development Services giving the background information. The project started back in October 2017 when the applicant submitted a "site-specific plan: that included a tenant storage area for small storage buildings; however, upon the submittal the applicant indicated an intention to allow storage buildings on tiny home lots. This is a conflict with Section 2 Land use and Development Standards, Subsection D6(a) which specifies that "no more than one small storage building shall be permitted per dwelling." The applicant wishes to amend the language in the Planned Development. Staff recommends one of the following:

- Amending the site plan to illustrate storage building, instead of storage building(s)
- Amending the text language within the Planned Development Regulations to allow alternative screening behind the storage building adjacent to Lot 8
- Amending the text language within the Planned Development Regulations
- Amending the text language within the Planned Development Regulations to allow storage buildings on the tiny home pads.

Currently the language is not clear to allow more than one storage building. To confirm the intent of the language staff contacted and verified current interpretation with the composer of the Tiny Home Park PD. Staff is amenable to an amendment to the language; unfortunately, the verbiage is not amenable to the applicant's expressed desire.

The submitted site plan did not provide the required twenty-six (26) off-street parking spaces as per the Planned Development. The applicant has amended the site plan to provide the required off-street parking spaces, including the two (2) State of Texas required handicap off-street parking spaces.

The initial site plan did not specify where the washeteria would be located on the site. The site had two separate fires that burned down the two previously existing storage sheds, one of which staff was informed was to be the washeteria. The applicant has shown staff new construction plans for the proposed washeteria along with specifying the exact location of the new facility.

Initially, neither of the plans submitted provided a location for waste services. The applicant worked with the City's waste services vendor to locate a trash receptacle on the site to provide a location for waste services.

Ben Gilbert Chairperson, made the motion to approve the amended Development Plan to the Planned Development (PD) for R-1 6000 Single-Family District with the Inclusion of a Single-Family Dwelling District for Miniature, Transportable Housing (Tiny House Park) established pursuant to Ordinance No. 2017-14 relating to the use and development of Lots 7 and 8 , Gotcher Addition, generally located at 206 Gotcher. John Moore Member Place 4 seconded the motion. Motion carried.

Ayes: Ben Gilbert, Chairperson, Melody Parlett Member Place 2, John Moore Member Place 4, Michelle Weikum Member Place 5,

Nays: None

Motion passed 4-0

6. ZD 03-19 Conduct a public hearing and consider a proposed amendment to the Lake Dallas Municipal Code amending the text of Chapter 122 "Zoning" by amending various sections of said chapter relating to the regulation of accessory buildings located on property within the City of Lake Dallas.

Public hearing opened at 8:10 pm and closed at 8:15 pm

Discussion opened with Jeremy Tennant Director of Development Services giving a outline per direction of the City Council, staff had been requested to review the accessory building ordinance and make amendments to include the two items:

- Specify the location pm the property where accessory buildings can be located in Single-Family Residential Districts.
- Specify requirements for portable on demand storage containers (PODS) and roll off dumpsters such as where they can be placed and the duration of where they can be placed.

Motion was made by Melody Parlett Member Place 2 to approve staff's recommendation to amend the specific accessory building ordinance within the City's Code of Ordinance. Michelle Weikum seconded the motion. Motion carried.

Ayes: Ben Gilbert Chairperson, Melody Parlett Member Place 2, John Moore Member Place 4, Mechille Weikum Member Place 5.

Nays: None

Motion passed 4-0

7. ZD 04-19 Conduct a public hearing a proposed amendment to the text of Chapter 122 "Zoning" by deleting Article XX "Signs" and making other conforming amendments to said chapter made necessary by the relocation and amendment of the City's sign regulation to a different chapter in the Lake Dallas Municipal Code.

Public hearing opened at 8:30 pm. Public hearing closed at 8:44pm

Jeremy Tennant, Director of Development Services at the direction of the City Council, staff has been requested to review the language in the current municipal code tom address signs that have been abandoned on properties where business cease to exit, update the sign regulation definitions, and address political signs within the City of Lake Dallas. John Moore Member Place 4 made the motion to approve staff's recommendation to amend the text of Chapter 122 "Zoning" by deleting Article "XX" Signs and making other conforming amendments to said chapter made necessary by the relocation and amendment of the City's sign regulations to a different chapter in the Lake Dallas Municipal Code. Seconded by Michelle Weikum Member Place 5. Motion carried

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

Nays: None

Motion passed 4-0

8. Receive a report and hold a discussion on the updated Zoning Map

Jeremy Tennant Director of Development Services gave a update of the new current zoning map. No action was necessary.

9. Citizens Agenda and Public Comments:

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 8:48 pm.

Passed and approved on the 20 day of June, 2019

Ben Gilbert
Ben Gilbert, Chairperson

Glenda Cowling
Glenda Cowling, Permit Tech