

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on September 19, 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
Melody Parlett
Ian Bryant
John Moore
Vacant
Peggy Shelton
Lester Rayborn

Chairperson, Member 1
Member Place 2
Member Place 3
Member Place 4
Member Place 5
Alternate 1
Alternate 2

Absent:

Ian Bryant and John Moore

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

2. Pledge of Allegiance was led by Ben Gilbert.

3. 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 Permit Tech prior to the start of the meeting. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

4. Approval of minutes for the meeting of June 20, 2019.

Motion: Melody Parlett made the motion to approve the minutes for the P & Z meeting held on June 20, 2019. Lester Rayburn seconded the motion. Motion carried.

Ayes: Ben Gilbert, Melody Parlett and Lester Rayburn

Nays: None

Motion Passed 3-0

5. Approval of minutes for the meeting of August 15, 2019

Motion: Melody Parlett made the motion to approve the minutes for the P & Z meeting held on August 15, 2019. Lester Rayburn seconded the motion. Motion carried.

Ayes: Ben Gilbert, Melody Parlett and Lester Rayburn

Nays: None

Motion Passed 3-0

6. SP 06-19-2019 Conduct a public hearing consider and act on an application on a site plan 2.00 acres of land Old DCAD TR #11A, PD-C-1 Retail District. The property is commonly known as 314 Carlisle Drive. The applicant is Shepherds of Carlisle, LLC.

Staff gave the following background information:

The property is located on Carlisle Avenue adjacent to the DCTA Trail path. The property owner, Shepherds of Carlisle, LLC d.b.a. Tree Shepherds is a tree service company that services a large portion of Denton County. The applicant is requesting a site plan approval from the City of Lake Dallas. In July 2019 the City Council approved a Planned Development request to continue to all the C-1 Retail Commercial zoned district but to also allow a storage yard use.

The applicant proposes to store fleet vehicles and business equipment behind an eight-foot (8') high wooden fence with six-inch (6") cedar pickets and metal posts. The applicant proposes to set the fence back eight feet to allow several trees to be planted along the front of the site. The applicant is also proposing to include an inset sliding wooden gate at the entrance along Carlisle Drive.

The commercial use of the property is currently being used through the Temporary Certificate of Use process. However, the storage yard use is not allowed until the approval of both the site plan and minor plat. The office building is roughly two-thousand one, hundred and eighty-four square feet (2,184 sq. ft.) The Comprehensive Zoning Ordinance requires one (1) off-street parking space for each two-hundred (200 sq. ft.) square feet off-street parking space, requiring eleven (12) off-street parking spaces. The applicant is proposing seven (20) off-street parking spaces. Due to the nature of the business a waiver of the four off-street parking spaces is understandable. In the future the applicant would like to add a commercial garage shop.

"No building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered in district C-1 unless and until a site plan has first been approved by the city council. In reviewing any site plan, the planning and zoning commission and the city council shall consider the public health, safety and welfare, the resulting

Sec. 122-335. Site plan approval, of the Lake Dallas Zoning Ordinance states:

effect on traffic flow and patterns and the protection and preservation of places and areas of historical, cultural and architectural importance and significance. The site plan must show

compliance with the requirements of this article as well as other requirements imposed by this chapter. (Ordinance 06-09, sec. 2, adopted 3/23/06)”

The level of compliance with C-1 District requirements, as demonstrated by this site plan application, is shown in the chart below.

ORDINANCE PROVISION C-1 Commercial District	REQUIRED STANDARD	PROVIDED BY APPLICANT	IN COMPLIANCE
FRONT YARD SETBACK	25 FT	70 FT	YES
SIDE YARD	10 FT	44 FT	YES
REAR YARD SETBACK	25 FT	58 FT	YES
LOT AREA	7,000 SF	80,999 SF	YES
LOT WIDTH	60 FT	242 FT	YES
LOT DEPTH	90 FT	329 FT	YES
LOT COVERAGE	50%	12.3%	YES
PARKING 1 SPACE / 200 SF	12 REQ'D.	20 PROVIDED	YES
BLDG. HEIGHT	50 FT	20 Ft	YES
LANDSCAPING FOR 10% OF PARKING AREA	50% SF	87.7% SF	YES
PLANTER ISLANDS	TO BE LOCATED NO FURTHER THAN EVERY 12 PARKING SPACES	N/A	N/A

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>C-1 Commercial District</i>	<i>Predominantly vacant with a primary structure w/ 3 accessory structures</i>
North	<i>C-1 Commercial District</i>	Children's Daycare
South	<i>C-1 Commercial District / Downtown Overlay</i>	Single-Family Dwellings (Hickory Creek residents)
West	R-1-6000 Single Family	Denton County Transportation Authority Trail and Rail
East	R-1-7200 Single Family	Single-Family Residential

Staff pointed out the PD was approved as is but future plans for a garage shop was in the plans to be built over a period of the next two years and an amendment to the PD may be found necessary.

Ben Gilbert opened the public hearing at 7:13 pm and closed the public hearing at 7:14 pm. No one was present to speak for or against the site plan proposal.

Motion: Melody Parlett made the motion to approve the site plan application approximately 2.00 acres of land Old DCAD TR # 11A, PD-C-1 Retail District. The property is commonly known as 314 Carlisle Drive. The applicant is Shepherd of Carlisle, LLC. Lester Rayborn second the motion. Motion carried.

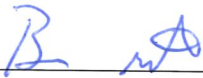
Ayes: Ben Gilbert, Melody Parlett and Lester Rayborn.

Nays: None

Motion carried 3-0

Meeting adjourned.

Approved on this day the 21 day of November, 2019



Ben Gilbert, Chairperson



Glenda Cowling, Permit Tech