

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

The Lake Dallas Planning and Zoning Commission met in a regular meeting on July 21, 2022, at Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065, with notice of the meeting given as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Lester Raborn called the meeting to order at 6:01 p.m.

**1. Call to Order and Determination of Quorum: Roll Call Planning and Zoning Commission**

Christian Cline  
Lester Raborn  
Annette Fuller

Member Place 1  
Chairperson  
Vice Chairperson, Member Place 4

**Absent:** Melody Parlett, and Steve Dennis

**Staff present:** Codi Delcambre, City Secretary, and Marilyn Rojas, Permit Tech/Admin Assistant.

**2. Pledge of Allegiance**

**3. Citizen Agenda & Public Comment**

An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. The Texas Open Meeting Act prohibits by the Planning and Zoning Commission of any subject which is not on the posted agenda.

No public input was received.

**4. Conduct a public hearing and consider a Detailed Site Plan for Lake Dallas Storage located on Lot 2-A, Block A Gatlin Addition as authorized by Special use Permit Ordinance 2021-17, generally located north of Carlisle Drive and east of the DCTA Rail Trail.**

Mr. Dave Gattis, currently the City of Lake Dallas consulting planner presented details of the site plan, and Special use Permit received last November 2021. The concept plan and number of conditions for no other than storage of boats is permitted. The received amended site plan after the Lake Cities Fire Department moved the plan to be an interior plan with the 150-foot fire lane compliance. Staff reported to the committee to meet the bounds and easement on one side as the survey issued. The City Engineer reviewed the pavement capacity for emergency vehicles to meet the ordinance and wants to call for pavement, but the applicant wants to use soft gravel. Fire Hydrants must also meet easements and the drainage plan needs will need additional review.

Mr. John Crakle, Engineer for Mr. John Smith commented of his endorsement of the project and any questions from the committee.

Mr. John Smith, 410 N. Lakeview Dr Lake Dallas, TX 75065 wanted to add comments about the 25' setback behind his property may help with the drainage in the area and he favors the several ponds added to the project. He had conversations with his neighbor Paul Perry who supports the project.

Mr. Paul Perry, 2309 Creeledge Ct Corinth, TX 76210 owes properties on the northeast side of the project, and agrees the area has grading issues in need of a plan to max the field for home building in that zoning area, he supports the project as long as the drainage issue and the easement in that area is addressed appropriately.

Followed by a Q&A discussion only and no action required.

**Motion: Move to recommend City Council APPROVE/DENY the Detailed Site Plan for Lake Dallas Storage (Lot 2-A, Block A, Gatlin Addition) subject to the following conditions:**

- Add SUP Conditions to face of Site Plan
- Revise metes and bounds,
- Approval of pavement design and drainage plan by City Engineer,
- Approval of fire hydrant location by Fire Marshall, and
- Obtain offsite drainage easements for pond discharge.

Member Place 1 Christian Cline motioned to approve seconded by Vice Chairperson Annette Fuller.

**Ayes:** Christian Cline, Lester Raborn, Annette Fuller

**Nays:** None

**Motion Passed 3-0**

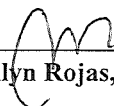
## 6. Announcements.

Ms. Delcambre updated status pending from the last Planning and Zoning Commission meeting on January 20, 2022, since no other plans were received. The City of Lake Dallas contracted McAdams and Associates to work with City staff in planning coordination for projects submitted moving forward.

## 7. Adjournment 6:31 pm

Passed and approved on the 18 day of AUGUST, 2022

  
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Lester Raborn, Chairperson

  
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Marilyn Rojas, Permit Tech/Admin Assistant