

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on January 16, 2020 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
Jayne Potter	Member Place 5
Lester Rayborn	Alternate 1

Absent : Ian Bryant.

Present: Ben Gilbert, Melody Parlett, John Moore, Jayme Potter, Lester Rayborn

Staff Present: David Gattis, Interim of Director of Development Services, John Cabrales, City Manager, Lancine Bentley, Community Development Coordinator, and Glenda Cowling, Permit Tech.

2. Pledge of Allegiance was given by Ben Gilbert .

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

Motion: Melody Parlett, made the motion to approve the minutes. John Moore second the motion. Motion carried.

Ayes: Melody Parlett, Ben Gilbert, Jayme Potter, John Moore and Lester Rayburn

Nays: None

Motion: Passed 5-0

4. Consider and make recommendation on a zoning change request for 22.233 acres of land described as a portion of the N. French Survey Abstract A-424 from R-1-10000/C1 Single Family Dwelling and Commercial to Planned Development (PD-Ord. 2020-01) District for uses permitted in the R-3 Multifamily Residence and C-2 Commercial districts to allow for a 300-unit multifamily development on approximately 16 acres and commercial development on approximately six acres. The property is more commonly known as 502 N. Shady Shores drive. The applicant is Matthew Peterson with the Skorburg Company, Dallas TX (Case Z-2020-01)

Mathew Peterson presented a power point presentation of the Community Features:

- Walking trail through out
- Resort style pool
- Outdoor Kitchen with grilling stations
- Leash free dog park
- 24- hour Fitness Center
- Controlled Access Gates
- Masonry fence (adjacent to residential), Iron Fence in other locations
- Fire pit
- Valet trash/Property Trash Compactor
- Carport and Garages
- Elevators
- Limited Building Access
- Private storage

David Gattis, Interim of Director of Development Services made the recommendation on a zoning change request for the 22.233 acres of land described as described as a portion of the N. Survey Abstract A-424 from R-1-1000/C1 Single Family Dwelling and Commercial to Planned Development (PD-Ord. 2020-01

District for uses permitted in the R-3 Multifamily Residence and C-2 Commercial districts to allow for a 300-unit multifamily development on approximately 16 acres and commercial development on approximately six acres. The property is more commonly known as 502 N. Shady Shores Drive.

A question and answer discussion among citizens comments regarding drainage, parking, traffic control on Swisher followed with no action taken.

Motion: John Moore recommend the request be continued until future meeting to:

- That the boundaries of the proposed zoning districts be realigned to extend the C-1 PD across the Swisher Road frontage.
- The Applicant and staff have an opportunity to further refine the PD Site Plan to a point where it can be incorporated into zoning ordinance, and

A traffic impact analysis is conducted to evaluate the effects of the project on traffic on Swisher Road and make recommendation to mitigate those impacts. Melody Parlett second the motion. Motion carried.

Ayes: John Moore, Melody Parlett, Ben Gilbert, Lester Rayburn and Jayme Potter

Nays: None

Motion: Passed 5-0

5. Consider and make recommendation on amending the Planned Development regulations zoned Planned Development (Ordinance 2017-14, as amended by Ordinance 2019-10) for 0.989 acres described as Lots 7 and 8, Gotcher Addition for all uses in the R-1-6000 Single family District with the inclusion of miniature, transportable housing (“tiny homes”) not defined as a manufactured home or recreational vehicle. The property is more commonly known as 206 Gotcher Avenue. The applicant is Terry Lantrip. (Case Z-2020.02)

David Gattis presented to the Commission two (2) issues that needed to be addressed by amending the PD regulation.

- **Fences:** A fence is not specifically addressed in the PD regulations (other than to allow a 6-foot high wood or vinyl fence within a landscaped area adjacent to the small storage units-Ordinance 2017-14 Section D.6.f), therefore the requirements of the underlying zoning apply. Article 22-241 through 22-253 of the Lake Dallas Municipal Code address fencing, that allows a 8 ft. fence around the property, except the fence in the front yard may not exceed 36-inches high.
- **PD regulations be clarified:** Each new unit must provide NOAH or other third-party inspections to the city and that no other building, electrical, or plumbing permits be required.

Jayne Potter made the motion to approve staff recommendation to allow a 4-foot fence in the front yard and clarify the inspection requirements for each new unit. Lester Rayburn second the motion. Motion carried.

Ayes: John Moore, Melody Parlett, Ben Gilbert, Lester Rayburn,

Nays: None

Motion: Passed 5-0

6. Citizen Agenda & Public Comment.

An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. In order to address the Planning and Zoning Commission,

7. Adjournment 07:28 pm.

Passed and approved on the _____ day of _____, 2020

Ben Gilbert, Chairperson

Glenda Cowling, Permit Tech