

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

The Lake Dallas Board of Adjustment met in a regular meeting on May 14, 2019 in the Lake Dallas City Hall 212 Main Street, with the notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson, Jayme Potter called the meeting to order at 7:00 p.m.

1. Roll Call:

Jayme Potter	Board Member 3
Derina Malone	Board Member 1
Jennifer Cooper	Board Member 2
Traci Powell	Board Member 4
Terry Tuck	Board Member 5
Ruth Brige	Alternate # 1

Absent: Terry Tuck

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

- 2. Jayme Potter lead the Pledge of Allegiance.**
- 3. Approval of Minutes for the Meeting of November 29, 2018.** Ruth Brige made the motion to approve the minutes with the correction that Terry Tuck was absent. Traci Powell second the motion. Motion carried.

Ayes: Jayme Potter, Ruth Brige, Jennifer Cooper, and Traci Powell

Nays: None

Motion Passed 4-0

- 4. BOA Docket 5-18 Public Hearing to receive public comment and testimony regarding a request for variances to various sections of Chapter 122 “Zoning” of the Lake Dallas Code of Ordinance, specifically (i) Sec. 122-762 relating to one-family and two-family districts requiring a minimum of two enclosed off-street parking spaces and two stacking**

parking spaces and two spaces shall be provided for each one-family and two-family dwelling and the enclosed parking spaces shall be located behind the front building line. The property is located at 311 Starfish, Lake Dallas, Texas, described, as Lot 6, J.V. Thompson Subdivision, and is presently zoned R-1-6000 Single Family Residential.

Jeremy Tennant went forward with the background information by letting the Board Members know that the applicant is seeking to construct a new single-family residence at 311 Starfish Drive and are requesting 2 off street parking spaces. The current zoning requirements have changed since the original platting of the property. The building setbacks required for the R-1-6000 zoning district were codified into the Lake Dallas Code of Ordinances in 2006. The lot dimensions measure approximately fifty-eight feet (58') in width by seventy point seventy feet (70') in depth totaling approximately four thousand sixty square feet (4060 sq. ft.). Also, none of the lots in the area south of Thompson Road that are currently developed currently provide enclosed off-street parking due to the limited foot print of the dimensions of the existing lots due to the small size of the lots. However, the lots fronting along the southern side of Thompson Road, which are larger in size do provide enclosed off-street parking spaces.

Public Hearing was opened at 7:05 to hear and act on a variance Chapter 122 "Zoning" of the Lake Dallas Code of Ordinances, specifically (i) Sec. 122-762 relating to one-family and two-family districts requiring a minimum of two enclosed off-street parking spaces and two stacking parking spaces and two spaces shall be provided for each one-family and two-family dwelling and the enclosed parking spaces shall be located behind the front building line. The property is located at 311 Starfish, Lake Dallas, Texas, described, as Lot 6, J.V. Thompson Subdivision, and is presently zoned R-1-6000 Single Family Residential. **(BOA 05-18).**

Sherry Robertson at 311 Starfish spoke in favor of the variance because it would help the value of her property and with the drainage.

Jayne Potter recommended to approve the variance request of various sections of Chapter 122 "Zoning" of the Lake Dallas Code of Ordinances, specifically (i) Sec. 122-762 relating to one-family and two-family districts requiring a minimum of two enclosed off-street parking spaces and two stacking parking spaces and two spaces shall be provided for each one-family and two-family dwelling and the enclosed parking spaces shall be located behind the front building line. The property is located at 311 Starfish, Lake Dallas, Texas, described, as Lot 6, J.V. Thompson Subdivision, and is presently zoned R-1-6000 Single Family Residential. **(BOA 05-18).** Tracy Powell second the motion. Motion

Ayes: Jayme Potter, Ruth Brige, Jennifer Cooper, and Traci Powell and Derna Malone

Nays: None

Motion Passed 5-0

5. Citizen Agenda & Public Comment

An opportunity for citizens to address the Board of Adjustments on matters which are not scheduled for consideration by the Board of Adjustments. In order to address the Board of Adjustments, 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 Board of Adjustments of any subject which is not on the posted agenda, therefore the Board of Adjustments 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.

No one spoke.

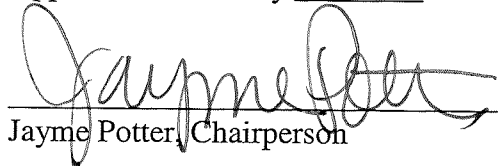
6. Announcements or requests for future agenda items

No items were presented.

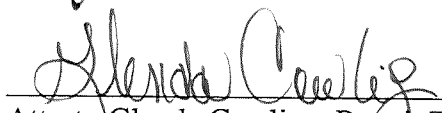
7. Adjournment of Regular Meeting

Meeting adjourned at 7:40 pm.

Approved on this day 30th of July, 2019.



Jayme Potter, Chairperson



Attest: Glenda Cowling, Permit Tech