

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Planning and Zoning Commission met at 7:00 p.m. on February 25, 2016, at Double Oak Town Hall, located at 320 Waketon Road.

Bradley Flack	Chairman
Gary Goodman	Vice-Chairman
Georgette Cook	Commission Member
Regess Krueger	Commission Member
Niels Martin	Commission Member
Martha Holman	Commission Member
Michael McClure	Commission Member
Mark Rose	Alternate Commission Member
Donna Gilliam	Alternate Commission Member

constituting a quorum. Building Official Charlie Wright and Assistant Town Secretary Eileen Kennedy were also present.

Chairman Flack called the meeting to order at 7:02 p.m.

2) CONSIDERATION AND ACTION ON THE MINUTES DECEMBER 7, 2015

Krueger motion, Holman second to approve the minutes of December 7, 2015

AYE: Cook, Krueger, Flack, Holman, McClure
ABSTAIN: Martin, Goodman
NAY: None

MOTION CARRIED

3) PUBLIC HEARING TO CONSIDER AND ACT UPON A REQUEST FROM COMMERCIAL CONSTRUCTION GROUP, INC. ON BEHALF OF ROBERT SUAREZ FOR SITE PLAN APPROVAL AND A SPECIFIC USE PERMIT TO ALLOW PLACEMENT OF BUILDING ON SOUTH BOUNDARY WITH ZERO (0) SETBACK FOR A RETAIL CENTER LOCATED ON FM407, LOT 4 BLOCK A OF THE CROSSROADS BIBLE CHURCH ADDITION.

4) Chairman Flack opened the public hearing at 7:08 p.m.

Public Works Director Charlie Wright gave a brief overview of the requested SUP.

Those speaking in favor of the SUP were:

Robert Suarez, 2901 Timber Crest, Highland Village, the developer

- Mr. Suarez gave a brief overview of the shopping center and his future plans. Mr. Suarez made available a color rendition of the retail center. *

Lisa Hildinger, Lisa's Flowers, 8451 Justin Road

- Ms. Hildinger is in favor of the shopping center as long as the construction does not hinder her business. She asked for a timeline on the construction.

Dr. William Wood, 140 Lake Trail and 8351 Justin Road

- Dr. Wood expressed his agreement with the SUP as a resident of Double Oak and a Double Oak business owner.

Speaking in opposition:

Ian Cook, Crossroads Bible Church, 8101 Justin Road

- Mr. Cook speaking on behalf of the Church recommended denial of the SUP siting traffic problems on FM407, the concept of the strip center over time would deteriorate, and the zero setback for the accessory building
- He also stated that it is the intent of the Church to hold the developer to all the deed restrictions.

With no one else requesting to speak, Chairman Flack closed the public hearing at 7:20 p.m.

1) **CONSIDERATION AND ACTION BY PLANNING AND ZONING COMMISSION ON AGENDA ITEM 3 FOR RECOMMENDATION TO THE TOWN COUNCIL.**

Public Works Director Charlie Wright reported that staff had no concerns nor did the Police Department. He did say the DOVFD had issues but they had all been addressed and resolved.

Chairman Flack asked the engineer, John Bezner, if the parking lot requirements had been met which Mr. Bezner said they had and exceeded the requirements.

Rick Sutton, Starlite Sign, 7923 E. McKinney St., Denton, handed out drawings and specifications of the monument sign* the applicant is requesting. Alternate Donna Gilliam addressed the size of the monument sign. She felt the height of the sign was too tall to the height of the building. Mr. Suarez commented the sign needed to be the requested size for the number of proposed tenants as well as the signs location to FM 407.

* a copy is attached and made a part of these minutes

Motion Krueger to recommend approval of the applicant's request to council as is.

Mr. Krueger withdrew his motion.

Motion Martin, second Holman to recommend approval of the SUP to council that would include a completed site plan, permit an accessory building as depicted with a zero setback to the property line, permit a monument sign in excess of our regular zoning requirements that would be no more than 28 feet in height and consistent with the exhibit provided, allow signage on the endcaps of the building as depicted in the elevation provided, allow for lot coverage depicted in the site plan, provide for fire lanes 26 feet in width, provide fire connections at the hydrant and all radiuses at 28 feet, and any other requirements deemed appropriate by the building official or fire department for the safety of the property in the town.

AYE: Krueger, Cook, Flack, McClure, Martin, Holman, Goodman

ABSTAIN: NONE

MOTION CARRIED UNANIMOUSLY

5) COMMENTS

No comments were offered.

6) ADJOURN

With no further business to come before the P&Z, the meeting was adjourned at 8:08 p.m.

Eileen Kennedy, Assistant Town Secretary

Bradley Flack, P&Z Chairman

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