

STATE OF TEXAS  
COUNTY OF DENTON  
TOWN OF DOUBLE OAK

The Double Oak Planning and Zoning Commission met at 6:00 p.m. on September 22, 2016, at Double Oak Town Hall, located at 320 Waketon Road.

Gary Goodman	Vice-Chairman
Regess Krueger	Commission Member
Martha Holman	Commission Member
Niels Martin	Commission Member
Donna Gilliam	Alternate Commission Member

constituting a quorum. Chairman Bradley Flack, Commission Members Georgette Cook, Michael McClure and Mark Rose were absent.

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

Vice-Chairman Goodman called the meeting to order at 6:05 p.m.

2) CONSIDERATION AND ACTION ON THE MINUTES MAY 16, 2016

Martin motion, Krueger second to approve the minutes of May 16, 2016 as written.

AYE: Krueger, Martin, Goodman  
ABSTAIN: Holman, Gilliam  
NAY: None

MOTION CARRIED

3) PUBLIC HEARING TO CONSIDER AND ACT UPON A REQUEST FROM MATTHEW NELSON TO REPLAT LOT 1 BLK A OUT OF THE SIMON C. WHITE SURVEY, ABSTRACT NO. 1334 IN CROSS TIMBERS ESTATES, FIFTH SECTION TO ONE 1.0 AND ONE 1.50 ACRE LOTS. THE PROPERTY IS LOCATED AT 260 SIMMONS ROAD.

4) OPENING OF PUBLIC HEARING

Vice-Chairman Goodman opened the public hearing at 6:09 p.m.

Matthew Nelson, 1407 Glenhill Lane, Lewisville, TX, applicant, spoke in favor of the re-plat

5) CLOSING OF PUBLIC HEARING

With no one speaking in opposition, Mr. Goodman closed the public hearing at 6:10 p.m.

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

Vice-Chairman Goodman asked the applicant about the jog the property line took. Mr. Nelson explained it was necessary to meet the frontage requirements along Simmons. Commission member Krueger asked the reason for the request to divide the lot. Mr. Nelson responded that he wants to sell the 1 acre lot and eventually build on the 1.5 acre lot. Commission member Gilliam inquired about any variances. It was then discovered that at the rear of the re-platted lot existed an accessory building. This building was not noted on the preliminary plat that was submitted to the Commission. Public Works Director Charlie Wright stated the accessory building would be directly on the property line, therefore, not in compliance with the town's set back requirements.

Discussion was then focused on what steps Mr. Nelson needed to take to make the lot in compliance with all the town's ordinances and still give him a 1 acre and 1.5 acre lots. After discussing Mr. Nelson's options, Public Works Director suggested we contact the town's attorney to get clarification on the proposed options. Vice-Chairman Goodman recessed the meeting at 6:23 p.m. to call the town's attorney.

The meeting resumed at 6:32 p.m., motion Martin, second Holman recommended denial of the applicants request and asked him to return with a preliminary plat that conformed to all the towns' ordinances.

AYE: Holman, Martin, Goodman  
NAY: Krueger, Gilliam

MOTION CARRIED 3 to 2

7) COMMENTS

No comments were offered.

8) ADJOURN

With no further business to come before the P&Z, the meeting was adjourned at 6:58 p.m.

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Eileen Kennedy, Assistant Town Secretary

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Gary Goodman, P&Z Vice-Chairman