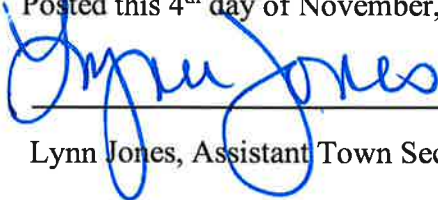


Town Of Double Oak
Planning And Zoning Commission Agenda
Double Oak Town Hall
November 10, 2020
7:00 PM

- 1) Call to order
Roll call
Establish a quorum
Opening announcements and comments
- 2) Citizens Comments
- 3) Consideration and action on the minutes of May 27, 2020 and October 13, 2020.
- 4) Public hearing on a request to amend Ordinance 16-06 to include authorization for the construction of a limited structure to exceed zoning maximum height requirements at 8401 FM 407, Lot 4, Blk A of the Crossroads Bible Church Addition Double Oak Texas.
 - i. Opening of public hearing
 - ii. Closing of public hearing
- 5) Consideration and action on a request to amend Ordinance 16-06 to include authorization for the construction of a limited structure to exceed zoning maximum height requirements at 8401 FM 407, Lot 4, Blk A of the Crossroads Bible Church Addition Double Oak Texas.
- 6) Adjourn

As authorized by section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the town attorney on any agenda item listed herein.

Posted this 4th day of November, 2020 at 11:00 a.m.



Lynn Jones, Assistant Town Secretary

PUBLIC PARTICIPATION

If you wish to address the Planning and Zoning Commission please sign the sign in sheet before the meeting begins. Pursuant to Section 551.007 of the Texas Government Code, citizens wishing to address the Planning and Zoning Commission for items listed as public hearings will be recognized when the public hearing is opened. For citizens wishing to speak on a non-public hearing item, they may either address the Planning and Zoning Commission during the Citizen Comments portion of the meeting or when the item is considered by the Planning and Zoning Commission.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior meeting. Please contact the town secretary's office at 972.539.9464 or fax 972.539.9613 for additional information.

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Planning and Zoning Commission held a virtual meeting at 7:00 p.m. May 27, 2020 with the following members present to-wit:

Gary Goodman	Chairman
Mark Rose	Vice Chairman
Georgette Cook	Commission Member
Martha Holman	Commission Member
Donna Gilliam	Commission Member
Wayne Atkins	Alternate Commission Member
Bonnie Morrow	Alternate Commission Member

constituting a quorum. Commission Member's Regess Krueger, Linda Blesch and Andrew Weaver and Mike Fickling were absent. Assistant Town Secretary Lynn Jones was also present.

1. Chairman Goodman called the meeting to order at 7:07 p.m

2. Citizens comments

None

3. Consideration and action on the minutes of October 8, 2019.

Holman motioned to approve the October 8, 2019 minutes as printed. Gilliam seconded the motion.

AYES: Cook, Holman, Goodman and Atkins

NAYS: None

ABSTAIN: Gilliam, Rose and Morrow

Motion Carried.

4. Consideration and action on approval of a revised site plan for the Old Town Meat Market located at 123 Chinn Chapel Road, Lot 7A, Block A of the Crossroads Bible Church Addition adding parking places.

Goodman said that the town engineer has to sign off on the site plan and the Planning and Zoning Commission needs to vote on it.

Gilliam motioned to approve the revised site plan for the Old Town Meat Market adding parking spaces. Cook seconded the motion.

AYES: Rose, Cook Holman, Gilliam, Goodman, Atkins and Morrow

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

NAYS: None
ABSTAIN: None

5. Adjourn

Holman motioned to adjourn. Cook seconded the motion.

With no further business to come before the Planning and Zoning Commission the meeting was adjourned at 7:24 p.m.

Lynn Jones, Assistant Town Secretary

Dr. Gary Goodman, Planning and Zoning Chairman

STATE OF TEXAS
COUNTY OF DENTON
TOWN OF DOUBLE OAK

The Double Oak Planning and Zoning Commission met at 7:00 p.m. October 13, 2020 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Gary Goodman	Chairman
Mark Rose	Vice Chairman
Martha Holman	Commission Member
Georgette Cook	Commission Member
Donna Gilliam	Commission Member
Andrew Weaver	Commission Member
Wayne Atkins	Commission Member

constituting a quorum. Alternate Commission member Bonnie Morrow was present. Alternate Commission member Mike Fickling was absent. Assistant Town Secretary Lynn Jones was also present.

Chairman Goodman called the meeting to order at 7:00 p.m.

2) Citizens Comments

There were no comments.

3) Swearing in of Planning and Zoning Commission members.

Mark Rose, Donna Gilliam, Wayne Atkins and Bonnie Morrow were sworn in by Assistant Town Secretary Lynn Jones.

4) Consideration and action on selection of a Chairperson for the Planning and Zoning Commission.

Motion Gilliam, second Cook to have Mark Rose be the Chairperson for the Planning and Zoning Commission.

AYE: Cook, Goodman, Holman, Gilliam, Atkins and Weaver

ABSTAIN: Rose

NAY: None

Motion Carried

5) Consideration and action on selection of a Vice Chairperson for the Planning and Zoning Commission.

Motion Holman, second Goodman to have Andrew Weaver be the Vice Chairperson for the Planning and Zoning Commission.

AYE: Cook, Goodman, Holman, Gilliam, Atkins and Rose

ABSTAIN: Weaver

NAY: None

Motion Carried

6) Consideration and action on the minutes of October 8, 2019.

This item was tabled until the November 10, 2020 meeting.

7) Public hearing on a request from Grayson Ceballos to replat 6000 Pepperport Lane, Tract 5 of the North Shiloh Addition and 5801 Pepperport Court, Block A Lot 7 of the Estates of Pepperport Addition.

Chairman Rose opened the public hearing at 7:11 p.m.

No one spoke

Chairman Rose closed the public hearing at 7:12 p.m.

8) Consider and act on a recommendation to the Double Oak Town Council on a request from Grayson Ceballos to replat 6000 Pepperport Lane, Tract 5 of the North Shiloh Addition and 5801 Pepperport Court, Block A Lot 7 of the Estates of Pepperport Addition

Motion Gilliam, seconded Weaver to recommend approval of the replat to the Town Council with the revisions that Halff Associates made.

AYE: Cook, Goodman, Holman, Gilliam, Atkins, Rose and Weaver

ABSTAIN: None

NAY: None

9) Adjourn

Motion Goodman, seconded Weaver to adjourn the meeting.

With no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:14 p.m.

Lynn Jones, Assistant Town Secretary

Mark Rose, P&Z Chairman



TOWN OF DOUBLE OAK
320 Waketon Road
Double Oak, Texas 75077
P: 972-539-9464 F: 972-539-9613
permits@doubleoak.texas.gov

Zoning Application

Type of Application (check the appropriate box)

☒ Rezoning / Initial Zoning ☐ Specific Use Permit

Property Owner and Authorization (sign and notarize)

Greenlight Studio LLC

(Company Name)

tyler@gldevco.com

(Email)

100 N. Cottonwood Dr. Suite 104

(Physical Address)

Richardson

(City)

TX

(State)

75080

(Zip Code)

100 N. Cottonwood Dr. Suite 104

(Mailing Address)

Richardson

(City)

TX

(State)

75080

(Zip Code)

RJA Marine

(Property Owner Name)

972.820.8900

(Phone)

(Fax)

General Description of Request (complete the following)

Adjust the current SUP to allow a building height of 46'

(Existing Z)

Subject Property Information: (complete the following)

Lot 4 Block A of Crossroads Bible Church Addition, 8401 Justin Road

(General location, street address if known; if not known, provide name of street fronting property and name and distance to nearest cross street)

Crossroads Bible Church

(Subdivision Name)

4

(Lot #)

A

(Block #)

B - SUP

(Existing Zoning)

B - SUP

(Proposed Zoning)

Items Required with Submittal (please check the boxes to indicate items submitted with the application)

- ☒ 1) Attach a site plan, maps, designs or any other documents deemed necessary.
(Please include 10 copies of any information that is submitted, any digital versions can be sent to permits@doubleoak.texas.gov)
- ☒ 2) Submit Application Fee (\$150)

Engineering fees will be billed separate from the application fee.

Applicant or their designated representative will be responsible for all engineering fees.

I certify that I am the legal owner or record of the property or that I have secured the property owner's permission as shown on the attached affidavit and that the information concerning this request for variance is true and correct.


APPLICANT'S SIGNATURE

RECEIVED BY

10/06/2020

DATE

10/7/2020

DATE RECEIVED

***** For Office Use Only *****

Paid: \$ 150⁰⁰

Receipt #:

Date:

Application Complete: ☒ Y ☐ N

Date to appear before:

P&Z:

11/10/2020

TC:

11/16/2020

BOA:



Town of Double Oak
320 Waketon Road
Double Oak, Texas 75077
Phone 972-539-9464
Fax 972-539-9613

PROPERTY OWNER AFFIDAVIT

I, Rober Suarez, RJS Marine, owner of 8401 Justin Road
(Property Owner) (Property Address)
give Greenlight Studio, LLC permission to apply for a zoning change to
(Company Name or Agent) (Verben to be used)
my property.

State of Texas
County of Rockwall

On this, the 6th day of October, 2020 before me a notary public, the
(Date) (Month) (Year)
undersigned officer, personally appeared ROBERT J. SUAREZ, known to me to
(Property Owner)

be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

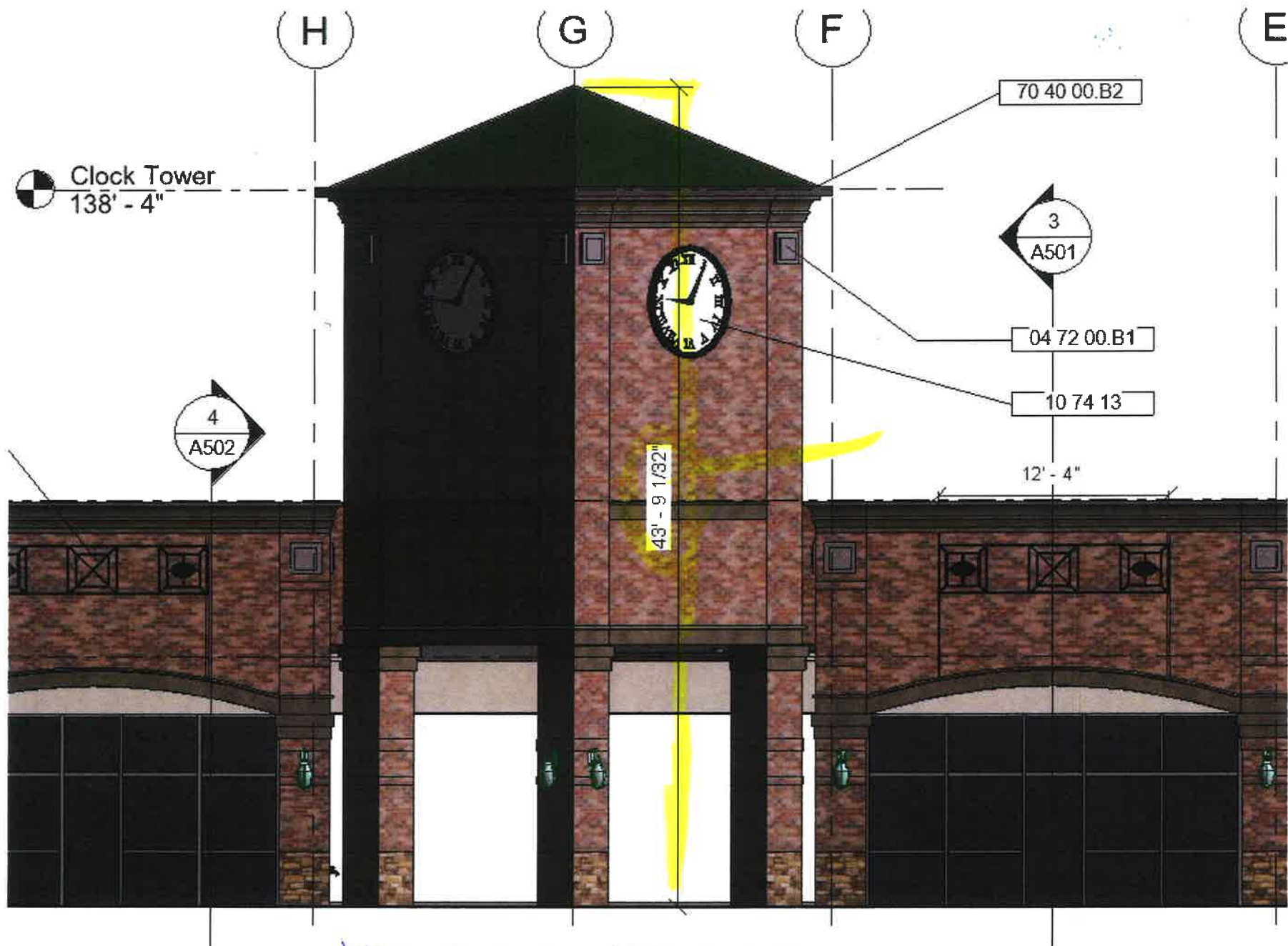


Existing Clock Tower – Approx 39'8"





much up



Muck up 43' 9 1/32"



SECTION 13 BUSINESS DISTRICT

13-6 Height and Area Regulations

The following maximum height and area regulations shall be observed:

(1) All building elevations and exterior surfaces shall be 100% masonry exclusive of doors and windows. Acceptable materials are brick, stone, split faced concrete block and stucco. Stucco elements are limited to a maximum of 20% of the area of any elevation. The height of any structure including the parapet front elevation shall be limited to 40 feet in height. The structure shall also be limited to two (2) stories or less.

(Ordinance 05-30, sec. 4, adopted 12/19/05)

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Town of Double Oak, Texas, will hold a public hearing at 7:00 P.M., on Tuesday the 10th day of November, 2020, to hear comment on amending Ordinance 16-06 to include authorization for the construction of a limited structure to exceed zoning maximum height requirements at 8401 FM 407, Lot 4, Blk A of the Crossroads Bible Church Addition Double Oak Texas.

The Town Council of the Town of Double Oak, Texas, will hold a public hearing at 7:00 P.M., on Monday the 16th day of November, 2020 to hear comment on amending Ordinance 16-06 to include authorization for the construction of a limited structure to exceed zoning maximum height requirements at 8401 FM 407, Lot 4, Blk A of the Crossroads Bible Church Addition Double Oak Texas.

Both public hearings will be held at the Double Oak Town Hall at 320 Waketon Road, Double Oak, Texas. All interested persons are invited to attend and participate.

Lynn Jones
Assistant Town Secretary

MEMC LLC DBA
Preferred Self Storage
316 Lakeland Drive
Highland Village, TX 75077

Auburn Eagle LTD
140 Lake Trail Drive
Double Oak, TX 75077

RJS Marine Inc
2221 Justin Road STE 119
PMB 185
Flower Mound, TX 75028

Retail Buildings Inc
3600 NE 63rd St
Oklahoma City, OK 73121

Pelayo Enterprises LLC
2940 Britt Drive
Argyle, TX 76226

Knowles S&S Investment
Properties LLC
3801 Ocala Lane
McKinney, TX 75070

Lonros Properties I LLC
2624 Long Prairie Road
Flower Mound, TX 75022

Crossroads Bible Church
8101 Justin Road
Lewisville, TX 75077



TOWN OF DOUBLE OAK

320 Waketon Road
Double Oak, Texas 75077
972.539.9464

October 19, 2020

SUBJECT: Planning and Zoning Commission and Town Council Public Hearing

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Lynn Jones

Assistant Town Secretary

DENTON RECORD-CHRONICLE
P.O. BOX 369
DENTON TX 76202
(940) 566-6800

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 10/15/20 16:13 by plaga-dm

Acct #: 18211

Ad #: 30856

Status: New WHOLD WHOI

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HEARING**

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Lynn Jones
Assistant Town Secretary

drc 10/20/2020