

Town Of Double Oak
Planning And Zoning Commission
Double Oak Town Hall
October 26, 2023 7:00 PM

- 1) Call to order
Roll call
Establish a quorum
Opening announcements and comments-a quorum of council members may be present at this meeting
- 2) Citizens Comments
- 3) Consideration and action on the minutes of April 11, 2023
- 4) Swearing in of Planning and Zoning Commission members
- 5) Consideration and action on selection of a Chairperson for the Planning and Zoning Commission
- 6) Consideration and action on selection of a Vice Chairperson for the Planning and Zoning Commission
- 7) Public hearing on a request from Stacey Thompson to change the zoning from Agriculture 1 to Ranch Estates on land situated in the Town of Double Oak, Denton County, Texas being known and described as Nelson Estates Block A, Lot 2 or 260 Simmons Road.
 - i. Opening of public hearing
 - ii. Closing of public hearing
- 8) Consideration and action by Planning and Zoning Commission on agenda item 7 for recommendation to the town council.
- 9) Comments
- 10) 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 18 day of October 2023 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 met at 7:00 p.m. April 11, 2023 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Andrew Weaver	Chairman
Wayne Atkins	Vice Chairman
Bonnie Morrow	Commission Member
Donna Gilliam	Commission Member
Laura Meilinger	Commission Member
Dan McCormick	Alternate Commission Member

constituting a quorum. Commission member Edward Mehlhaff, Gary Goodman and Alternate Commission Member Casssandra Shimp were absent. Assistant Town Secretary Lynn Jones and Thomas Meyer Alternate Commission Member were also present.

Chairman Weaver called the meeting to order at 7:06 p.m.

2. Citizens Comments

No one signed up to speak.

3. Consideration and action on the minutes of February 15, 2023

Motion Gilliam, second Atkins to approve the February 15, 2023 minutes.

AYE: Morrow, Meilinger, Atkins, Weaver, Gilliam and McCormick.

NAY: None

ABSTAIN: None

Motion Carried

4. Swearing in of Planning and Zoning Commission Members

Assistant Town Secretary gave the Oath of Office to the Planning and Zoning Commission members that were renewing their terms.

5. Public hearing on a request from David McKenzie and Kevin Rhodes to replat 200 Kings Road, Kings Manor Block A Lot 1 and Kings Manor Block A Lot 2 (W PT) into one lot and 210 Kings Road.

The public hearing was opened at 7:10 p.m.

No one spoke.

The public hearing was closed at 7:10 p.m.

6. Consideration and action by the Planning and Zoning Commission on agenda item 5 for recommendation to the town council.

Motion Meilinger, second Atkins to recommend to the Town Council approval of the replat at 200 Kings Road and 210 Kings Road.

AYE: Meilinger, Gilliam, Atkins, Weaver and McCormick.

NAY: None

ABSTAIN: Morrow

Motion Carried

7. Comments

There were no comments.

8. Adjourn

With no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:20 p.m.

Lynn Jones, Assistant Town Secretary

Andrew Weaver, 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

Building Permit Application
 Request for Variance

PERMIT #

DATE: 9/25/2023

Type of Application (check the appropriate box)

- Zoning Sign Subdivision Other

Property Owner and Authorization (sign and notarize)

(Company Name) _____ (Email) staceyrt@hotmail.com
260 Simmons Road Double Oak Texas 75077
 (Physical Address) (City) (State) (Zip Code)
Same as above _____ _____ _____
 (Mailing Address) (City) (State) (Zip Code)
Stacey Thompson 760-900-8647 _____
 (Property Owner Name) (Phone) (Fax)

General Description/Reason of Request (complete the following)

Rezone property from AG 1 to Ranch Estates. Current classification is temporary and does not allow for remodel/addition to existing house. See attached letter.

Subject Property Information: (complete the following)

260 Simmons Road
 (General location, street address if known; if not known, provide name of street fronting property and name and distance to nearest cross street)
Nelson Estates 2 A
 (Subdivision Name) (Lot #) (Block #)

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. (digital versions shall be sent to permits@doubleoak.texas.gov)
 2) Submit Application Fee (\$150.00)

**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.

Stacey R Thompson
 APPLICANT'S SIGNATURE
Angela Jones
 RECEIVED BY

9-25-23
 DATE
9/25/23
 DATE RECEIVED

***** For Office Use Only *****
 Paid: \$ 150 Receipt #: 432018 Date: 9/25/23
 Application Complete: Y/N
 Date to appear before: P&Z: 10/26/23 TC: 11/6/23 BOA:

Stacey Thompson
260 Simmons Road
Double Oak, Texas 75077
760-900-8697

September 25, 2023

Double Oak Planning and Zoning Commission
320 Waketon Road
Double Oak, Texas 75077

RE: Rezoning property at 260 Simmons Road from AG1 to Ranch Estates

To Whom it May Concern:

Kindly accept my application for rezoning my property at 260 Simmons Road from AG1 to Ranch Estates. AG1 zoning description indicates that the lot is a temporary classification and does not allow for any proper remodel and expansion of the home's footprint.

My home is 2300 square feet, over 60 years old and in need of several updates. For example, the current garage is detached and in need of structural repair. Additionally, the home lacks space for a functioning laundry room, space for office, and adequate living room space.

The lot is 1 acre and in compliance with Ranch Estates requirements, including setbacks. I would kindly request to deem the existing structures as grandfathered as well as a rezoning to Ranch Estates.

Thank you,


Stacey Thompson



**260 Simmons Road
Double Oak, Texas 75077
Lot 2 Block A - Nelson Estates**



260 Simmons Road
 Double Oak, TX 75077
 Lot 2 Block A - Nelson Estates

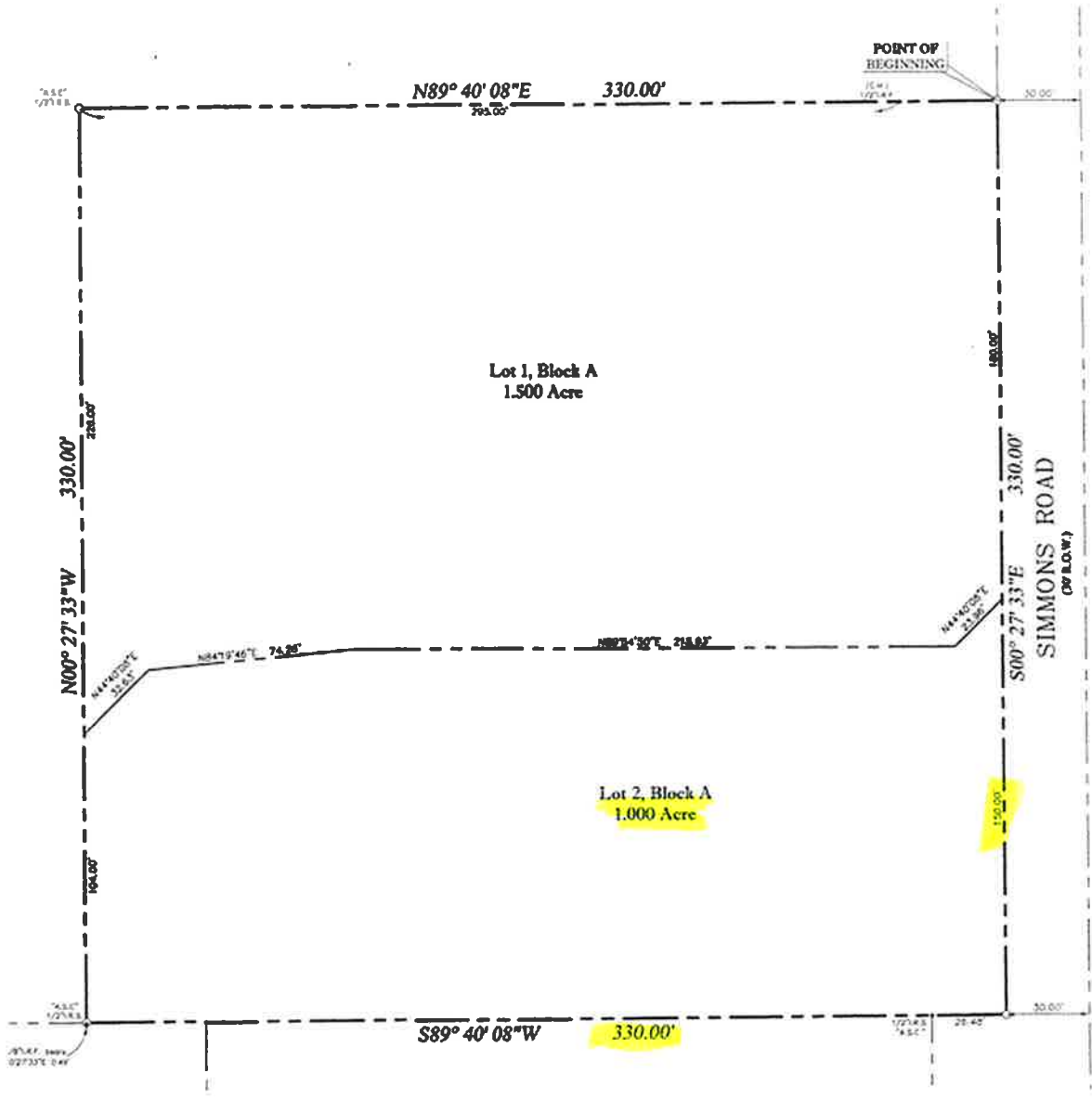
OAK

HIGH OAK

SIMMONS

OAK TRAIL

12
 19
 300
 L30
 310
 L31
 320
 L32
 330
 L
 340
 L34 (E PT)
 350
 L35
 360
 L36
 370
 L37
 380
 L38
 390
 L39
 295
 L83
 305
 L84
 315
 L85
 325
 L86
 335
 L87
 345
 L88
 355
 L51
 400
 L40
 410
 L43
 140
 L62
 150
 L61
 135
 L60
 150
 L52
 145
 L50
 220
 L41
 260
 L2
 280
 L90
 290
 L5A
 290
 L5
 290
 L1
 290
 L10
 290
 L1
 407
 L(P)
 290
 L2A
 290
 L5
 290
 L1
 407
 L(P)



-S-111

Property requesting zoning change



Currently zoned Ag I

§ 8. "AG-1" AGRICULTURAL DISTRICT.

8-1 General Purpose and Description: This district classification serves as a temporary classification for areas of undeveloped land of less than 3 acres on which farming and raising of cows and/or horses may be conducted until given a permanent classification.

8-2 Use Regulations: The land or premise shall be used only for the following purposes:

(1) Agricultural Use:

Temporary farming and raising of cows and/or horses. Upon compliance with all other ordinances and laws, one animal may be kept on the first acre. For each additional adjoining half-acre, one additional such animal may be kept.

- a. The agricultural use must not cause a hazard to health by reason of unsanitary conditions; must not be offensive by reason of odors, dust, fumes, or noise; and must not otherwise be detrimental to the public welfare.
- b. The agricultural use may include the construction and use of barns, private stables and loafing sheds as accessory buildings meeting the requirements of this Section.
- c. A permanent classification must be obtained before any structure other than barns, private stables or loafing sheds may be constructed. All existing structures are grandfathered.

(2) Other Uses:

- a. Any other use as may be permitted with a Specific Use Permit.
- b. Temporary buildings require a Specific Use Permit, with a one (1) year maximum with no option for renewal.
- c. No person shall construct or occupy any dwelling or use any structure within the AG-1 Agricultural District as a permanent residence.

(3) Accessory Building Regulations:

Type:	Barns, private stables and/or loafing sheds.	
Maximum Number:	Barn:	one.
	Stable:	one.
	Loafing shed:	one.
Maximum Height:	One Story.	
Location:	Located at least 30 feet from any property line of an adjacent owner, at least 40 feet from any dwelling on any adjacent property, and at least 40 feet from any road.	

NOTICE: Barns, stables or loafing sheds shall not be permitted to remain as nonconforming structures if after construction of a dwelling they will not conform to all regulations of the particular zoning district. Therefore, if barns, stables, or loafing sheds are to be used on property that may later be considered for any other zoning classification which would permit a single-family dwelling, careful consideration of the location of these structures on the property in relation to the possible future location of a dwelling should be made. For example, barns are not

§ 11. "RE" RANCH ESTATES DISTRICT.

11-1 General Purpose and Description of the Ranch Estate District: The principal use of land in this district is for single-family dwellings of at least 2,300 square feet in size and lots of at least 1 acre, and related recreational, religious and educational facilities normally required to provide the basic elements of a balanced, orderly, convenient, and attractive residential area. Low density residential areas shall be protected from higher density residential development and from the encroachment of incompatible uses.

11-2 Use Regulations: A building, dwelling, structure or premises shall be used only for the following:

- (1) "Single-family Dwelling" with an Attached Garage (2 car minimum). An "Attached Garage" is a Side Entry or Rear Entry private garage that is a physical part of the dwelling or one having a substantial physical connection with or under the roof line of the Single-family Dwelling. Front entry private garages shall be permitted only if the door opens into an enclosed courtyard separated from the front yard of the main residence by another garage or similar building or by a masonry wall of six (6) feet in height constructed of the same material as the main residential structure. Such additional garage, building or wall must also comply with all pertinent setback provisions. For corner lots, the garage door may face the side street without an enclosed courtyard.
- (2) Additional "Detached Garage" only as an accessory use meeting the requirements of a Major Accessory Building, 40 feet from the main structure. All driveways connecting any public street or alley with the Detached Garage shall be constructed of concrete, asphalt or paving brick.
- (3) Parks, playgrounds, and other public recreational facilities, owned and/or operated by the municipality or other public agency; and privately owned and maintained playgrounds and like recreation areas.³
- (4) Public buildings, including libraries, museums, police and fire stations, and similar public uses or facilities.
- (5) Real estate sales offices during the development of residential subdivisions, but not to exceed two years.
- (6) Temporary buildings for uses incidental to construction work on the premises, which said buildings shall be removed upon the completion or abandonment of construction work. A permit shall be required with a one year maximum with no option for renewal.
- (7) Churches and Public Schools (kindergarten through high school), shall be considered a permitted use, however, a specific use permit zoning change must be applied for and granted pursuant to the Specific Use Section of this ordinance in order to provide conditions to protect health, provide safety and regulate traffic as related to these uses.
- (8) Such other uses as may be permitted with a Specific Use Permit.
- (9) The following Accessory Uses if such uses are conducted within the principal building in connection with the primary use of a "Single-family Dwelling:"
 - a. A "customary home occupation" that does not include visits by customers or the general public with a greater frequency than four per day.
 - b. Guest Quarters and servant quarters for persons in the employ of the family occupying the principal dwelling.

Notice of Public Hearing
Town of Double Oak

The Planning and Zoning Commission for the Town of Double Oak will conduct a public hearing at 7:00 p.m. on October 26, 2023 at Double Oak Town Hall, 320 Waketon Road to hear public comment regarding a request to change the zoning from Agriculture 1 to Ranch Estates on land situated in the Town of Double Oak, Denton County, Texas and being known and described as Nelson Estates Block A Lot 2 or 260 Simmons Road.

A second public hearing will be held at Double Oak Town Hall by the Town Council at 7:00 p.m. on November 6, 2023 to hear public comment regarding the zoning change request.

All interested parties are encouraged to attend.

Lynn Jones
Assistant Town Secretary

INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Denton Record-Chronicle** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(940) 387-7755**.

Notice ID: YiRSAPhXw9wdZdWc4CUK | **Proof Updated: Oct. 02, 2023 at 01:32pm CDT**
 Notice Name: Zoning Change 260 Simmons Road

If a custom affidavit is required by law please email affidavit to classads@dentonrc.com.
 If this is not required by law we will disregard.
 By choosing a Saturday or Sunday, your notice will be in both the Saturday and Sunday e-Editions as well as the weekend print edition. You will only be billed for one day.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Lynn Jones lynn.jones@doubleoak.texas.gov (972) 539-9464	Denton Record-Chronicle

Columns Wide: 1	Ad Class: Legals
------------------------	-------------------------

Subtotal	\$37.12
Tax %	0
Total	\$37.12

Notice of Public Hearing town of Double Oak
 The Planning and Zoning Commission for the Town of Double Oak will conduct a public hearing at 7:00 p.m. on October 26, 2023, at Double Oak Town Hall, 320 Waketon Road to hear public comment regarding a request to change the zoning from Agriculture 1 to Ranch Estates on land situated in the Town of Double Oak, Denton County, Texas and being known and described as Nelson Estates Block A Lot 2 or 260 Simmons Road.
 A second public hearing will be held at Double Oak Town Hall by the Town Council at 7:00 p.m. on November 6, 2023, to hear public comment regarding the zoning change request.
 All interested parties are encouraged to attend.
 Lynn Jones
 Assistant Town Secretary

dic 10/09/2023

**ZONING CHANGE
PROPOSED**

FOR INFORMATION CALL

(972) 539-9464

TOWN OF DOUBLE OAK

PUBLIC WORKS

DOUBLE OAK

