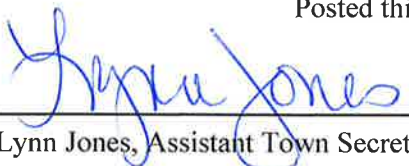


Public Notice  
Town Of Double Oak  
Planning And Zoning  
Double Oak Town Hall  
April 6, 2021  
7:00 PM

- 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 November 10, 2020
- 4) Consideration and action on selection of a Chairperson for the Planning and Zoning Commission
- 5) Consideration and action on selection of a Vice Chairperson for the Planning and Zoning Commission
- 6) 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.
  - i. Opening of public hearing
  - ii. Closing of public hearing
- 7) Consideration and action by Planning and Zoning Commission on agenda item 6 for recommendation to the town council.
- 8) Comments
- 9) 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 30 day of March 2021 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. November 10, 2020 at the Double Oak Town Hall, located at 320 Waketon Road with the following members present to-wit:

Mark Rose	Chairman
Andrew Weaver	Vice Chairman
Martha Holman	Commission Member
Donna Gilliam	Commission Member
Wayne Atkins	Commission Member
Bonnie Morrow	Alternate Commission Member

constituting a quorum. Commision Member Goodman, Commission Member Cook and Alternate Commission member Mike Fickling were absent. Assistant Town Secretary Lynn Jones was also present.

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

2) Citizens Comments

There were no comments.

3) Consideration and action on the minutes of May 27, 2020 and October 13, 2020.

Gilliam motioned, second Holman to approve the May 27, 2020 minutes.

AYE: Rose, Holman, Gilliam and Atkins

ABSTAIN: Weaver and Morrow

NAY: None

Holman motioned, Weaver second to approve the October 13, 2020 minutes.

AYE: Rose, Holman, Gilliam, Atkins, Morrow and Weaver

ABSTAIN: None

NAY: None

4) Public hearing on a request to amend Ordinance 16-06 to include authorization for the construction of a limited structure to exceed zoning maxmium height requirements at 8401 FM 407, Lot 4, Blk A of the Crossroads Bible Church Addition Double Oak Texas.

Chairman Rose opened the public hearing at 7:04 p.m.

Commission member Cook joined the meeting at 7:08 p.m.

STATE OF TEXAS  
COUNTY OF DENTON  
TOWN OF DOUBLE OAK

Signed up to speak at the public hearing was:

Bob Suarez, 2901 Timber Creek Lane, Highland Village  
Butch Jones, 2241 Auburn, Dallas  
Joseph Suarez, 3205 Shoreview Drive, Highland Village

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

- 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.

Motion Weaver, Atkins seconded to approve amending Ordinance 16-06.

AYE: Cook, Weaver, Holman, Atkins, Morrow and Rose

ABSTAIN: None

NAY: Gilliam

6) Adjourn

Motion Weaver, seconded Atkins to adjourn the meeting.

With no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 7:43 p.m.

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Lynn Jones, Assistant Town Secretary

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Mark Rose, P&Z Chairman



**PLANNING AND ZONING MEETING  
APRIL 6, 2021  
AGENDA ITEM #7**

**AGENDA ITEM:** Consideration and action for recommendation to the 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.

**STAFF CONTACT:** Lynn

**DESCRIPTION:** A replat came before the P&Z on October 13, 2020 that was similar to this replat and it was recommended for approval to the Council. Before that replat was filed at the courthouse Mr. Ceballos realized there was a mistake on the replat so the process had to be started over again.  
6000 Pepperport Lane is selling land to the owners of 5801 Pepperport Court. 6000 Pepperport Lane will still have above the one acre minimum required in Double Oak.

**ATTACHMENTS:** Application for replat  
Authorized agent affidavit  
Map showing the difference in the first replat and the second  
Map showing current requested replat  
Town Engineer approval letter  
Letter to property owners within 200 feet of replat property  
Public hearing notice



**TOWN OF DOUBLE OAK**  
320 WAKETON ROAD  
DOUBLE OAK, TEXAS 75077  
(972) 539-9464

## DOUBLE OAK

### Applicant Information:

Name: Gregory LeBalle  
Address: 220 Elm Street, Suite 200  
Lewisville, TX 75057  
Email: gregory.leballe@windrose.com  
Interest in Property: \_\_\_\_\_  
Telephone Numbers:  
Home: \_\_\_\_\_ Work: 972-370-5871  
Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

### Double Oak Property Address:

6000 Peppercorn Lane

### Property Owner:

Name: Arthur & Susan Seguin  
Address: 6000 Peppercorn Lane

### Legal Description of Property:

Lot: 7 Block: \_\_\_\_\_ Subdivision: Peppercorn Estates  
Acreage: 5.476 Lot Frontage: 496.85' Lot Depth: 315'

### Name of Licensed Surveyor or Professional Engineer:

Name: Mark N. Peoples License Number: 6443 Telephone Number: 972-370-5871

Description of Request: 1 tract, 21 recorded 64 into 2 newly recorded 64s

Current Zoning: \_\_\_\_\_

Proposed Land Usage: Residential

All engineering fees shall be paid by applicant

Signature of Applicant: [Signature] Date: 3-10-21

Received by: [Signature] Date: 3/11/2021

PZ 4/6/21 3/11/21 - 4/6/21 27 days  
Council 4/19/21

For office  
use only

Request Number: \_\_\_\_\_  
Date Prepared: \_\_\_\_\_

### Application For:

Zoning Change Request ☐  
Zoning Variance Request ☐  
Preliminary Development Plan ☐  
Final Development Plan ☐  
Replat ☒  
Site Plan ☐  
Sign ☐  
Subdivision of Property ☐  
Oil & Gas Drilling Variance ☐  
SUP Renewal ☐

Fee: \$ 750.00

Date Paid: 3/11/2021

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Tuesday, September 1, 2020  
6000 Pepperport Lane  
Town of Double Oak, Denton County, Texas  
Page 1 of 1



Letter of Consent:

To Whom It May Concern:


We, Arthur Seguin, Susan Seguin, Christian Mann, Rachelle Mann, Antonio Pacheco and Angelina Pacheco, give Grayson CeBallos and Windrose Land Services the authority to submit this plat on my behalf for the property located at or around 6000 Pepperport Lane.


I understand we are platting this property into two separate lots -

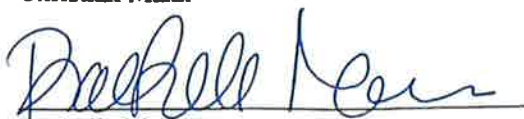
With any future questions please contact Grayson CeBallos at Windrose Land Services at 972-370-5871 or graysonceballos@windroseservices.com

Respectively,

  
\_\_\_\_\_  
Arthur Seguin

  
\_\_\_\_\_  
Susan Seguin

  
\_\_\_\_\_  
Christian Mann

  
\_\_\_\_\_  
Rachelle Mann

  
\_\_\_\_\_  
Antonio Pacheco

  
\_\_\_\_\_  
Angelina Pacheco







March 29, 2021  
AVO 037946.121 Phase 001

Ms. Eileen Kennedy  
Town of Double Oak  
320 Waketon Road  
Double Oak, TX 75077

**RE: Pepperport Lane Preliminary Replat of Lot 7  
3<sup>rd</sup> Review**

Dear Ms. Kennedy:

We have reviewed the updated submittal from Windrose and recommend approval of the Replat with the revisions shown on the attached mark-up.

Please let me know if you have any questions.

Sincerely,

**HALFF ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "SDT", is positioned above the typed name of the sender.

Steven D. Templer, PE  
Senior Project Manager

C: Lynn Jones – Assistant Town Secretary  
Attachments: red-line containing mark-up





## TOWN OF DOUBLE OAK

320 Waketon Road  
Double Oak, Texas 75077  
972.539.9464

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March 19, 2021

SUBJECT: Planning and Zoning Commission and Town Council Public Hearing

The Planning and Zoning Commission of the Town of Double Oak, Texas, will hold a public hearing at 7:00 o'clock, p.m., on Tuesday the 6<sup>th</sup> day of April 2021, upon 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.

The Town Council of the Town of Double Oak, Texas, will hold a public hearing at 7:00 p.m., on Monday the 19<sup>th</sup> day of April 2021 to consider and act on the request and recommendation from the Planning and Zoning Commission.

Both public hearings will be held at Town Hall at 320 Waketon Road, Double Oak, Texas.

Should you have any questions, please call (972) 539-9464.

All interested parties are encouraged to attend.

Lynn Jones  
Assistant Town Secretary  
Court Administrator

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: Legals Denton

Printed at 03/19/21 12:12 by plaga-dm

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Acct #: 18211

Ad #: 34259

Status: New WHOLD WHOI

**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 6th day of April 2021, upon 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.

The Town Council of the Town of Double Oak, Texas, will hold a public hearing at 7:00 p.m., on Monday the 19th day of April 2021, to consider and act on the request and recommendation from the Planning and Zoning Commission.

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

drc 03/22/2021