



**Planning and Zoning Commission
Regular Meeting
Conducted by Video Conference
Thursday, September 17, 2020 at 7:00 p.m.
Agenda**

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, members of the public this meeting is being conducted by video conference. Members of the public who desire to only listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:40 p.m. to join the meeting. Any person wishing to view the video conference may go to the Internet link shown below and enter the password shown.

Toll Free Number: 877 853 5257

Meeting ID#: 842 9210 4856

Video Conference:

<https://us02web.zoom.us/j/84292104856?pwd=SGJybmVoMUhzRFR0aGdZcW95UEJ5UT09>

Password: 413155

Any person wishing to provide comments during Item 4 – Citizen Agenda & Public Comment, or on any matter to be considered on this agenda, should email such comments to the City Secretary at cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, September 17, 2020.

1. Call to Order and Determination of Quorum

2. Pledges of Allegiance

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. To address the Planning & Zoning Commission, please send your comments to the City Secretary before 3:00 p.m. on the date of this meeting. Comments sent by e-mail will be read aloud so that they are included in the recorded record of the meeting. In keeping with the Council's procedures for limiting speaking time to five (5) minutes per speaker, any written comments provided for this item should be kept short enough so that they can be read aloud in five (5) minutes or less.

The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be

able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

- 4. Approval of August 20, 2020 minutes.**
- 5. Hold and discussion and make a recommendation to City Council regarding the appointment of members to the City of Lake Dallas Planning and Zoning Commission.**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before September 14, 2020 at 4:30 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting telephonically and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

**Minutes: Joint training and Work Session City Council and Planning and Zoning Commission
Regular Meeting for August 20, 2020.**

The Lake Dallas City Council met in a Special called Work session meeting and the Planning and Zoning Commission met in a regular called meeting on August 20, 2020 via video conference with notice of the meeting given as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Gilbert called the meeting to order at 7:09 p.m.

1. Roll Call: Planning and Zoning Commission

Ben Gilbert	Chairperson, Member Place 1
Melody Parlett	Member Place 2
Lester Rayburn	Member Place 5

Absent: Jayme Potter, Member Place 3

Staff present: John Cabrales, City Manager; Codi Delcambre, City Secretary; Angie Manglaris, Director of Development Services; and Glenda Cowling, Permit Technician.

2. Pledge of Allegiance

Chairperson Ben Gilbert lead the Pledges.

3. Approval of minutes for Meeting held on June 18, 2020

Motion: to approve the minutes of the June 18, 2020 Meeting as presented was made by Member Melody Parlett and seconded by Member Lester Rayburn.

Ayes: Member Melody Parlett, Member Lester Rayburn and Chairperson Ben Gilbert.

Nays: None

Motion Passed 3-0

4. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. In order to address the Planning and Zoning Commission, please complete a Public Meeting Appearance Card and present it to the Permit Tech prior to the start of the meeting. The Texas Open Meeting Act prohibits

by the Planning and Zoning Commission of any subject which is not on the posted agenda, therefore the during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

No public input was received.

5. **Consider and make a recommendation on a Preliminary Plat for Falcon Place, a residential subdivision on approximately 14.828 acres of land being legally described as Lots 1 & 2, Block A, Martin-Kennedy Addition, City of Lake Dallas, Denton County, Texas.**

Angie Manglaris, Director of Development Services, requested to present items 5 and 6 simultaneously then take two separate votes. First vote on the preliminary plat and the second vote on the final plat.

Ms. Manglaris presented the staff report and gave an overview of both the Preliminary and Final Plats of Falcon Place Planned Development. Ms. Manglaris stated the proposed plats met the requirements of the Subdivision Ordinance as well as the Planned Development as approved by City Council in May 2020. Ms. Manglaris stated the Development Review Committee and the City Engineer were forwarding the plats for recommendation of approval contingent upon completion of the Downstream Assessment.

Motion: recommend that the City Council approve the proposed Preliminary Plat of Lots 1-37, Block A, Lots 1-36, Block B, Falcon Place contingent upon approval of the Downstream Assessment was made by Member Melody Parlett and seconded by Chairperson Ben Gilbert..

Ayes: Member Melody Parlett, Member Lester Rayburn, and Chairperson Ben Gilbert.

Nays: None

Motion Passed: 3-0

6. **Consider and make a recommendation on a Final Plat for Falcon Place, a residential subdivision on approximately 14.828 acres of land being legally described as Lots 1 & 2, Block A, Martin-Kennedy Addition, City of Lake Dallas, Denton County, Texas.**

Motion Passed 3-0

Motion: recommend that the City Council approve the proposed Final Plat of Lots 1-37, Block A, Lots 1-36, Block B, Falcon Place contingent upon approval of the Downstream Assessment was made by Member Melody Parlett. Seconded by Member Lester Rayburn.

Ayes: Member Melody Parlett, Member Lester Rayburn, Chairperson Ben Gilbert.

Nays: None

Motion carried 3-0

Mayor Barnhart called the joint meeting to order at 7:25 pm. Quorum was determined by City Secretary, Codi Delcambre.

Roll Call: City Council

Michael Barnhart
Megan Ray
Cheryl McClain
Charlie Price
Andi Nolan

Mayor
Council Member Place 1
Council Member Place 3
Council Member Place 4
Council Member Place 5

Absent: Brain Bailey, Council Member Place 2

7. Review and Discuss the addition of Use Charts to the City of Lake Dallas Code of Ordinances.

Ms. Manglaris gave a brief presentation on the background of the Zoning Ordinance. Ms. Manglaris explained the changes Staff and Mr. Dave Gattis, Planning Consultant, had made to Zoning Districts and the proposed Use Charts since the last Joint Workshop.

After an overview of the Zoning Districts, Ms. Manglaris presented the proposed Use Charts and the City Council and Planning and Zoning Commission reviewed the proposed tables line by line. City Council and the Planning and Zoning Commission provided staff with the following feedback regarding the proposed Use Charts:

- Consider allowing the land use Parks as Specific Use Permit in Residential Areas.
- Consider requiring a Specific Use Permit for Daycares with more than 12 children in residential districts.
- Consider moving Religious Institutions and Schools to Specific Use Permit in Downtown Mixed Use.
- Consider allowing Arcades as a Specific Use in the I-35 District.
- Consider changing Miniature Golf to a Specific Use Permit in C-1 and C-2.
- Determine if the use “Printing” can be incorporated into retail.
- Change RV Camping to Specific Use Permit in all retail areas.
- Move RV storage from a Permitted Use to a Specific Use Permit in the Marina District.
- Change self-storage to a Specific Use in all categories where currently listed as permitted.
- Remove major and minor vehicle repair from the Marina District.
- Determine if the land use “Landfill” can be removed entirely.
- Clean up the Agricultural section of the tables so the “C” is changed to “S” to note Specific Use Permit.

City Council and the Planning and Zoning Commission directed Staff to continue moving forward with the project and work to bring the final draft forward for consideration.

8. Adjournment of Joint Work Session

Adjournment 8:50 pm.

Passed and approved on the _____ day of _____, 2020

Ben Gilbert, Chairperson

Glenda Cowling, Permit Tech



CITY COUNCIL
AGENDA MEMO

Prepared By: Angie Manglaris, Director of Development Services

September 17, 2020

APPOINTMENT OF PLANING AND ZONING COMMISSIONERS

DESCRIPTION:

Receive a report, hold a discussion, and make a recommendation to City Council regarding the appointment of members to the City of Lake Dallas Planning and Zoning Commission.

BACKGROUND INFORMATION:

The Planning and Zoning Commission is charged with the review of development plans, policies, and programs in the City of Lake Dallas. The Planning and Zoning Commission consists of five (5) members appointed by City Council. Members of the Commission are appointed to two (2) year terms.

The Planning and Zoning Commission currently has one (1) vacancy, and Ms. Melody Parlett's term is scheduled to end in October 2020. Ms. Parlett has applied to continue serving on the Planning and Zoning Commission. Ms. Parlett has served on the Lake Dallas Planning and Zoning Commission for four (4) years, has a Master of Public Administration Degree from the University of North Texas and has experience serving on a Homeowner's Association Board.

Ms. Annette Fuller, 532 Meadowbrook Street, has also applied to serve on the Planning and Zoning Commission. Ms. Fuller has extensive experience as a journalist covering public affairs and is familiar with reading and comprehending City Council Agendas. Ms. Fuller is a new resident in Lake Dallas and will be eligible to begin serving on the Commission January 7, 2021.

FINANCIAL CONSIDERATION:

There is no financial impact to the taxpayers of Lake Dallas.

RECOMMENDED MOTIONS:

I make a motion to recommend City Council appoint Melody Parlett to serve as a member on the Planning and Zoning Commission.

I make a motion to recommend City Council appoint Annette Fuller to serve as a member on the Planning and Zoning Commission.

ATTACHMENT(S):

1. Application for Boards and Commissions-Melody Parlett
2. Application for Boards and Commissions- Annette Fuller