

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

Minutes: Planning and Zoning Commission Minutes

The Lake Dallas Planning and Zoning Commission met in a regular meeting on April 15, 2021 in a video conference, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Vice Chair Lester Raborn called the meeting to order at 7:03 p.m.

1. Roll Call: Planning and Zoning Commission

Adam Peabody	Place 2
Annette Fuller	Place 4
Lester Raborn	Place 5

Absent: Ben Gilbert, Chairperson; Christian Cline, Place 3

Staff present: Angie Manglaris, Development Services Director

2. Pledge of Allegiance was led by Lester Raborn.

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.

No public input was received.

4. Approval of minutes for Meeting held on March 18, 2021.

Motion: to approve the minutes for meeting of March 18, 2021 as presented was made by Member Adam Peabody and seconded by Member Annette Fuller.

Ayes: Lester Raborn, Adam Peabody, Annette Fuller

Nays: None

Motion Passed 3-0

5. **Conduct a public hearing and make recommendation on a request to replat Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street 8 into one lot. The property is more commonly known as 110 Pearl Street. (Case R-21-003).**

Angie Manglaris, Director of Development Services gave a presentation on the purpose of the replat and provided an overview of the background of the project. Ms. Manglaris explained the replat met all conditions of the Lake Dallas Code of Ordinances, apart from right-of-way dedication, which the applicant was requesting a variance to.

Discussion was held regarding the history of the region and why there has been an uptick in residential replat requests.

The public hearing opened at 7: 12 p.m. No public input was received. The public hearing was closed 7:12 p.m.

Motion: Member Adam Peabody motioned to recommend City Council approve a request to replat Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street into one lot. Member Raborn seconded.

Ayes: Adam Peabody, Lester Raborn, Annette Fuller

Nays: None.

Motion Passed 3-0

9. Announcements and requests for future agenda items.

Ms. Manglaris provided the Commission updates on future Development Services projects and activities.

10. Adjourn – 7:20 p.m.

Passed and approved on the 20th day of May, 2021



Ben Gilbert, Chairperson



Angie Manglaris, Director of Development Services

