

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 July 15, 2021, at Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065; with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Ben Gilbert called the meeting to order at 7:00 p.m.

1. Roll Call: Planning and Zoning Commission

Ben Gilbert	Chair
Annette Fuller	Place 4
Lester Raborn	Place 5
Absent: Christian Cline	Place 3

Staff present: Angie Manglaris, Director of Development Services

2. Pledge of Allegiance was led by Ben Gilbert.

3. Citizen Agenda & Public Comment

No public input was received.

4. Approval of the minutes of the May 20, 2021, meeting.

Motion: to approve the minutes of May 20, 2021, as presented was made by Lester Raborn. Anette Fuller Seconded the motion.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: None

Motion Passed 3-0

5. 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.

Angie Manglaris, Director of Development Services, presented the staff report and gave an overview of the agenda item. Discussion was held over the appointment of Ms. Carol Ann Connors to the Planning and Zoning Commission.

Motion: Member Raborn motioned to recommend City Council appoint Ms. Carol Ann Connors to Place 2 of the Planning and Zoning Commission. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: None

Motion Passed 3-0

6. **Conduct a public hearing and make a recommendation on an ordinance changing the zoning relating to the development and use of Lot 7, Block 1, Providence Addition, generally located at the northwest corner of Betchan Street and Main Street, from Retail (C-1) with a Downtown Overlay to Residential R-1-6000 with a Downtown Overlay.**

Ms. Manglaris presented the staff report and gave an overview of the proposed zoning change request. Ms. Manglaris answered questions from the Commission regarding lot layout, number of allowable units and next steps in the project.

The public hearing opened at 7:11 p.m. No public input was received. The public hearing was closed at 7:11 p.m.

Discussion was held amongst the commission regarding the zoning proposal.

Motion: Member Raborn motioned to recommend City Council approve the Zoning Change request as presented. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: None.

Motion Passed 3-0

7. **Conduct a public hearing and make a recommendation on an ordinance considering changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424; generally located on the north side of Swisher Road and approximately 1,095 feet east of North Shady Shores Road from Retail (C-1) and Residential R-1-1000 to Planned Development Multi-family (PD-R-3).**

Ms. Manglaris presented the staff report and gave an overview of the planned development request and how the planned development differed from straight multi-family zoning. Ms.

Manglaris answered questions from the Commission regarding the required amount of parking on the site, the potential impact the development could have on traffic and required open space.

The public hearing opened at 7:27 p.m. Ms. Carol Ann Connors, 754 Texas Oak Trail, spoke on the project and requested the Commission reconsider the request for variances to parking requirements. The public hearing was closed at 7:29 p.m.

Mr. Brad Copeland and Mr. Todd Finely, applicants, addressed the Commission and gave an overview of the project. Mr. Copeland answered questions from the Commission regarding parking allotment and potential for a Phase II stage of the project, if needed.

Motion: Member Raborn motioned to recommend City Council approve the Planned Development request as presented. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: None.

Motion Passed 3-0

8. Consider and make recommendation on a Site Plan (SP-21-002) for Advanced Fabrication, a proposed Professional Office, being approximately .82 acres of land, being located at 118 Gotcher Avenue and being legally described as Lot 1R-1, Block 1, Gotcher Addition, City of Lake Dallas, Denton County, Texas.

Ms. Manglaris presented the staff report and gave an overview of the site plan as proposed. Ms. Manglaris explained to the Commission the plan was deficient in several areas and recommended the Commission consider recommending approval of the site plan contingent upon the applicant's ability to satisfy all conditions of the Lake Dallas Code of Ordinances.

Motion: Member Raborn motioned to recommend City Council Site Plan contingent on the applicant addressing the following items:

- The applicant demonstrates compliance with Section 122-1229 of the Code of Ordinances.
- The applicant provides a detailed tree survey complaint with Section 42-86 (b) of the Code of Ordinances.
- The applicant updates the notes on the Landscape Plan to reflect the City of Lake Dallas Requirements.
- The applicant corrects Scribner's errors on the Landscape Plan.

- The applicant addresses all comments of the Lake Cities Fire Department has noted (see attachment).

Member Fuller seconded the motion.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: None.

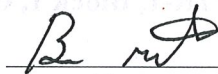
Motion Passed 3-0

9. Announcements and requests for future agenda items.

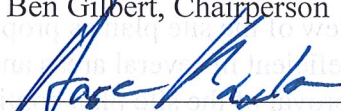
Ms. Manglaris updated the Commission on recently considered Council items and future development projects.

10. Adjourn – 8:06 p.m.

Passed and approved on the 16th day of September, 2021



Ben Gilbert, Chairperson



Angie Manglaris, Director of Development Services