

The Lake Dallas Planning and Zoning Commission met in a regular meeting on November 18, 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 Lester Raborn called the meeting to order at 7:01 p.m.

**1. Call to Order and Determination of Quorum: Roll Call Planning and Zoning Commission**

|                                  |                   |
|----------------------------------|-------------------|
| Chairperson, Member Place 1      | Lester Raborn     |
| Member Place 2                   | Carol Ann Connors |
| Member Place 3                   | Christian Cline   |
| Member Place 4                   | Annette Fuller    |
| Vice Chairperson, Member Place 5 | Melody Parlett    |
|                                  | Absent: None      |

**Staff present:** Angie Manglaris, Director of Development Services, Layne Cline, Public Works Superintendent, Lancia Bentley, Community Development Coordinator, and Marilyn Rojas, Permit Tech/Admin Assistant.

**2. Pledge of Allegiance**

**3. 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. The Texas Open Meeting Act prohibits by the Planning and Zoning Commission of any subject which is not on the posted agenda.

No public input was received.

**4. Approval of minutes for Meeting held on October 21, 2021**

**Motion:** Vice Chair Annette Fuller motioned to approve the minutes with amendments made to the motion of nomination and placement of Chair and Vice Chair on Agenda Item 4, seconded by Member place 2 Carol Anne Connors.

**Ayes:** Lester Raborn, Carol Ann Connors, Christian Cline, Melody Parlett, Annette Fuller

**Nays:** None

**Motion Passed 5-0**

**5. Conduct a public hearing and consider an Ordinance amending Lake Dallas Municipal Code Chapter 122 "Zoning," Article XVI, titled "Special Use Permits" setting forth**

regulations governing Specific Use Permits requirements for on-premises sales of alcoholic beverages.

Ms. Manglaris led discussion and gave a review of the staff report regarding the ordinance amendment to update language in the Special Use Permits section of the Code of Ordinances regarding the sale of alcoholic beverages. Ms. Manglaris explained that the text amendment would still require an applicant apply for and SUP to be able to sell alcohol for on-site consumption and that the amendment was to remove distance requirements for the application process.

Carol Ann Connors, Member Place 2, and Melody Parlett, Member Place 5, led discussions about the amendment and potential consequences for existing establishments. Several discussions around downtown private clubs that derive at least 75 percent of the establishment gross revenue from the on-premises sale of alcoholic beverages were held, since this is permissible by special use permit only in the C1, C-2, and C-3 commercial district or any redevelopment.

**Motion:** Member Place 2, Carol Ann Connors, motion to approve an Ordinance amending Lake Dallas Municipal Code Chapter 122 "Zoning," Article XVI, titled "Special Use Permits" setting forth regulations governing Specific Use Permits requirements for on-premises sales of alcoholic beverages. Member Place 3, Christian Cline, seconded the motion.

**Ayes:** Melody Parlett, Carol Ann Connors, Christian Cline, and Annette Fuller

**Nays:** Lester Raborn

#### Motion Passed 4-1

6. Receive a report, hold a discussion, and take appropriate action regarding a site plan amendment for the Public Works service center – Lot 1, Block A, Public Works Addition, City of Lake Dallas, Denton County, Texas (commonly known as 351 Betchan Ave.) generally located along the north portion of Betchan St, and the east of Goliad Ave.

Mr. Cline gave an overview to consider make a recommendation to the City Council of the City of Lake Dallas on a resolution approving a Site Plan for Lot 1, Block A, Public Works Yard Addition. The property is zoned Light Industrial (M-1) and is developed with an approximately 1,440 square foot building and open storage space for vehicles. The site is the location of the City of Lake Dallas Public Works yard. Construction bids we received and opened for the Public Works Service Center project on October 21, 2021, at the City of Lake Dallas. The city staff solicited and received the following bids for the project:

Estimates Obtained:

Reliant Construction Group, LLC

\$639,285.00

Tegrity Contractors

\$925,215.05

Reliant Construction Group, LLC was the apparent bidder. The total budget for this project is \$445,000.00. Due to the budgetary restrictions and the volatile market costs of both materials and labor, the City will continue with the project as a several phase project.

Discussion carried out in regards the phases in regards cutting down savings, no other plans have changed, and the approval of bids without a bond issue.

**Motion:** Member place 5, Melody Parlett motioned approve a site plan amendment for the Public Works service center – Lot 1, Block A, Public Works Addition, City of Lake Dallas, Denton County, Texas (commonly known as 351 Betchan Ave.) generally located along the north portion of Betchan St, and the east of Goliad Ave, seconded by Chairperson Lester Raborn.

**Ayes:** Carol Ann Connors, Christian Cline, Lester Raborn, Melody Parlett, and Annette Fuller.

**Nays:** None

#### Motion Passed 5-0

#### 7. Receive annual Planning and Zoning Commission training.

Ms. Manglaris, Director of Development Services gave a presentation on the overview of American Planning History, court cases, important legislation, plats and replats, concepts, zoning, and public hearing of the Zoning Ordinance.

Followed by a Q&A discussion only and no action required.

#### 8. Announcements and request for future agenda items.

Ms. Manglaris proposed changing the Planning and Zoning Commission meeting time from 6:00pm to 7:00pm and gave updates on timelines for additional projects considered by City Council and Planning and Zoning Commission period of 30 days for plat requests. A reminder of the upcoming additional training topics and projects involving Vision Lake Dallas 2030 Comprehensive Plan were discussed.

#### 9. Adjournment 7:54pm

Passed and approved on the 27 day of January, 2022

Annette Fuller, Vice-Chairperson

Marilyn Rojas, Permit Tech/Admin Assistant

