

State of Texas
County of Denton
City of Lake Dallas

The Lake Dallas Planning and Zoning Commission met in a regular meeting on January 20, 2022, 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. Vice Chairperson Annette Fuller called the meeting to order at 6:27 p.m.

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

Carol Ann Connors
Annette Fuller
Melody Parlett

Member Place 2
Vice Chairperson, Member Place 4
Member Place 5

Absent: Lester Raborn, Christian Cline

Staff present: Angie Manglaris, Director of Development Services, 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 November 18, 2021

Motion: Member place 5 Melody Parlett motioned to approve the minutes seconded by Member place 2 Carol Anne Connors.

Ayes: Carol Ann Connors, Melody Parlett, Annette Fuller

Nays: None

Motion Passed 3-0

5. Receive a report and hold a discussion regarding the City of Lake Dallas Zoning Ordinance update project.

Angie Manglaris, Director of Development Services, led discussion and gave a review of the City of Lake Dallas' Zoning Ordinance update project. Ms. Manglaris explained the Zoning Chapter has received numerous minor updates throughout the years but has not received a comprehensive update. The way in which the Code has been amended over time has led to several inconsistencies in the Zoning Code making it unclear, inconsistent, and cumbersome at times.

Ms. Manglaris explained the process of rewriting the Zoning Ordinance will consist of the following:

- a. Evaluate the City's Zoning Districts
- b. Compare current zoning to the Comprehensive Plan
- c. Incorporate a Land Use Matrix
- d. Include a robust definitions section of the Chapter
- e. Cleanup existing language that is either inconsistent or unclear
- f. Incorporate elements of site plan design that are currently lacking, especially in crucial zoning districts such as Downtown overlay
- g. Update zoning map to reflect all zoning changes over the last few years as well as any changes made as part of this project

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

6. Announcements and request for future agenda items.

Ms. Manglaris updated the Commission on the status of projects pending from the last Planning and Zoning Commission, which was canceled due to lack of quorum on December 16, 2021. Per State Law, all items scheduled for that meeting went directly to City Council for review. City Council met on December 13, 2021 and approved all items on that agenda including a preliminary and final plat for 440 Betchan, a site plan for a new commercial building, and a minor residential replat.

7. Adjournment 7:17 pm

Passed and approved on the 17 day of March, 2022



Lester Raborn, Chairperson



Marilyn Rojas, Permit Tech/Admin Assistant