

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on April 19, 2018 in the Lake Dallas City Hall, 212 Main Street, 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

Ben Gilbert	Chairperson, Member 1
Melody Parlett	Member Place 2
James Bragg	Member Place 3
Absent	
Raymond Daniels	Member 4
Michelle Weikum	Member Place 5

Staff Present: John Cabrales City Manager, Jeremy Tennant Director of Development Services, Glenda Cowling, Permit Tech , and Renee O'Neill Deputy City Secretary/Admin Assistant.

At this time John Cabrales, City Manager introduced Jeremy Tennant Director of Development Services to the Planning and Zoning members.

2. Pledges of Allegiance

Ben Gilbert led the Pledge of Allegiance.

3. Approval of minutes for the Meetings of November 16, 2017, December 21, 2017, and January 18, 2018.

Motion: Melody Parlett made the motion to approve the minutes as presented. James Bragg second the Motion.

Ayes: Melody Parlett, Ben Gilbert, and James Bragg

Noes: None

Motion Passed 3-0

4. Conduct a public hearing and make recommendations on a request to change the zoning designation for 0.230 acres of land platted as Lots 31 and 32, Block B Garza Beach Estates, from r 1-6000 Single-Family Dwelling to District to a R-2 Two Family Dwelling -District. The property id commonly known a 222 Adolphus Avenue. The Applicant is Chhayhong Bin. (ZD-01-18)

Jeremy Tennant, Director of Development Services presented the staff report to the Planning and Zoning Commission.

Chairman Gilbert open the Public Hearing 7:05 pm.

Chairman Gilbert asked to hear from those in favor of the Zoning Change. No one spoke in favor of the zoning change.

Chairman Gilbert asked to hear from those against the Zoning Change.

Robert Kloss of 302 Adolphus, Lake Dallas spoke against the zoning change.

Chairman Gilbert closed the public hearing at 7:15 p.m.

Motion: James Bragg made the motion to recommend denial of the change the zoning designation for 0.230 acres of land platted as Lots 31 and 32, Block B Garza Beach Estates, from R 1-6000 Single Family Dwelling to District R-2 Two Family Dwelling-District. Melody Parlett second the Motion. Motion carried.

Ayes: Melody Parlett, Ben Gilbert, and James Bragg

Noes: None

Motion Passed 3-0

5. Workshop: Introductory Overview about Zoning

Jeremy Tennant, Director of Development Services gave a presentation about the following:

- (a) What is Zoning
- (b) The Purpose of Zoning
- (c) The Comprehensive Plan
- (d) Powers and Duties of the Planning and Zoning Commission
- (e) Basics of the Commission
- (f) Zoning Enabling Act
- (g) Zoning Types
- (h) Specific Use Permits
- (i) Preemption by Specific Legislation
- (j) Zoning Consideration
- (k) Plat Approval
- (l) Troublesome Zoning Issues
- (m) Open Meeting Act
- (n) Bodies Subject To The Act
- (o) Meetings Subject To The Act
- (p) Secret Deliberations
- (q) Act Does Not Apply
- (r) Closed Meetings
- (s) Procedures For Closed Sessions
- (t) Consultation With Attorney
- (u) Violations Of The Act
- (v) Code of Conduct
- (w) Conducting Meetings and Hearings
- (x) Golden Rules

No action taken.

6. Comprehensive Plan Update

Jeremy Tennant, Director of Development Services gave an update by presenting the following first (9) Chapters of the Vision 2030 Comprehensive Plan.

- Introduction
- Community Profile
- Vision and Goals
- Land Use
- Mobility
- Parks and Trails
- Urban Design
- Downtown
- Implementation

No action taken.

7. 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 City Secretary prior to the start of the meeting. The Texas Open Meeting Act prohibits deliberation by the Planning and Zoning Commission of any subject which is not on the posted agenda, therefore the Planning and Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

No one signed up to speak.

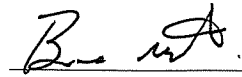
8. Announcements or request for future agenda items.

John Cabrales City Manager announced the upcoming election to renew the Street Maintenance Sales and Use Tax on May 5, 2018.

9. Adjournment of regular meeting.

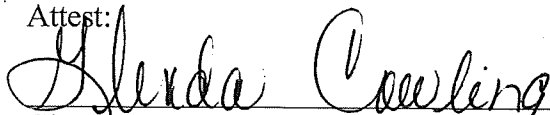
Chairperson Ben Gilbert adjourned the meeting at 8:05 p.m.

Approved:



Ben Gilbert, Chairperson

Attest:



Glenda Cowling, Administrative Assistant