

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 May 20, 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
Christian Cline	Place 3
Annette Fuller	Place 4
Lester Raborn	Place 5

Absent:

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 April 15, 2021, meeting.

Motion: to approve the minutes of April 15, 2021, as presented was made by Lester Raborn. Anette Fuller Seconded the motion.

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4 -0

5. Conduct a public hearing and make recommendation on a Specific Use Permit request to allow for the use “contractor’s shop/yard” for 3-H Concrete, a business to be located on a

.44 acre tract of land, being located at Block A, Lot 1, Advantage Mechanical Addition, being located in the City of Lake Dallas, Denton County, Texas, the property is more commonly known as 411 Goliad Avenue (SUP-21-001).

Angie Manglaris, Director of Development Services, presented the staff report and gave an overview of the Special Use Permit request. Ms. Manglaris answered questions from the Commission regarding Special Use Permits and when they expire.

The public hearing opened at 7:09 p.m. No public input was received. The public hearing was closed at 7:09 p.m.

Motion: Member Fuller motioned to recommend City Council approve the Special Use Permit as presented. Member Cline seconded.

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

6. Conduct a public hearing and make recommendation on Special Use Permit request to allow for the sale of alcohol for Dan's Cellar, a vendor to be located inside Enchanted Gift Shop, situated at Block 13, Lots 1-2, OT Garza Addition, Lake Dallas, Denton County, Texas, the property is more commonly known as 278 Main Street (SUP-21-002).

Ms. Manglaris presented the staff report and gave an overview of the Special Use Permit request. Ms. Manglaris answered questions from the Commission regarding the distance between the proposed use and the Lake Dallas Elementary School.

The public hearing opened at 7:21 p.m.

Wes Eversole, Deputy Superintendent of Lake Dallas ISD, 104 Swisher Drive, Lake Dallas, TX 75065, spoke as a representative of the School District in opposition of the application.

The public hearing was closed at 7:26 p.m.

Motion: Member Raborn motioned to recommend City Council deny the Special Use Permit as presented. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: Christian Cline

Motion Passed 3-1

7. **Conduct a public hearing and make recommendation on a Zoning Change request for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street from R-1-6000 Single Family (R-1-6000) to Planned Development Residential R-1-6000 (Case Z-21-003).**

Ms. Manglaris presented the staff report and gave an overview of the planned development request. Ms. Manglaris answered questions from the Commission regarding the differences between the current zoning and the proposed planned development.

Mr. Paul Perry, owner and applicant, addressed the Commission, gave an overview of the proposal, and answered questions regarding the project.

The public hearing opened at 8:03 p.m.

Mr. Stan Lovelace, 419 Carlisle Drive, Lake Dallas, Texas 75065, spoke in opposition of the zoning change request.

The public hearing closed at 8:06 p.m.

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

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None.


Motion Passed 4-0

8. **Announcements and requests for future agenda items.**

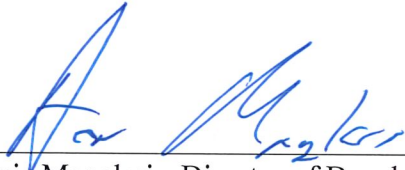
Ms. Manglaris updated the Commission on recently considered Council items and future development projects.

9. **Adjourn – 8:23 p.m.**

Passed and approved on the 15 day of July, 2021



Ben Gilbert, Chairperson



Angie Manglaris, Director of Development Services