

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on February 16, 2023, 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 Lester Raborn called the meeting to order at 6:02 p.m.

**1. Roll Call and Determination of Quorum**

Lester Raborn	Chairperson
Annette Fuller	Vice Chairperson
Melody Parlett	Member Place 2
Christian Cline	Member Place 3
Rachel Fitzpatrick	Member Place 1
Steve Dennis	Member Place 4

**Absent:** None

**Staff Present:** Codi Delcambre, City Secretary, and Marilyn Rojas, Permits Tech/Administrative Assistant

**2. Pledges of Allegiance**

Chairman Raborn led the 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 Meetings Act prohibits by the Planning and Zoning Commission any subject which is not on the posted agenda.

No public comments were received.

**4. Approval of minutes for the Meetings of October 20, 2022.**

**Motion:** to approve the minutes of October 20, 2022, as presented was made by Member Parlett. Chairperson Raborn seconded the motion.

**Ayes:** Lester Raborn, Rachel Fitzpatrick, Melody Parlett, Christian Cline, Annette Fuller, and Steve Dennis

**Nays:** None

**Motion Passed 6-0**

5. **Conduct a public hearing and consider an ordinance changing the zoning related to the use and development of 0.42+/- acres in the Mary R. Wright Survey Abst. No. 1355; Lots 1 and 2 Tom Atchison Subdivision, generally located at the southeast corner of the intersection of Atchison Drive and E. Hundley from Retail (C-1) to R-1 6000 Single-Family.**

City Secretary Codi Delcambre presented background information regarding the proposed zoning change for Lots 1 and 2 Tom Atchison Subdivision from Retail (C-1) to R-1 6000 Single Family.

Mr. Sam Montalvo, the applicant, stated that he planned to build two single family homes on the proposed lots, but the current zoning doesn't allow for residential homes. He stated that he was a general contractor and has built several houses in the area.

Chairperson Lester Raborn opened the Public Hearing at 6:08 pm.

Glenda Crenshaw, 510 E. Hundley Dr Lake Dallas stated that she was against the proposed rezoning. Ms. Crenshaw read a letter from the City of Lake Dallas 06/1976 regarding the proposed zoning change from Residential to Commercial that the City had initiated. .

Debbie Pierce, 510 Atchison Dr Lake Dallas, stated that she was against rezoning due to drainage issues in that area could worsen.

Domingo Nunez, 506 E. Hundley Dr Lake Dallas, stated that he has been part of this community since 1972 and he was against the proposed zoning change.

Gloria Nunez, 506 E. Hundley Dr Lake Dallas stated that she was against the proposed zoning change.

Chairperson, Lester Raborn closed the Public Hearing at 6:28pm.

**Motion:** To recommend City Council to deny an ordinance changing the zoning for lots 1 and 2 Tom Atchison Subdivision from Retail (C-1) to R-1-6000 Single-Family was made by Member Parlett and Vice Chairperson Fuller seconded the motion.

**Ayes:** Rachel Fitzpatrick, Melody Parlett, Lester Raborn, Annette Fuller.

**Nays:** Christian Cline, Steve Dennis.

**Motion Passed**

**4-2**

6. Consider and make recommendation to City Council for appointments to various positions on the Planning and Zoning Commission.

**Motion:** Recommend City Council to appoint Layne Cline to the Planning and Zoning was made by Chairperson Raborn and Member Parlett seconded the motion.

**Ayes:** Lester Raborn, Rachel Fitzpatrick, Melody Parlett, Christian Cline, Annette Fuller, and Steve Dennis

**Nays:** None

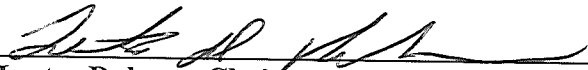
**Motion Passed      6-0**

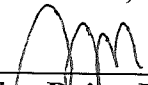
7. Announcements

None.

8. Adjournment 6:37pm

Passed and approved on the 20 day of April, 2023.

  
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Lester Raborn, Chairperson

  
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Marilyn Rojas, Permits Tech/Administrative Assistant