

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

The Lake Dallas City Council met in a regular called meeting on June 25, 2020 via video conference, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Mayor Barnhart called the meeting to order at 7:06 p.m.

**1. Roll Call**

Michael Barnhart	Mayor
Brian Bailey	Councilmember 2
Megan Ray	Councilmember 1
Cheryl McClain	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

**Absent:**

**Staff Present:** City Manager John Cabrales, City Secretary Codi Delcambre, City Attorney Kevin Laughlin, Public Works Superintendent Layne Cline, Police Chief Dan Carolla, Finance Director Michele Sanchez, Director of Library Services Natalie McAdams, Development Services Director Angie Manglaris and Development Services Coordinator Lancine Bentley.

**2. Invocation and Pledges of Allegiance**

Kevin Laughlin led the invocation and the pledges.

**3. Announcements & Special Recognitions.**

**A. City Manager's Report**

City Manager John Cabrales updated the Council regarding COVID-19 for the City, County and State.

**4. Citizen Agenda & Public Comments**

Mayor Barnhart opened the Visitors/Citizens Agenda.

No one spoke in the open forum.

**5. Consider and Act on the Consent Agenda**

**A. Approval of Minutes of the June 11, 2020 Regular Meeting of the City Council.**

**Motion:** to approve a consent agenda item 5A as amended was made by Councilmember Nolan and second by Councilmember Bailey.

**Ayes:** Councilmembers Bailey, Ray, McClain, Price, and Nolan

**Noes:** None

**Motion Passed 5-0.**

6. **Consider an Ordinance changing the zoning relating to the development and use of 6.767± acres out of the N. French Survey Abstract No. 424 from C-1 Retail and C-3-Commercial to PD Planned Development for R-1 Single Family to allow for approximately 50 single family dwellings on approximately 6.8 acres. The property is more commonly known as 301 Carlisle Drive. (Case Z-2020-03).**

Council received a presentation from Angela Manglaris, Director of Development Services, with respect to the proposed Planned Development.

Councilmember Ray stated that she was concerned with the density, traffic and the citizens who around the proposed zoning change

Councilmember Bailey stated that was a lot of homes on six acres. He stated he received a lot of emails from citizens against the proposed zoning change.

Councilmember McClain stated she was concern with the parking and the density.

Councilmember Nolan did a power point presentation with the pros and cons of the zoning change. She stated that she wanted to thank everyone who took the time to email and call with their input concerning the proposed development.

Councilmember Price stated he was concern about the parking, density and emergency service access with one way in and out. He stated that he was surprised at how many people in his neighborhood who was against the zoning change.

Mayor Barnhart stated he was concerned about the high density and dead-end street.

Applicant Mary Kay Smith stated that she had done a lot or research on this type of development which there is a demand for. She stated that starting price would be \$275,000. Mrs. Smith stated that the Planning and Zoning Commission votes 5-0 to approve the zoning change.

Paul Perry of 2309 Creek Edge Court, Corinth stated that he owns the adjoining property. He stated that he was looking at similar high-density development. He stated that he was looking at doing 30-36 homes on 3 acres in 3 phrase.

Richard Martin, Jr, 421 Lake Highland Dr, Lake Dallas (read by staff)

Recently there has been quite a lot of talk about the possible instillation of a 50 plus micro housing project which brings me to reach out to each of you today. I am a Lake Dallas home owner, my family has been in Lake Dallas since the 70's and my extended family has resided in this area for over 75 years. With that said, you can understand why we, (my family and I), feel it is imperative to ask you to vote no to the proposed micro housing project. The residents of Lake Dallas have enjoyed a quite town with single family and larger home developments and we have our fair share of apartments as well and we would like to continue this model, (minus any new apartments or condos), into the coming years as this is the only

way to ensure the people investing in this town are doing so for reasons that benefit the community over their own pocket books for a quick get rich real estate scheme that nobody but the developer and/or anyone who may be getting a hand out wants in their town. This housing project will quickly turn into apartment rentals and house people that have no real investment in the future of Lake Dallas. The only investment this type of resident has is temporary, they could move to anywhere when the lease is up with no real regard or concern to our standards of living or our town, not to mention the obvious that property this small is ideal for agencies to come in and establish government housing. The area of concern should be developed with single family or larger homes or continue developing as industrial shops and a city park. My family and myself would like to thank you all for your valuable time you each commit to serving our wonderful town, we are very proud of you.

Rhonda Cook, 399 Stockard, Lake Dallas, TX 75065 (read by staff)

I'm a very concerned citizen of Lake Dallas and ask this Proposed Development **NOT** to be approved by LD City Council.

Again traffic from this proposed development will back-up many car lengths down Carlisle, right at the main access to Lake Dallas from I35. In my opinion a traffic light here would make little or no positive impact on traffic density relief, it's not about the traffic light...it's about the multiple cars coming from the development and adding more delays in and out of town. Common sense says this alone could create potential harm for the children at the day care near this proposed development (Day care is a positive service for all of LD) lets not forget that. ALSO, knowledge of human nature says 50 plus micro homes in such a small area will end up looking like a SHANTY town in no time at all. Is that the impression we want to put out there of Lake Dallas? What if the developer plans to use this development like revolving door hotel rooms B&B's, then we are asking disaster to invade our quiet peaceful & beautiful Lake Dallas.

I suggest the developer perhaps build just a few Duplex homes if he is not willing to compromise, that's a positive money maker for LD and a typical use for land so near public transportation. How about requiring the Developer to invest in some green space, water feature or walkways & parking that benefits all down town LD and make this part of the deal (Similar to Lewisville near City Hall)... Again, increased revenue to Lake Dallas could be better served from commercial development and services that benefit all the citizens of LD, doing that would expand our delightful downtown area. Let's not forget there is only so much land to be developed in LD, every choice we make has a long term impact.

I will be waiting to see who has the ear of our City Government "developer" or "Citizens of Lake Dallas"

**Motion:** to approve an Ordinance changing the zoning relating to the development and use of 6.767± acres out of the N. French Survey Abstract No. 424 from C-1 Retail and C-3-Commercial to PD Planned Development for R-1 Single Family to allow for approximately 50 single family dwellings on approximately 6.8 acres. The property is more commonly known as 301 Carlisle Drive was made by Councilmember Nolan and second by Councilmember McClain.

**Ayes:** None

**Noes:** Councilmembers Bailey, Ray, McClain, Price and Nolan

**Motion Failed 5-0.**

- 7. Consider and Act on a Resolution accepting the FY 2020 Swisher Road Repairs and authorizing final payment.**

**Motion:** to approve a Resolution accepting the FY 2020 Swisher Road Repairs and authorizing final payment was made by Councilmember Bailey and second by Councilmember Ray.

**Ayes:** Councilmembers Bailey, Ray, Nolan, McClain and Price.

**Motion Passed 5-0.**

- 8. Consider and Act on the appointment and/or removal of members to the Parks and Recreation Board.**

**Motion:** to approve the appointment of Paul Forgey to the Parks and Recreation Board was made by Councilmember Nolan and second by Councilmember Price.

**Ayes:** Councilmembers Bailey Ray, and McClain.

**Noes:** Councilmembers Nolan and Price.

**Motion Passed 3-2.**

- 9. Consider and Act on a Resolution awarding a contract with Johnson Controls for the replacement of the ductwork system at the Animal Shelter.**

This item was pulled from the agenda.

- 10. Receive a report and hold a discussion on the recommendations from the Rental Registration Program Committee on revisions to Chapter 22 “Buildings and Building Regulations” Article II “Minimum Housing and Building Standards Code” and on a rental registration program.**

Council received a presentation from RRRP Chairman Laird Lind and Code Compliance Officer Daniel Rusnak with respect revisions to Chapter 22 “Buildings and Building Regulations” Article II “Minimum Housing and Building Standards Code” and on a rental registration program. No action was taken.

**11. Receive a report and hold a discussion regarding the Employee Compensation Study conducted by Paypoint HR, LLC.**

Council received a presentation from Rick Campbell with Paypoint HR, LLC. with respect to the Employee Compensation Study.

Council discussed the study and had concerns about the milestone levels for new officers. Council directed staff to review adjusting the miles stone level for starting officers and to look at less steps. No action was taken.

**12. Receive a report, hold a discussion, and give staff direction regarding the Library Department's accomplishments, challenges and goals for the upcoming fiscal year.**

Council received a presentation from Director of Library Services Natalie McAdams regarding the Library Department's accomplishments, challenges and goals for the upcoming fiscal year. No action was taken.

**13. Receive a report and hold a discussion regarding the Fiscal Year (FY) 2019-20 Expenditures and Year End Projections and the Proposed Expenditures for FY 2020-21.**

Council received a presentation from Finance Director Michele Sanchez regarding the Fiscal Year (FY) 2019-20 Expenditures and Year End Projections and the Proposed Expenditures for FY 2020-21. No action was taken.

**14. Mayor & Council Member Announcements**

No announcements.

**15. Executive Session** As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed above or herein

No closed session.

**16. Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session**

No closed session.

**17. Adjournment**

Mayor Barnhart adjourned the meeting at 12:03 a.m.

Approved:

  
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Michael Barnhart, Mayor

Attest:

  
\_\_\_\_\_  
Codi Delcambre, City Secretary

