



**Planning and Zoning Commission
Regular Meeting
Conducted by Video Conference
Thursday, April 15, 2021 at 7:00 p.m.
Agenda**

Pursuant to Governor Greg Abbott’s temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, members of the public this meeting is being conducted by video conference. Members of the public who desire to only listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:40 p.m. to join the meeting. Any person wishing to view the video conference may go to the Internet link shown below and enter the password shown.

Toll Free Number: 877 853 2329

Meeting ID#: 898 5525 8865

Video Conference:

<https://us02web.zoom.us/j/84755258865?pwd=TG9Ka3lwcHlMT0hxMEZTa0h6Z2Z2svdz09>

Password: 165931

Any person wishing to provide comments during Item 3 – Citizen Agenda & Public Comment, or on any matter to be considered on this agenda, should email such comments to the City Secretary at cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, April 15, 2021.

Members of the public are entitled to participate in the public hearings to be held under Items 5, 6 and 7 remotely via Videoconference. To speak remotely in the public hearings, speakers must:

- Register with the City Secretary by either email cdelcambre@lakedallas.com or calling 940-497-2226 ext. 102 by 3:00 p.m. on April 15, 2021.
- Registered speakers will receive an email or phone call providing the meeting link and/or telephone number to call on the date of the meeting.
- Speakers must call or log on not later than 6:45 p.m. on the date of the meeting in order to be allowed to speak. Late callers may not be accepted and may not be allowed to speak.
- Registered speakers will not be allowed to speak until recognized by the Commission chair and unmuted by the City Secretary.
- Speakers will be limited to 5 minutes each.
- Handouts or other information that a member of the public desires to provide to the Commission must be emailed to cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, April 15, 2021.

1. Call to Order and Determination of Quorum

2. Pledges of Allegiance

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. To address the Planning & Zoning Commission, please send your comments to the City Secretary before 3:00 p.m. on the date of this meeting. Comments sent by e-mail will be read aloud so that they are included in the recorded record of the meeting. In keeping with the Council's procedures for limiting speaking time to five (5) minutes per speaker, any written comments provided for this item should be kept short enough so that they can be read aloud in five (5) minutes or less. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

4. Approval of the minutes of the March 18, 2021, regular meeting.

5. Conduct a public hearing and make recommendation on a request to replat Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street 8 into one lot. The property is more commonly known as 110 Pearl Street. (Case R-21-003).

6. Announcements and requests for future agenda items.

7. Adjourn.

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before April 11, 2021 at 4:30 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting telephonically and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**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 March 18, 2021 in a video conference, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Ben Gilbert call the meeting to order at 7:00 p.m.

1. Roll Call: Planning and Zoning Commission

Ben Gilbert	Chairperson, Place 1
Adam Peabody	Place 2
Christian Cline	Place 3
Annette Fuller	Place 4

Absent: Lester Rayburn Place 5

Staff present: Angie Manglaris, Development Services Director

2. Pledge of Allegiance was led by Ben Gilbert

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. To address the Planning & Zoning Commission, please send your comments to the City Secretary before 3:00 p.m. on the date of this meeting. Comments sent by e-mail will be read aloud so that they are included in the recorded record of the meeting. In keeping with the Council's procedures for limiting speaking time to five (5) minutes per speaker, any written comments provided for this item should be kept short enough so that they can be read aloud in five (5) minutes or less. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

No public input was received.

4. Approval of minutes for Meeting held on March 18, 2021.

Motion: to approve the minutes for meeting of March 18, 2021 as presented was made by Member Annette Fuller and seconded by Member Adam Peabody.

Ayes: Ben Gilbert, Adam Peabody, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

5. Conduct a public hearing and consider a request to replat Lots 6-9, a portion of Lot 10, Lots 22-24, and a portion of Lot 25, Block 8, Lake Dallas Shores Addition into one lot. The property is commonly known as 612 Shore Drive.

Angie Manglaris, Director of Development Services gave a presentation on the purpose of the replat and provided an overview of the background of the project. Ms. Manglaris explained the replat met all conditions of the Lake Dallas Code of Ordinances, apart from right-of-way dedication, which the applicant was requesting a variance to.

Discussion was held regarding the history of the region and why the home was allowed to be constructed on multiple platted lots.

The public hearing opened at 7: 10 p.m. No public input was received. The public hearing was closed 7:10 p.m.

Motion: Member Annette Fuller motioned to recommend City Council approve request to replat Lots 6-9, a portion of Lot 10, Lots 22-24, and a portion of Lot 25, Block 8, Lake Dallas Shores Addition into one lot as presented. Member Adam Peabody seconded.

Ayes: Ben Gilbert, Adam Peabody, Christian Cline, Annette Fuller

Nays: None.

Motion Passed 4-0

6. Conduct a public hearing and consider an ordinance amending the development and use regulations applicable to Lot 1, Block A, Public Works Addition (commonly known as 351 Betchan Avenue), generally located along the north portion of Betchan Street and to the east of Goliad Avenue from Residential (R-1-6000) with a Downtown Overlay to M-1 Light Industrial.

Ms. Manglaris presented the staff report and explained The Department of Public Works is in the process of updating their facilities and reconfiguring their site plan. As part of the Site Plan process, the City will also be amending the zoning on the property to match the land use.

The public hearing opened at 7: 22 p.m. No public input was received. The public hearing was closed 7:22 p.m.

Motion: Member Annette Fuller motioned to recommend City Council approve amending the development and use regulations applicable to Lot 1, Block A, Public Works Addition (commonly known as 351 Betchan Avenue), generally located along the north portion of Betchan Street and to the east of Goliad Avenue from Residential (R-1-6000) with a Downtown Overlay to M-1 Light Industrial. Chairperson Ben Gilbert seconded.

Ayes: Ben Gilbert, Adam Peabody, Christian Cline, Annette Fuller

Nays: None.

Motion Passed 4-0

- 7. Conduct a public hearing and consider an ordinance amending the boundaries of the Downtown Overlay District by removing the following properties: a .792-acre tract of land being located at Block A, Lot 1, Public Works Addition, commonly known as 351 Betchan Avenue; and a .44-acre tract of land located in Block A, Lot 1, Advantage Mechanical Addition, commonly known as 411 Goliad Avenue**

Ms. Manglaris provided the Commission with background surrounding the project, presented the staff report and gave an overview of the proposed change. Ms. Manglaris explained the intent of the boundary change is to remove the two properties on the fringe on the Downtown Overlay from the district.

Discussion was held regarding the Downtown Overlay boundaries and the uses allowed within it.

Chairperson Gilbert opened the public hearing at 7:30 p.m. No input was received. The public hearing was closed at 7:30 p.m.

Motion: Member Annette Fuller motioned to recommend City Council amending the boundaries of the Downtown Overlay District by removing the following properties: a .792-acre tract of land being located at Block A, Lot 1, Public Works Addition, commonly known as 351 Betchan Avenue; and a .44-acre tract of land located in Block A, Lot 1,

Advantage Mechanical Addition, commonly known as 411 Goliad. Member Christian Cline Seconded.

Ayes: Ben Gilbert, Adam Peabody, Christian Cline, Annette Fuller

Nays: None.

Motion Passed 4-0

- 8. Consider and make recommendation on a Site (SP-21-001) for City of Lake Dallas Public Works Yard, a proposed Public Works Office/Shop Yard, being approximately .792 acres of land, located on the north side Betchan Street approximately 150 feet east of Goliad Avenue, being legally described as Lot 1, Block A, Public Works Yard Addition, City of Lake Dallas, Denton County, Texas.**

Ms. Manglaris presented to the Commission the staff report and gave an overview of the proposed site plan for the Public Works Yard. Ms. Manglaris explained the subject site plan application and has determined the applicant has demonstrated compliance with all minimum requirements of the M-1 Zoning District in regard to fire lanes, parking, building setbacks and screening requirements.

Discussion was held among the Commission regarding the screening of the Site Plan and the long-term plan for sidewalks along the street.

Motion: Member Adam Peabody motioned to recommend City Council approve a site plan for City of Lake Dallas Public Works Yard, a proposed Public Works Office/Shop Yard, with the condition the applicant provide a detailed landscape plan for review to the City prior to the April 8th City Council Meeting. Member Christian Cline Seconded.

Ayes: Ben Gilbert, Adam Peabody, Christian Cline, Annette Fuller

Nays: None.

Motion Passed 4-0

- 9. Announcements and requests for future agenda items.**

Ms. Manglaris provided the Commission updates on future Development Services projects and activities.

- 10. Adjourn – 7:49 p.m.**

Passed and approved on the _____ day of _____, 2021

Ben Gilbert, Chairperson

Angie Manglaris, Director of Development Services



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 5

Prepared By: Angie Manglaris, Director of Development Services

April 15, 2021

110 Pearl Street Replat

DESCRIPTION:

Conduct a public hearing and make appropriate recommendation on a request to replat Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street 8 into one lot. The property is more commonly known as 110 Pearl Street. (Case R-21-003).

ADJACENT ZONING AND LAND USE:

North: Single-family residence zoned R-1-6000 –Single Family Dwelling District

East: Pearl Street Right-of-Wat

South: Single-family residence zoned R-1-6000 –Single Family Dwelling District

West: Single-family residence zoned R-1-6000 –Single Family Dwelling District

EXISTING CONDITIONS:

The property was developed in 1985 and is developed with a single-family home. The property has several mature trees on site and is situated in an area of minimal flood hazard. The property is Zoned Single-Family Residential R-1-6000.

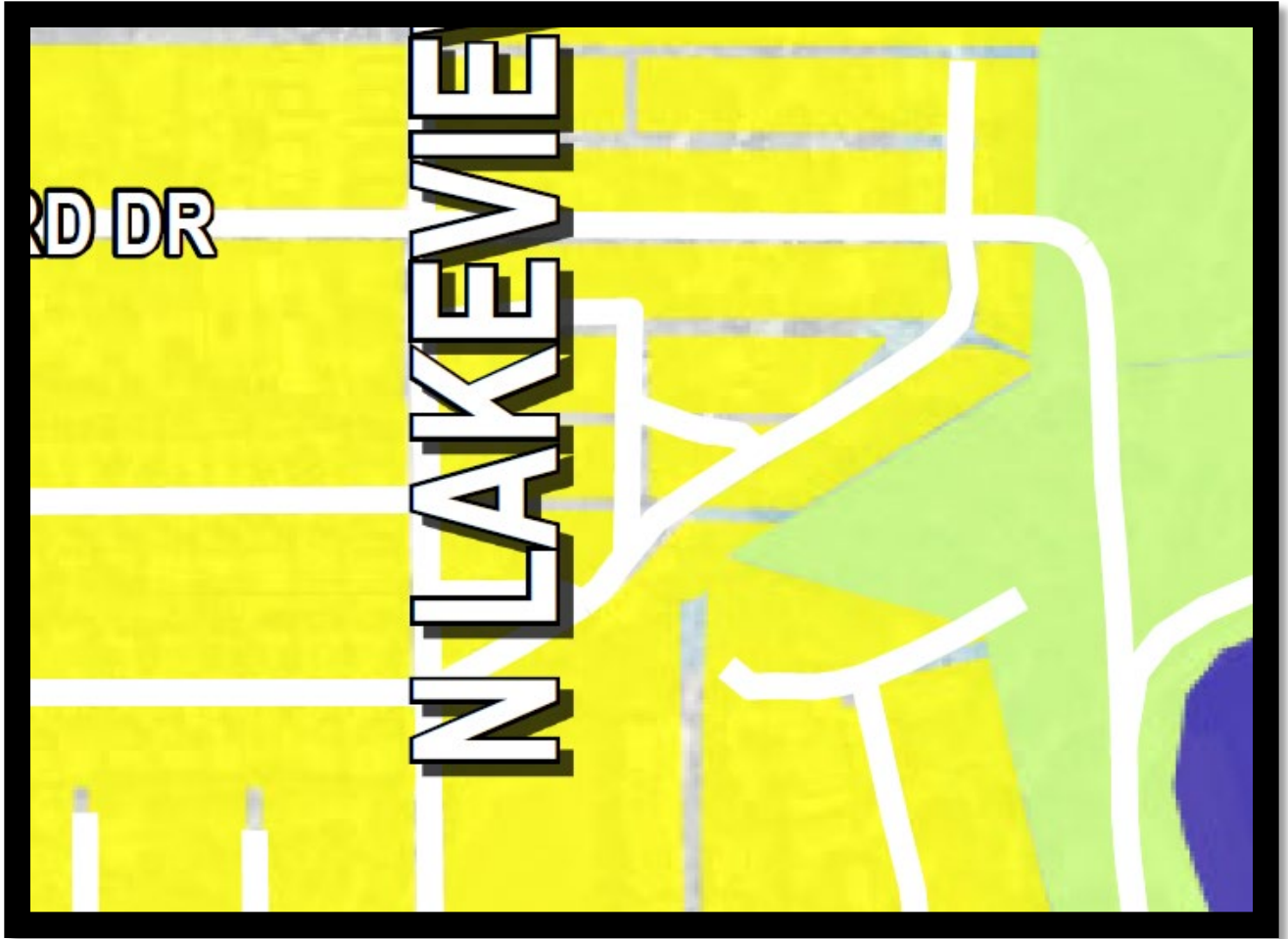
BACKGROUND INFORMATION:

Eagle Surveying, LLC, applicant, on behalf of Michael Terre, owner, has applied to replat Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street 8 into one lot. There is a single-family house situated on the lot, which spans the existing lots. The total area is approximately .157 acres of land.

The property is Zoned Single-Family Residential R-1-6000 and the proposed lot meets all size and area dimensions in this district.

CONFORMANCE WITH COMPREHENSIVE PLAN

The Lake Dallas Vision 2030 Comprehensive Plan shows the property as “Single Family Residential”, as well as the surrounding property. Single-Family Residential calls for single-family development with a density between .5 and 7 dwelling units per acre. The proposed replat conforms to the Comprehensive Plan.



PLANNING ANALYSIS

Conformance with Zoning and Subdivision Ordinances

The plat conforms with the City of Lake Dallas Subdivision and Zoning Ordinances, with the exception of one (1) item:

1. Per Chapter 94-53 (a) right-of-way shall be dedicated at the time of plat and shall conform to the City Engineering and Design Standards Manual. Shore Drive is designated as a “connector” with a total right-of-way of 50’. The current right-of-way shown on this plat is 16’, the owner would be responsible for one-half the deficiency (17’). The applicant is requesting a variance to the right-of-way dedication amount and is proposing to dedicate 10’. Given the current width of Pearl Street, staff is amenable to the variance request to allow for a reduction in the amount of right-of-way to be.

As part of this replat, the applicant is proposing to incorporate eight feet (8’) of Carrollton Street into the newly created lot. Carrollton Street is unimproved right-of-way situated in the rear of the property.

Land Use:

The proposed replat has no significant effect on land use. The plat provides a minor benefit of combining several existing lots into one (1).

Traffic

The proposed replat will not generate any appreciable traffic impact along Shore Drive.

Drainage

The property is in an area of minimal flood hazard. There does not appear to be any need for additional drainage improvements on the property.

FINANCIAL CONSIDERATION:

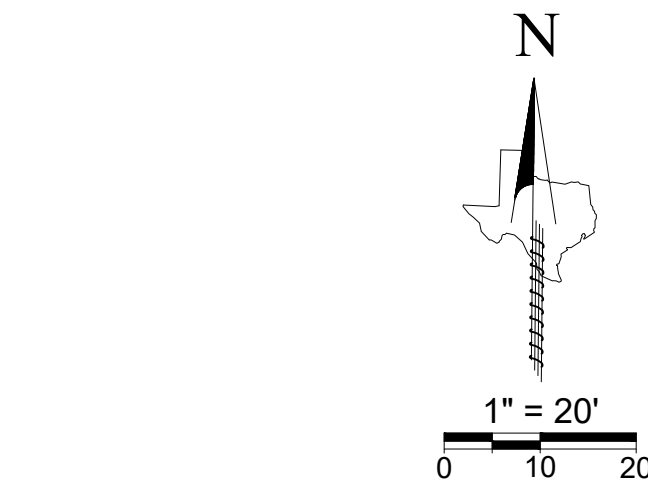
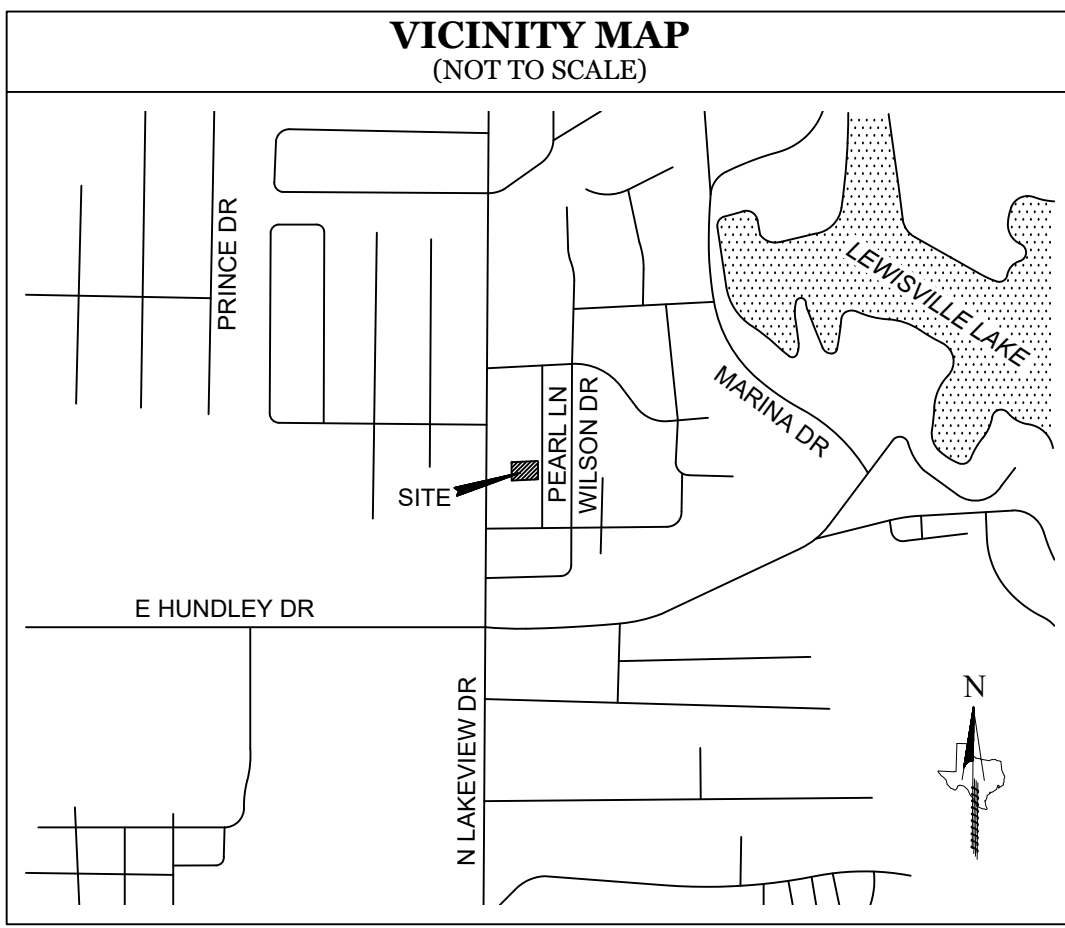
The proposed development would have minimal effect on City costs and revenues. If additional street right-of-way needs to be acquired, then the taxpayers would need to pay fair market value for the additional right-of-way if not donated.

RECOMMENDED MOTION:

I move to recommend City Council **APPROVE/DENY** Lots 8-9, Block 4, Lake Dallas Sites, A portion of Block B, Lakeview Camp, and a portion of Carrollton Street 8 into one lot.

Attachments:

- Proposed Replat
- City of Lake Dallas Zoning Map



GENERAL NOTES

- 1.) The purpose of this plat is to create one lot of record from two existing lots, part of a block, and part of an existing right-of-way.
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0535G.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 4.) Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 5.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- 6.) Any franchised public utility, including the City of Lake Dallas shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of the easements shown on the plat. Any franchised public utility including the City of Lake Dallas, shall have the right at all times of ingress and egress to and from and upon such easements for the purposes of constructing, reconstructing, inspection, patrol, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

LEGEND

- R.O.W. = RIGHT-OF-WAY
- PG. = PAGE
- VOL. = VOLUME
- POB = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- CIRF = CAPPED IRON ROD FOUND
- CIRS = CAPPED IRON ROD SET
- "EAGLE SURVEYING"
- DOC. NO. = DOCUMENT NUMBER
- P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

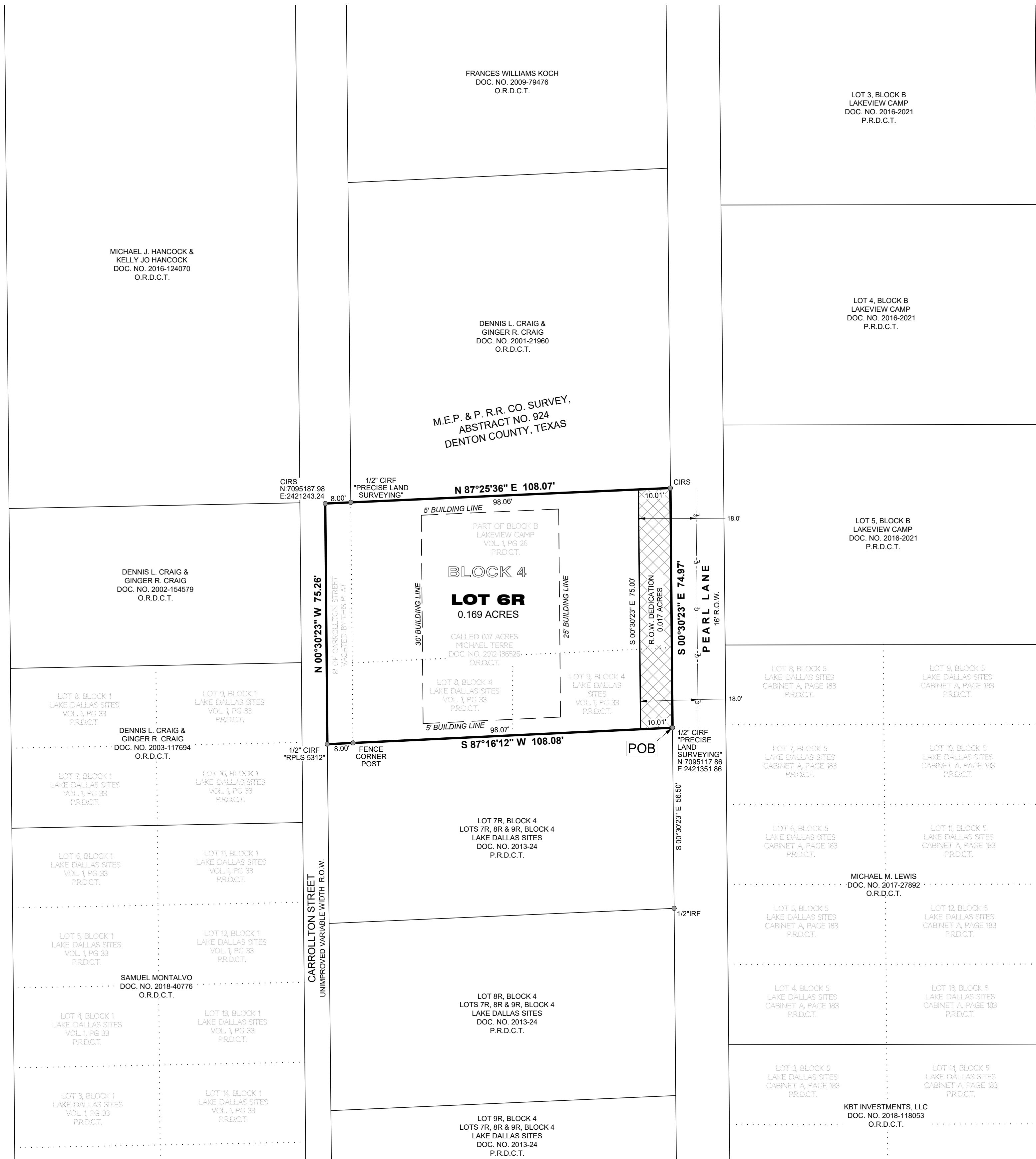
Project	2012.034-02	EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	1/14/2021	
Drafter	TAR/CHM	

SURVEYOR
 Eagle Surveying, LLC
 Contact: Tyler Rank
 210 S. Elm Street, Suite: 104
 Denton, TX 76201
 (940) 222-3009

OWNER
 Michael Terre
 138 W. Dickson Lane
 Little Elm, TX 75068
 (214) 532-8677

N LAKEVIEW DRIVE

WILSON DRIVE



OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF DENTON §

WHEREAS, **Michael Terre** is the owner of a 0.186 acre tract of land out of the M.E.P. & R. R.R. CO. SURVEY, ABSTRACT NUMBER 924, situated in the City of Lake Dallas, Denton County, Texas, being all of a called 0.17 acre tract of land conveyed to Michael Terre by deed of record in Document Number 2012-136526 of the Official Records of Denton County, Texas, also being Lots 8 and 9, Block 4 of Lake Dallas Sites, a subdivision of record in Volume 1, Page 33 of the Plat Records of Denton County, Texas, also being part of Block B of Lakeview Camp, a subdivision of record in Volume 1, Page 26 of said Plat Records, also being a part of Carrollton Street (an unimproved variable width right-of-way), and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with yellow plastic cap stamped "PRECISE LAND SURVEYING" found in the West right-of-way line of Pearl Lane (16 foot right-of-way), being the Northeast corner of Lot 7R Block 4 of Lots 7R, 8R & 9R, Block 4 of Lake Dallas Sites, a subdivision of record in Document Number 2013-24 of said Plat Records, being the Southeast corner of said 0.17 acre tract, from which a 1/2 inch iron rod found at the Southeast corner of said Lot 7R bears S00°30'23"E, a distance of 56.50 feet;

THENCE, S87°16'12"W, leaving the West right-of-way line of Pearl Lane, along the North line of said Lot 7R and the common South line of said 0.17 acre tract, passing at a distance of 100.08 feet a fence corner post found in the East right-of-way line of said Carrollton Street, being the Southwest corner of said 0.17 acre tract, and continuing on said course for a total distance of 108.08 feet to a 1/2 inch iron rod with orange plastic cap stamped "RPLS 5312" found at or near the center of said Carrollton Street, being the Northwest corner of said Lot 7R, for the Southwest corner hereof;

THENCE, N00°30'23"W, over and across said Carrollton Street, a distance of 75.26 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northwest corner hereof;

THENCE, N87°25'36"E, over and across said Carrollton Street, passing at a distance of 8.00 feet a 1/2 inch iron rod with yellow plastic cap stamped "PRECISE LAND SURVEYING" found at the Southwest corner of a tract of land conveyed to Dennis L. Craig and Ginger R. Craig, by deed of record in Document Number 2001-21960 of said Official Records, being the Northwest corner of said 0.17 acre tract, and continuing on said course along the South line of said Craig tract and the common North line of said 0.17 acre tract for a total distance of 108.07 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the West line of said Pearl Street, being the Southeast corner of said Craig tract, and being the Northeast corner of said 0.17 acre tract, for the Northeast corner hereof;

THENCE, S00°30'23"E, along the West line of said Pearl Street and the common East line of said 0.17 acre tract, a distance of 74.97 feet to the **POINT OF BEGINNING** and containing 0.186 acres (8,112 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **MICHAEL TERRE**, does hereby adopt this plat, designating herein described property as **LAKE DALLAS SITES, LOT 6R, BLOCK 4**, an addition to the City of Lake Dallas, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

BY: _____ Date _____
 Michael Terre

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Terre**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
 COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lake Dallas, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
 COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

CITY OF LAKE DALLAS

Approved by City Council: _____

Mayor: _____

Attested by City Secretary: _____

Date of Approval: _____

FINAL PLAT
LOT 6R, BLOCK 4
LAKE DALLAS SITES
 0.186 ACRES

BEING A REPLAT OF
 LOTS 8 & 9, BLOCK 4, LAKE DALLAS SITES,
 A PART OF BLOCK B, LAKEVIEW CAMP,
 AND A PART OF CARROLLTON STREET
 M.E.P. & P. R.R. CO. SURVEY, ABSTRACT No. 924,
 CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS