

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on October 20, 2022 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 7:01 p.m.

1. Call to Order and Determination of Quorum

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

Absent: Lester Raborn

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

2. Pledges 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 of any subject which is not on the posted agenda.

No public input was received.

4. Approval of the minutes of the August 18, 2022, regular meeting.

Motion: Approval of the minutes.

Member Place 3 Melody Parlett motioned to approve of the minutes seconded by Member Place 4 Steve Dennis.

Ayes: Rachel Fitzpatrick, Melody Parlett, Christian Cline, Annette Fuller, and Steve Dennis.

Nays: None

Motion_Passed 5-0

5. **Hold a public hearing for a request to change the Zoning relating to the development and use of 7.63 acres out of the J.W. Simmons Survey, Abst. No. 1163 in the City of Lake Dallas, Denton County, Texas; generally located north-east of I-35E north bound access road on (FM 2181) at 250 East Swisher Road. (the “Property”) from C-2 Commercial District to Planned Development District for R-3 Multi-Family Residence.**

Mr. Eric Wilhite with McAdams Associates, currently the City of Lake Dallas Planner presented details submitted by the applicant OHT Partners requesting of the Planned Development to allow a multi-family residence development. The property is currently owned by QT South LLC. After traffic study the development proposes two primary drive access points from Swisher Road. One on the west will be a shared road with the property contiguous to the west of the subject property and a right deceleration lane constructed. A secondary emergency access only will be created at the south-west corner of the development. While the applicant is requesting a PD for deviations from city code, none are seen as significant. Multi-family acts as a transition land use to the surrounding commercial and retail. The applicant also received a deed restrictions from QT South LLC:

1. as a retail convenience grocery store;
2. as a drug store;
3. as a donut shop;
4. as a coffee shop;
5. as a fast food or quick service restaurant with or without drive-thru service;
6. as a drive-up restaurant;
7. as a smoke shop or other retail outlet selling tobacco products, electronic cigarettes, vapor devices or nicotine-based products as one of its primary uses;
8. as a sexually oriented business for the sale of adult materials;
9. for the retail sale of marijuana/cannabis products or drug paraphernalia;
10. for the retail sale of packaged or carry out beer, wine, liquor, or spirits;
11. for the retail sale of motor fuels; or
12. for the sale of items commonly sold in a convenience store including, but not limited to, candy, chips, donuts, sandwiches, pizza, snacks, coffee, soda, and other carbonated beverages.

Member Place 3 Melody Parlett opened the public hearing at 7:33 pm

Deborah Avellano, 4507 Springtree Rd Corinth, TX 76208 (Jackson Ranch Community) spoke against traffic infrastructure.

Ernesto Mendizabal, 533 Chapel Creek Lake Dallas, TX (Jackson Ranch Community) spoke against traffic infrastructure, crime/drugs, school infrastructure.

Mary Freeman, 308 Owen Oaks Cir Lake Dallas, TX 75065 (Jackson Ranch Community) spoke against traffic infrastructure.

Stacy Chapman, 501 Briaroaks Dr Lake Dallas, TX 75065 (Jackson Ranch Community) spoke against traffic infrastructure, and spoke in favor of small town feel.

Julianna Broch, 417 Brookside Dr Lake Dallas, TX 75065 (Jackson Ranch Community) spoke against traffic to school, neighborhood traffic, and safety concerns.

Alice McKey, 540 Briaroaks Dr Lake Dallas, TX 75065 (Jackson Ranch Community) spoke against traffic infrastructure, internet/power connectivity, and school infrastructure.

Ben Thompson (3203 Windridge Ln Corinth, TX 76208 (Jackson Ranch Community) spoke against traffic infrastructure, and spoke in favor of a stop light.

Debra Gaunett, 502 Briaroaks Dr Lake Dallas, TX 75065 (Jackson Ranch Community) spoke against traffic infrastructure and safety.

John Kendell, spoke on behalf of the applicant to motion petition to consult with traffic engineers and safety study along with comments received from public hearing for the next meeting scheduled on Thursday November 17, 2022 at 6:00pm.

Member Place 3 Melody Parlett closed the public hearing at 8:06 pm

Motion: To recommend Planning and Zoning Commission request the Planned Development for zoning of approximately 6.7-acre project located on Swisher Road to come back and present additional traffic/safety study on next meeting scheduled for Thursday November 17, 2022 at 6:00pm

Discussion items allowed the applicant to receive preliminary comments. Planning and Zoning Commission can take no action or vote and can only act in an advisory capacity in deliberating such items. Application discussed in this section are deemed to incomplete by Planning and Zoning Commission for a formal recommendation to the City Council once the City submittal requirements have been satisfied by the applicant.

Member Place 2 Christian Cline motioned to approve seconded by Member Place 3 Melody Parlett.

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

Nays: None

Motion Passed

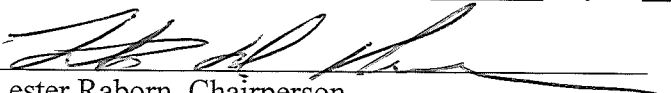
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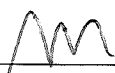
6. Announcements

None

7. Adjournment 8:15 pm

Passed and approved on the 12 day of February, 2022


Lester Raborn, Chairperson


Marilyn Rojas, Permits Tech/Administrative Assistant