

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

The Planning and Zoning Commission of the City of Lake Dallas met on September 17, 2015 at 7:00 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 551.041 of the Texas Government Code.

A. Call to Order

B. Roll Call

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, and Bob Davis (arrival at 7:03); Community Development Director Char DuPree, and Planning and Zoning Secretary Khara Sherrill.

C. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance.

D. Citizen's Agenda

No one came forward and Chairperson Gilbert closed the Citizen's Agenda.

E. Business:

1) Consideration and Action to approve the minutes of the July 16, 2015 meetings.

Motion to approve the minutes for July 16, 2015 was made by Clyde Fisher; second by Ben Gilbert.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

Motion Passed

2) Public Hearing to hear comments on a zoning change from C-1 to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey.

Jeff Crannell, from Crannell Engineering, hired by the applicant Mary Kay Smith, explained the proposed project. Mr. Crannell presented to the Commission a map showing the entire project which consists of three sections all integral to each other. The anchor for the project will be the Event Center with the entrance off of Betchan. The second component of the project will be an office park which would allow, for example, contractors, medical or engineering offices. The third component will be the self storage facility which will utilize three acres of the land, located to the back of the property and surrounded by a screening wall. The plan is to preserve as many trees as possible and install a retention pond. The entrances have been placed as far west as possible to minimize traffic to the east.

The office park concept is to have owner occupied commercial buildings, similar to a very successful project in Highland Village off of FM 2499. The current plan does not allow for cut through traffic; each section will have their own entrance. Chairperson Gilbert mentioned that Carlisle currently does not allow large trucks on the street. The engineer advised he would be open to moving all entrances to Betchan or possibly help in roadway improvement for Carlisle. Commissioner Fisher expressed some concern on the mini-storage but the engineer reiterated the concept will only call for limited traffic and noise.

Brad Jennings, manager of the future gun manufacturing plant at 440 Betchan, expressed his excitement and full agreement for the project to proceed.

Paul Forgey, 402 S Lakeview, expressed his concern for the hours of the mini storage. The engineer advised they could restrict times since it will be gated and offered a 10 PM closing time option.

EJ Rodrigues, employee at 215 Betchan, stated her agreement for the project but is concerned for the infrastructure on Betchan and how it will effect traffic.

Monica Fehrm, who lives directly across the street from the event center entrance at 411 Alamo, expressed her concern on the added noise to her neighborhood. Ms. Fehrm also asked about the size of the building. Mary Kay Smith answered the size of the building will be 8000 sq ft and can accommodate 250 people.

No one else came forward and the Public Hearing was closed.

- 3) **Consideration and Action to recommend a zoning change from C-1to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey.**

Motion to recommend a zoning change from C-1to Planned Development incorporating C-3 and M-1 zoning regulations and a Special Use Permit to allow for a Business Park, an Event Center and a Mini-Warehouse Storage Facility for property located at 222 Betchan Drive and described as Storage Facility for property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey was made by Bob Davis; second by Clyde Fisher

Ayes: Davis, Fisher, Gilbert, Shelton

Noes: None

- 4) **Public Hearing to hear comments on a proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots.**

No one came forward and the Public Hearing was closed.

- 5) **Consideration and Action to recommend proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots.**

Motion to recommend proposed preliminary plat application to plat previously subdivided property located at 222 Betchan Drive and described as 10.87 +/- acres of land in Abstract A1355 of M. Wright Survey into three lots was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

2) Future Agenda Items

The October meeting will have the Final Plat for the Mayberry project on Myers and Wilson. The Final Plat and Site plan for today's agenda item will be in October or November.

3) Adjournment

Motion to adjourn was made by Bob Davis; second by Clyde Fisher.

The meeting adjourned at 7:48 PM.



Khara Sherrill, Planning and Zoning Secretary



Ben Gilbert, Chair