

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on May 19, 2016 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 Fisher, Shelton, and Davis

Staff Present: Char DuPree, Community Development Director

C. Pledge of Allegiance

Chairperson Gilbert let the Pledge of Allegiance.

D. Citizen's Agenda

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

E. Business:

1) Consideration and Action to approve the minutes of the April 21, 2016 meeting.

Motion to approve the minutes for April 21, 2016 was made by Peggy Shelton; second by Clyde Fisher.

Ayes: Gilbert, Shelton, Fisher, Davis

Noes: None

Motion Passed

2) Public hearing to hear comments on an application for a proposed replat of Lakeview Camp Block B, Lake Dallas into five (5) lots made by Lesley and Teresa Lorimer.

Les Lorimer, 606 Myers Drive, Lake Dallas, TX 75065, owner of Lakeview Camp Block B, stated that he has been a resident of Lake Dallas for thirty-four years. He said that the replat could help this property grow into a nice neighborhood where more people can enjoy it.

No one came forward for the public hearing.

3) Consideration and Action to approve recommendation of a proposed replat of Lakeview Camp Block B, Lake Dallas into five (5) lots.

Bob Davis confirmed the location of the property and questioned whether or not the street would be satisfactory, with adequate allowances for traffic. Both Char DuPree and Ben Gilbert confirmed the streets would be satisfactory, with multiple areas for access. Clyde Fisher added that while the street is not that big, this is consistent with Lake Dallas streets.

Bob Davis wondered if drainage would be an issue. Char DuPree explained that this development will go through the same civil engineering process as Mike Mayberry's. Davis asked if the sizes of the lots would meet the specifications, and Char DuPree confirmed that they would.

Clyde Fisher stated that these homes would be zoned R1-6000. Fisher added that people want more development and increased tax base. He stated that homes like these are changing old lots into something new and much more attractive, and new construction is bringing new families.

Davis stated that the only concern he would have is that too many houses too close together might cause the area to become run down. Ben Gilbert replied that this development should only benefit this area by bringing new homes. Clyde Fisher and Les Lorimer agreed, adding that the area is changing and evolving for the better.

Davis asked how much the homes would cost, and Les Lorimer answered that the homes would be just under \$200,000. Peggy Shelton asked the size of the homes, and Lorimer said the homes would be around 1500 square feet.

Motion to approve recommendation of a proposed replat of Lakeview Camp Block B, Lake Dallas into five (5) lots was made by Clyde Fisher; second by Bob Davis.

Ayes: Gilbert, Shelton, Fisher, Davis

Noes: None

Motion Passed

4) Public hearing to hear comments on an application by Carlos Vizcarra, on behalf of Joe Jernigan and Andrews Distributing, property owner, for a Special Use Permit to allow the self-storage at the property located at 400 N. Stemmons Freeway.

Carlos Vizcarra, 2727 North Central Avenue, Phoenix, Arizona, and Kevin Lindell, 811 East State Highway 121 Business, Lewisville, Texas introduced themselves. Carlos Vizcarra, the President of AMERCO, a subsidiary of U-Haul that buys and develops U-Haul centers, showed the committee examples of current U-Haul storage sites. Vizcarra explained that U-Haul centers exercise on-site advertising to save the public money; therefore these storage centers choose locations of high visibility.

Vizcarra showed examples of successful renovations of grocery stores, factories and other facilities into attractive storage sites. He said U-Haul supports sustainability and recycling by choosing existing buildings and renovating them, thus preventing excess carbon. He said converting older buildings has the added benefit of going up faster. As for appearance, he added that the existing chain link fence on the Stemmons property would be removed as it looks less appealing and does not give the welcoming presence that U-Haul prefers. He explained that U-Haul maintains safety with lighting and surveillance cameras. Additionally, he commented on U-Haul's traffic studies and how their storage facilities do not generate a lot of traffic.

Vizcarra explained the stages of converting the existing property into their storage facility and retail store, including bringing the landscaping up to code. He added that U-Haul focuses on residential movers, not businesses, and the spaces are sized according to U-Haul's truck sizes.

Lindell stated that this size facility could employ up to 25 people and the majority of these jobs would be part-time jobs for people who live in this area.

Vizcarra added that U-Haul does not close centers, so once a center opens, it stays in the community.

Clyde Fisher asked if the blue building would be refaced. Vizcarra answered that they are going to update the appearance to look like a retail facility.

Fisher asked if all the approach would be from Overly. Lindell answered affirmatively.

Fisher asked if the current blue building will all be climate controlled, and Vizarra explained that they like to offer both climate controlled and non-climate controlled storage.

Fisher stated that he believed both the Lewisville and Denton locations were well-kept.

Ben Gilbert closed the Public Hearing.

5) Consideration and Action to approve recommendation of application for a Special Use Permit to allow the self-storage at the property located at 400 N. Stemmons Freeway.

Bob Davis asked if U-Haul locations had to be along freeways. Vizcarra explained that freeways give the stores the greatest visibility but their stores are located in a variety of places.

Davis asked if there had been a study conducted that would project revenue, and Char DuPree replied that the City has not.

Davis asked for clarification of the request. Char DuPree explained that the property is zoned M-1, so the company would have to obtain the Special Use Permit before completing the sale of the property.

Davis expressed that this is a prime piece of property that might be used for something greater than the proposed business, such as a large commercial development; therefore he would not be able to vote in favor of the SUP at this time.

Ben Gilbert stated that the property behind this one is zoned M-1, as is the property next to that one, so basically the whole block is zoned M-1.

Clyde Fisher stated that he has seen this building sitting vacant for a long time and feels like a developer like U-Haul is exactly what the City needs. He added that Andrews has had a hard time finding a buyer and U-Haul has a very good reputation.

Char DuPree added that all along where the former Payless Cashways is located, just north of this property, is zoned C-1, where retail can develop.

Fisher reiterated that he would like to see the property developed rather than sitting vacant. Peggy Shelton agreed with Fisher.

- 6) **Motion** to accept the proposal for the Special Use Permit to allow the self-storage at the property located at 400 N. Stemmons Freeway; second by Peggy Shelton.

Ayes: Gilbert, Shelton, Fisher

Noes: Davis

Motion Passed

F. Future Agenda Items

There were no confirmed future agenda items at this time.

G. Adjournment

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

The meeting adjourned at 7:45pm.

Ben Gilbert, Chair

Donna Butler, Planning and Zoning Secretary