

The Planning and Zoning Commission of the City of Lake Dallas met on October 20, 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 221.041 of the Texas Government Code.

1. Call to Order and Determination of Quorum

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton and Clyde Fisher; Bob Davis arrived at 7:04

Staff Present: Community Development Director Char DuPree, and Administrative Assistant Donna Butler

2. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance

3. Approve and Act on Previous Meeting's Minutes – September 19, 2016

Motion to approve the minutes for September 19, 2016 was made by Peggy Shelton; second by Clyde Fisher

Ayes: Gilbert, Shelton, and Fisher

Noes: None

Motion Passed

4. Public Hearing on a Zoning Change Request to rezone approximately 6.75 acres of the Thomas White, Jr. Survey, Abstract No. 1376 more commonly referred to as the southwest intersection of Dobbs Road and River Oak Way from C-1 Commercial to R1- Single Family Residential (George M. Bown)

George Bown of 116 Hidden Valley Air Park, Shady Shores, Texas 76208 came forward to request that the track of land be rezoned to single family residential with the intention to replat and build 18 to 19 homes. It was noted that sidewalks would be required per City Code.

Joel Loya of 740 River Oak Way, Lake Dallas, Texas 75065 questioned the number of homes, size of lots and standard of homes. There would be six homes along Dobbs Road and twelve homes along River Oak Way. No lot would be smaller than 10,700 square feet where the minimum is 7,200 square feet. Each home would have to be a minimum of 1,500 square feet. Mr. Loya stated that his only concern is traffic and would like to see speed slowed in that area.

John Eberstein of 2502 Ravinia, Corinth, Texas 76208 is concerned about drainage. Chairperson Gilbert stated that drainage must be approved by the City prior to construction. Per Mr. Bown a topo survey has been done and John Bezner is the civil engineer for the project. Char DuPree added that our city engineer will also review the site plan and will work with Bown to make sure the drainage is taken care of.

Sheila Daniels of 621 Beck Avenue, Lake Dallas, Texas 75065 is concerned about the traffic in regards to children. She would like to see the area developed at the lowest density possible, adequate sidewalks, and turn lanes.

Public Hearing was closed.

5. **Consider and Act on Zoning Change Request to rezone approximately 6.75 acres of the Thomas White, Jr. Survey, Abstract No. 1376 more commonly referred to as the southwest intersection of Dobbs Road and River Oak Way from C-1 Commercial to R1- Single Family Residential (George M. Bown)**

Davis spoke positively in regards to drainage, and suggested the possibility of speed bumps or traffic lights. Discussion continued regarding speed bumps and traffic lights, and Char DuPree pointed out that traffic issues would be discussed when the site plan was brought before the commission at a later date.

Motion to approve request to rezone approximately 6.75 acres of the Thomas White, Jr. Survey, Abstract No. 1376 more commonly referred to as the southwest intersection of Dobbs Road and River Oak Way from C-1 Commercial to R1-Single Family Residential was made by Fisher; second by Davis.

Ayes: Gilbert, Shelton, Fisher, Davis.

Noes: None.

Motion Passed

6. **Public Hearing on a Zoning Request to rezone 13.305 Acres of A1163a J.W. Simmons, Tract 3 from C-1 Commercial to C-2 Commercial. This property, commonly known as United Aircraft, is located at 500 N Stemmons Freeway, Lake Dallas, Texas.**

John Pimentel of 1120 North Industrial Boulevard, Euless, Texas 76039 presented QuikTrip's plan to expand their location on Swisher Road by adding a new store design. He showed photos of the proposed site plan explaining each area of proposed development. While QT is currently allowed to proceed with the expansion of their store, the request to rezone is to make the property cohesive after the replat.

Fisher stated that his concern is 18 wheelers coming and going from the property. Pimentel explained that as these larger trucks already frequent the business, the new driveway will benefit traffic and the space around the store.

Public Hearing was closed.

7. **Consider and Act on a Zoning Request to rezone 13.305 Acres of A1163a J.W. Simmons, Tract 3 from C-1 Commercial to C-2 Commercial. This property, commonly known as United Aircraft, is located at 500 N Stemmons Freeway, Lake Dallas, Texas.**

Discussion regarding traffic took place.

Motion to approve the request to rezone 13.305 Acres of A1163a J.W. Simmons, Tract 3 from C-1 Commercial to C-2 Commercial was made by Fisher; second by Shelton.

Ayes: Gilbert, Shelton, Fisher, Davis

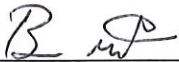
Noes: None.

8. Adjournment

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

Motion Passed

The meeting adjourned at 7:40 p.m.



Ben Gilbert, Chair



Donna Butler, Planning and Zoning Secretary