



212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · Fax (940) 497-4485
www.lakedallas.com · lakedallas@lakedallas.com

To: Planning and Zoning Commission

From: Char DuPree, Community Development

Date: October 20, 2016

Item Number: 6 & 7

Subject: Zoning Change from C-1 Commercial to C-2 Commercial - QuikTrip
Expansion Project

Detail Memo

Planning & Zoning Action Requested: To approve a zoning change from C-1 Commercial to C-2 Commercial as part of the QuikTrip expansion project, located at 302 Swisher Road.

Background Information: This zoning change and expansion project was discussed at the September 2016 Planning & Zoning Commission meeting. The QuikTrip Corporation is planning to expand their Lake Dallas retail store on Swisher Road to include a larger retail space and addition gas pumps to service passenger vehicles as well as semi-trucks. QuikTrip will only provide refueling service for all semi trucks; there will be no showers or overnight parking for these vehicles commonly seen at traditional truck stops. QuikTrip plans to purchase the property located at 500 S. Stemmons (formerly United Aircraft & Payless Cashways) as part of the expansion, replat the land into an additional 5 commercial building sites. Traffic control will be addressed with a deseleration lane and stop light installation across from the Briar Oaks, Jackson Ranch subdivision entrance.

Board/Citizen Input: N/A

Financial Consideration: QuikTrip Corporation estimates increased sales of approximately 30 to 35% at their facility. The development of the other 5 commercial sites will also provide an increase in sales tax and property value.

Attachment(s): Zoning verification letter, new facility illustration, proposed site plan & proposed replat



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

City of Lake Dallas Development Application

☐ Special Exception ☐ Special Use Permit ☐ Special Waiver ☐ Variance ☒ Zoning Change

A non-refundable filing fee of \$500.00 must accompany each application.

The Property Address: 250 Swisher Rd, Lake Dallas, TX 75065 Current Zoning: C-1 Proposed Zoning: C-2
Legal Description of Property: Lot 1, Block A, CT 940 Addition
Explanation of Request: We would like to remodel and expand our site to accommodate truck fueling. We need to re-plot the property. The current store zoning is C-2 and the expansion/surplus property is C-1.

Applicant Name: John Pimentel Company: QuikTrip Corporation
Address: 1120 N. Industrial Blvd, Euless, TX
Phone: (214) 797-0371 Email Address: john.pimentel@quiktrip.com

Property Owner Name: AMERICAN ROLL-ON ROLL-OFF CARRIER GROUP, INC Company: American Roll-On Roll-Off Carrier Group, Inc.
Address: 188 B ROADWAY, WOODCLIFF LAKE, NJ 07677
Phone: 201 571 0476 Email Address: meiseler@amslogroup.com

☐ Developer

☒ Engineer

☐ Surveyor

Name: John Measels Company: John Thomas Engineering
Address: 800 N. Walters Rd, Suite 170, Allen, TX 75013
Phone: (214) 491-1830 Email Address: john@jt-eng.com

John Pimentel
Applicant's Signature

John Pimentel
Please Print Name

10/3/2016
Date

If you are submitting this application on behalf of the property owner the following must be completed:
I am authorized to make application for a ZONING CHANGE on behalf of the owner of this property.

Signed: John Pimentel (Agent)
The above person is my representative, authorized to make application for a ZONING CHANGE on my behalf,
and I Eric P. Ebeling, hereby certify that I am owner of the property for which this
application is made. Eric P. Ebeling

Marianne McCune
Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: 10/3/16 Received by: Cheryl Duffee Amount: \$ 500.00
Probable Planning and Zoning Commission Date: 10/20/16 Probable City Council Date: 10/27/16

MARIANNE MCCUNE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/25/2019



212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · Fax (940) 497-4485
www.lakedallas.com · lakedallas@lakedallas.com

September 6, 2016

QuikTrip Corporation
Dallas/Fort Worth Division
1120 N. Industrial Blvd.
Euless, TX 76039

Attn: Truitt Priddy, Real Estate Manager
John Pimental, Real Estate Project Manager

Re: Zoning Verification Letter

Dear Mr. Priddy and Mr. Pimental:

As part of the pre-development process for the expansion of the QuikTrip property located at 302 Swisher Road in Lake Dallas, this letter serves as a written verification of this property's current zoning district of C-2 Commercial.

As it pertains to your property this district allows all uses in the C-1 Commercial district such as convenience stores with or without gas pumps, retail shops, restaurants and professional offices as well as all designated uses in C-2 Commercial. This district includes: retail shops that have outside storage, auto repair and parts stores, furniture restoration and appliance service/repair facilities. It is a use by right as defined by the zoning regulations.

Moving forward, the development process will include a zoning change for the additional property acquired as needed and replatting the current QuikTrip site as well as the newly acquired site located at 250 Swisher Road (formerly United Aircraft Company). Both of these items can be reviewed simultaneously by the Planning & Zoning Commission and City Council. It is recommended that this project be discussed before Planning & Zoning on September 15, 2016 at 7:00 p.m. and City Council on September 22, 2016 at 7:30 p.m. Consideration and action would follow in October; Planning & Zoning on October 20th at 7:00 p.m. and City Council on October 27th at 7:30 p.m.

Zoning and replat applications and required documents should be submitted to the City of Lake Dallas absolutely no later than September 29, 2016. The replat required document checklist is on the back of the application. The zoning change application should be accompanied with a preliminary business and site plan. The commercial site plan can be reviewed in November by the P & Z and City Council. At this point, your sign variance request can probably be reviewed by the Board of Adjustment in December 2016.

If you have any questions regarding this zoning confirmation and subsequent process, please contact this office at (940) 497-2226, ext. 110.

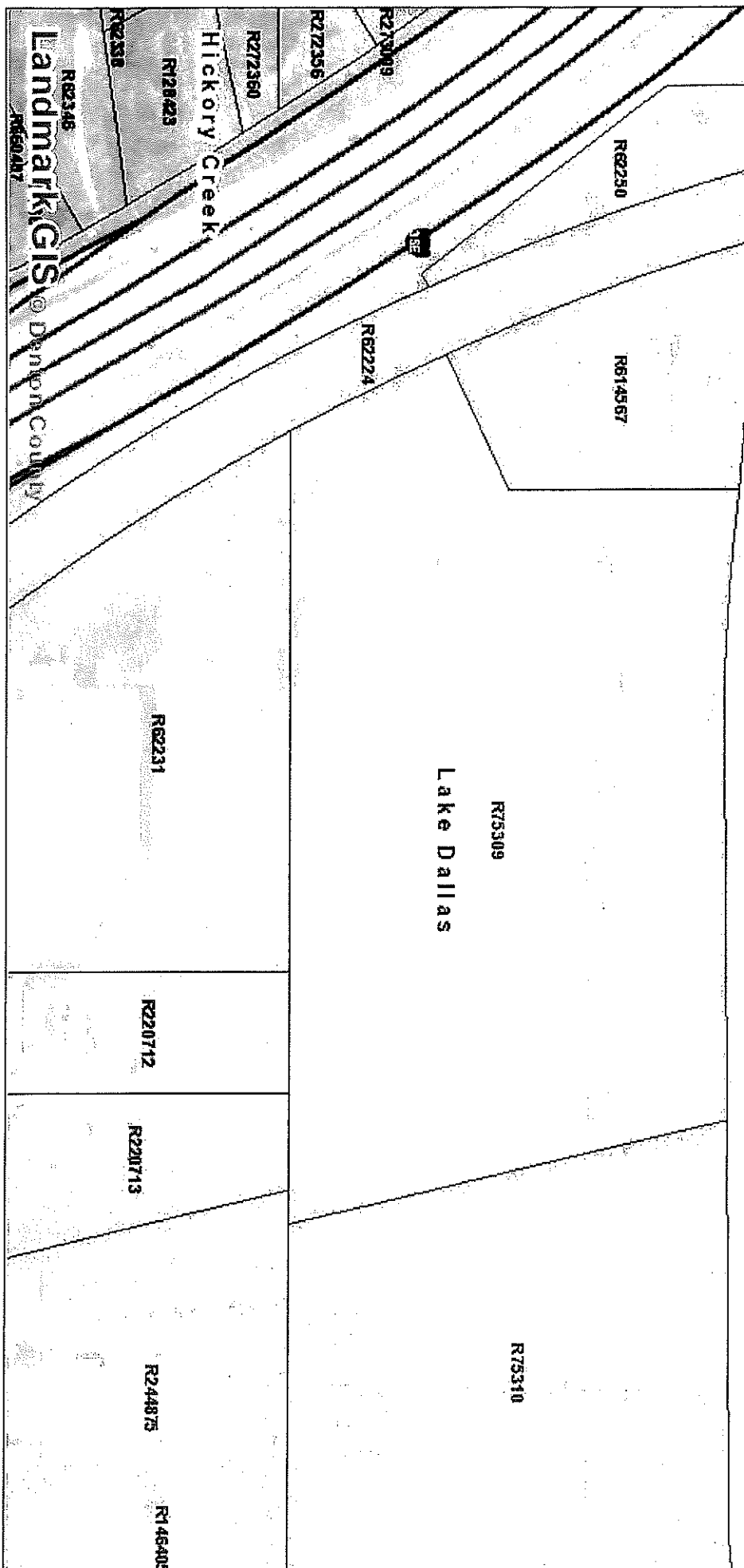
Sincerely,

A handwritten signature in black ink, appearing to read "Charmaine K. DuPree". The signature is fluid and cursive, with the first name "Charmaine" and last name "DuPree" clearly distinguishable.

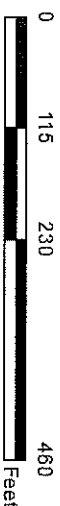
Charmaine K. DuPree
Community Development

R288411	R62290	R215785	R269692	R243032	R201680	R201681	R201627	R62878	R62877	R62876	R62875	R62874	R62873	R62871	R62868	R182341	R182348
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BRIAR OAKS D



QuikTrip Project



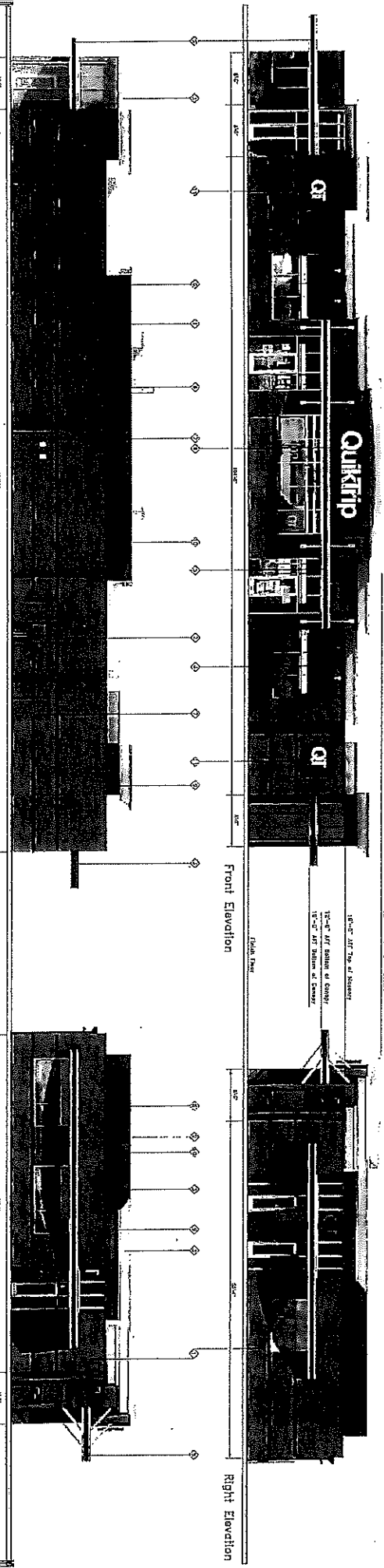
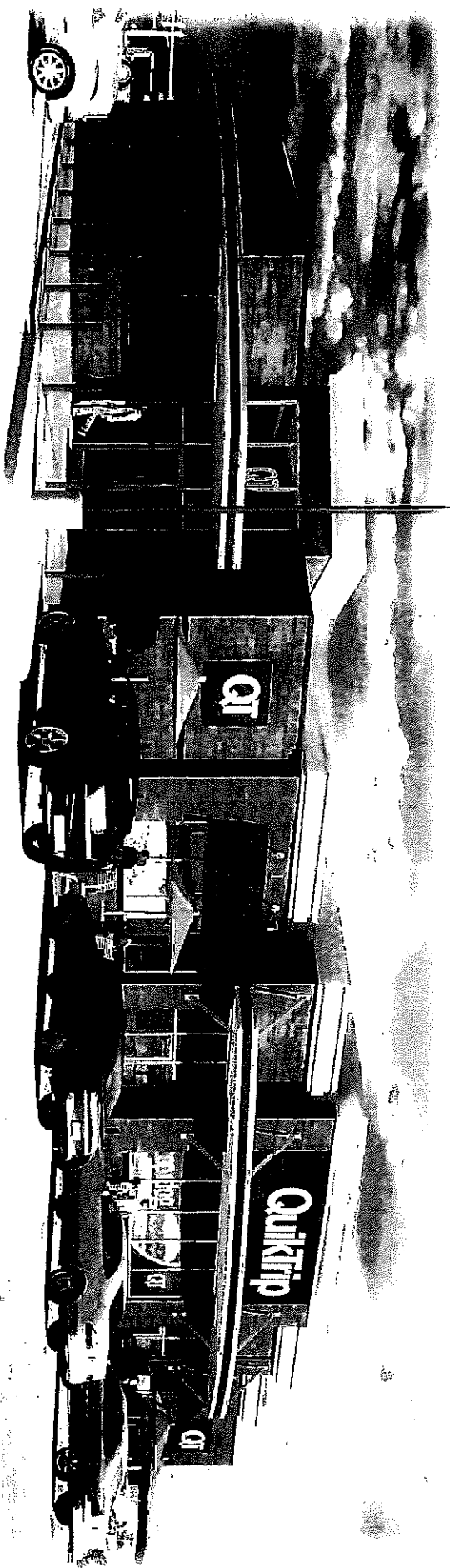
<http://gis.dentoncounty.com>



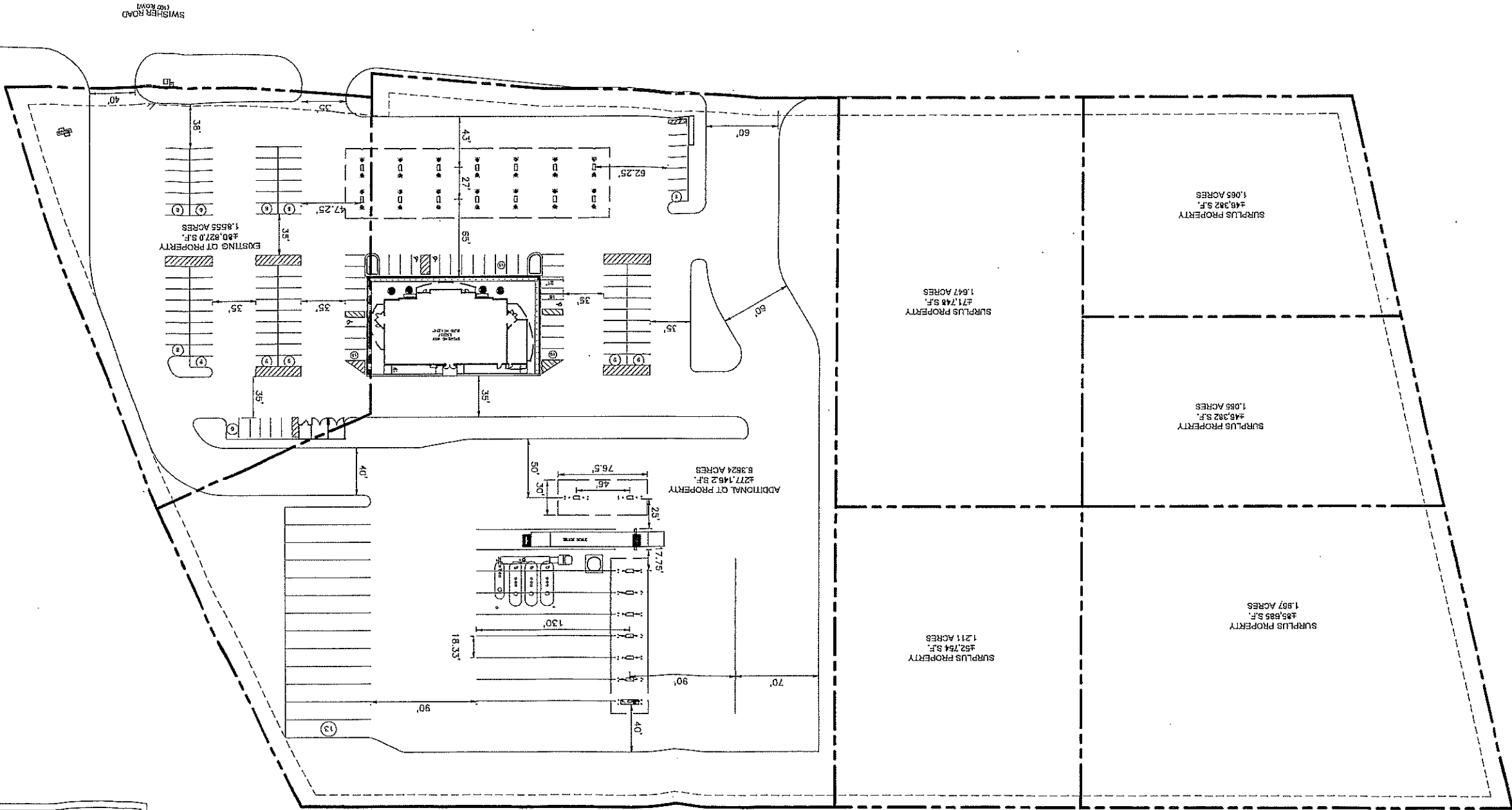
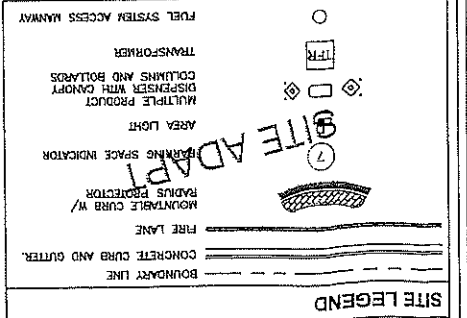
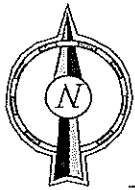
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.





		QuikTrip 7200 South 7200 East Ave. Suite 100, Salt Lake City, UT 84120 (801) 464-2700																																		
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		City, State:	Lake Dallas, TX																																	
CONTRACTOR: © 2016, ALL RIGHTS RESERVED BY DESIGN. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.		<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>2</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>3</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>4</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>5</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>6</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>7</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>8</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>9</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> <tr> <td>10</td> <td>ISSUED FOR PERMIT</td> <td>08/17/16</td> </tr> </tbody> </table>		NO.	REVISION	DATE	1	ISSUED FOR PERMIT	08/17/16	2	ISSUED FOR PERMIT	08/17/16	3	ISSUED FOR PERMIT	08/17/16	4	ISSUED FOR PERMIT	08/17/16	5	ISSUED FOR PERMIT	08/17/16	6	ISSUED FOR PERMIT	08/17/16	7	ISSUED FOR PERMIT	08/17/16	8	ISSUED FOR PERMIT	08/17/16	9	ISSUED FOR PERMIT	08/17/16	10	ISSUED FOR PERMIT	08/17/16
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QuikTrip No. 0940

302 SWISHER ROAD
LAKE DALLAS, TX

[illegible]

PUBLIC NOTICE

Notice is hereby given that the City of Lake Dallas will conduct public hearings to hear comments on the proposed rezoning of A1163a J.W. Simmons, Tract 3, 13.305 Acres, City of Lake Dallas, Denton County, Texas 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. The Planning & Zoning Commission Public Hearing before the Planning and Zoning Commission is scheduled for October 20, 2016 at 7:00 PM and the Public Hearing before the City Council is scheduled for October 27, 2016 at 7:30 PM. Both hearings will be held at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas. The public is invited to attend these hearings and make comments.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED BY CHANGING THE ZONING REGULATIONS GOVERNING THE DEVELOPMENT AND USE OF 13.305± ACRES OUT OF THE J. SIMMONS SURVEY, ABST. NO. 1163, AND BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT “A” HERETO, FROM “C-1” RETAIL DISTRICT TO C-2 COMMERCIAL DISTRICT; PROVIDING A CONFLICTS RESOLUTION CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended. Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas, heretofore duly passed by the governing body of the City of Lake Dallas, as heretofore amended, be, and the same are hereby amended by changing the zoning regulations governing the use and development of 13.305± acres out of the J. Simmons Survey, Abst. No. 1163, more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference (“the Property”), from “C-1” Retail District to “C-2” Commercial District.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be

invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

PASSED AND APPROVED this 27th day of October, 2016

Andi Nolan, Mayor Pro Tem

ATTEST:

Joni Vaughn, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

(KBL:10/20/16:80809)

ORDINANCE NO. _____
EXHIBIT “A” – DESCRIPTION OF THE PROPERTY

BEING a tract or parcel of land in the J. Simmons Survey, Abstract No. 1163 in the City of Lake Dallas, Denton County, Texas and being more particularly described as:

Beginning at a 5/8 inch iron rod found on the present South right of way line of Swisher Road, (a variable width right of way), said point being the Southeast corner of a tract conveyed to the County of Denton for public road right of way, by deed recorded in Volume 4422, Page 1830, Deed Records, Denton County, Texas;

THENCE South 12 degrees 55 minutes 19 seconds East, along the West line of a tract conveyed to Video Plus, Inc. by deed recorded in Court Clerk's File No. 94-0031249, a distance of 619.61 feet to a 1/2 inch iron rod found for the Northeast corner of a tract conveyed to Harold Greene and Marilyn Jean Greene by deed recorded in Volume 4395, Page 1296, Real Property Records, Denton County, Texas;

THENCE North 89 degrees 59 minutes 06 seconds West (record bearing is North 89 degrees 55 minutes 07 seconds West and record distance is 1020.80 feet), along the entire North line of said Greene tract, and thence along the entire North line of a tract conveyed to Dennison Poultry and Egg Company, by deed recorded in Volume 684, Page 411, Deed Records, Denton County, Texas, a distance of 1021.92 feet to a 1/2 inch iron rod set for the Northwest corner of said Dennison Poultry and Egg tract, same being on the East right of way line of The M.K.T. Railroad Company right of way, being on a circular curve to the right with a radius of 3289.46 feet and a chord length of 280.48 feet bearing North 25 degrees 56 minutes 08 seconds West;

THENCE in a Northerly direction along said curve to the right, an arc distance of 280.57 feet to a 1/2 inch iron rod set for the Southwest corner of a tract conveyed to Beach/Western Development Partners by deed recorded in Volume 4489, Page 1053, Deed Records, Denton County, Texas;

THENCE North 65 degrees 41 minutes 22 seconds East (record bearing is North 65 degrees 38 minutes 02 seconds East and record distance is 195.87 feet), along the South line of said Beach/Western tract, a distance of 195.32 feet to a 1/2 inch iron rod found for the Southeast corner of said Beach/Western tract;

THENCE North 00 degrees 00 minutes 43 seconds East (record bearing is North 00 degrees 01 minutes 51 seconds West, and record distance is 287.90 feet), along the East line of said Beach/Western tract, a distance of 288.30 feet to a 1/2 inch iron rod set for corner on the present South right of way line of Swisher Road;

THENCE South 84 degrees 55 minutes 45 seconds East (record bearing is South 85 degrees 13 minutes 55 seconds East), along the present South right of way of Swisher Road, a distance of 145.06 feet to the beginning of a curve to the left having a radius of 1949.86 feet;

THENCE along said curve to the left, an arc distance of 184.81 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 38 minutes 26 seconds East (record bearing is North 89 degrees 20 minutes 16 seconds East), along the South right of way line of Swisher Road, a distance of 498.91 feet to the point of beginning, and containing 579,567.4 square feet or 13.305 acres of land, more or less.

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PASSED AND APPROVED this 27TH day of October, 2016.

Andi Nolan, Mayor ProTem

ATTEST:

Joni Vaughn, City Secretary