



City of Lake Dallas
Planning & Zoning Commission
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, February 16, 2017 at 7:00 p.m.
Agenda

Section I – Presentations

1. Call to Order and Determination of Quorum.
2. Pledges of Allegiance.
3. Receive Citizen Comments.
4. Review of 2017 Application Submittal Calendar.

Section II – Action Items

5. Approval of Minutes for the Regular Meeting of January 19, 2017.
6. Conduct a public hearing and make recommendation on a proposed Replat of 15.151 acres of land establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition, being a replat of Lot 1, Block A, Q.T. 940 Addition and a 13.295-acre tract out of the J.W. Simmons Survey, Abstract No. 1163. This property is commonly known as being located on the south side of Swisher Road, east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)
7. Consider and make recommendation on a Commercial Site Plan for a QuikTrip convenience retail store with fuel sales on 7.526 acres of land situated in the J.W. Simmons Survey, Abstract No. 1163. The subject property is zoned C-2 Commercial district. This property is more commonly known as 302 Swisher Road, being situated east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)
8. Consider and make recommendation on a Commercial Site Plan for a proposed 3,000 square foot commercial building on property commonly known as 106 Adolphus Avenue, being

situated west of N. Lakeview Drive. The subject property is zoned C-1 Commercial district and is platted as Lot 27, Block A, Garza Beach Estates. (The applicant is John Lugenheim)

Section III - Discussion Items

Discussion Items allow the applicant to receive preliminary comments from the Commission. The Commission can take no action or vote and can only act in an advisory capacity in deliberating such items. Plat applications discussed in this section are deemed to be incomplete by staff and will be returned to the Commission for a formal recommendation to the City Council once city submittal requirements have been satisfied by the applicant.

9. Discussion Only: Proposed Preliminary Plat of 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot. This property is commonly known as being located at the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County Texas. (The applicant is George M. Bown)
10. Discussion only: Proposed rezoning of approximately 13.2 acres of land out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, from C-1 Commercial district to R-2 Two-Family district. This property is commonly known as being located on the north side of the 100 block of Market Street, west of Alamo Avenue. (The applicant is Terry Lantrip)
11. Discussion only: Proposed rezoning of approximately 9.82 acres of land platted as Lots 27 and 28 of Block F, Oak Lake Addition, from C-1 Commercial district to C-3 Commercial district for the purpose of establishing an auto sales business. This property is commonly known as being located at the northwest corner of Swisher Road and Ridgewood Street. (The applicant is Sira de Oramas)

Section IV - Adjournment

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before February 13, 2017 at 6:00 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 118 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.