

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on February 16, 2017 at 7:02 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, Clyde Fisher, and Raymond Daniels. Bob Davis was absent.

Staff Present: Director of Community Development Kevin Lasher; Administrative Assistant Donna Butler

2. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance

3. Receive Citizen Comments

No one came forward.

4. Review of 2017 Application Submittal Calendar.

Director of Community Development Kevin Lasher stated that changes will be made to upcoming meetings and staff reports in an effort improve communication. He introduced the 2017 Application Submittal Calendar and explained the role of the development review committee. He expounded on the types of requests by applicants and the processes involved. He welcomed involvement and suggestions from our committee.

5. Approve Minutes for the Regular Meeting of January 19, 2017.

Motion to approve the minutes for January 19, 2017 was made by Fisher; Second by Daniels

Ayes: Gilbert, Shelton, Fisher, Daniels

Noes: None

Motion Passed

6. Conduct Public Hearing and Make Recommendation on 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 QuikTip Corp)

Jessica Foster of 501 Briar Oaks, Lake Dallas, Texas expressed her concern that QuikTrip's plans will cause traffic, create noise and add a traffic light. Fisher asked if times for trucks could be staged during specific times when there is less traffic. Pimentel answered that trucks cannot be scheduled and pulling in then back out would likely cause more problems. Gilbert asked who would pay for the traffic light. This is being negotiated. Daniels asked how many diesel pumps would be in the back; there will be six. Gilbert pointed out that this item is regarding a replat, Fisher expressed recommendation of the replat led to acceptance of the site plan. Kevin Lasher explained the difference the plat application and the site plan application. Daniels asked was it

not disingenuous to recommend the replat, then later ask for changes on the site plan. Fisher wants to know how many trucks will be coming through. Melody Parlett asked what QuikTrip envisioned for the larger surplus lot in the back, to which Pimentel replied probably something bigger that required more space. After discussion, Commission decided to withhold action on Item 6 until consideration of Item 7.

7. Consider and make recommendations on a Commercial Site Plan for 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)

Lasher showed slides and explained the items for appeal. Fisher stated he did not like where the trucks would be coming out onto Swisher; Daniels agreed and added there would be less space for customers. Pimentel explained the expansion would create more space, and the separation of diesel trucks from regular vehicle customers will lessen congestion. Fisher would be more in favor if the property were replatted and put the diesel trucks exiting farther east, near the next company. Daniels would like to see trucks have their own entrance and exit. Pimentel explained that they looked at various options, but other options meant losing a large amount of surplus property. Selling the excess property also benefits the city. Before Gilbert closed consideration, Lasher restated the Commission's options. He stated that with Item 6, the replat, the city staff finds the lot configuration is in compliance with subdivision regulations, so the city cannot recommend denial; the Commission's options are approve or table, reminding them they are making a recommendation to the City Council. With the site plan the Commission has the option to make a motion to approve, deny, or table. Fisher stated that he is not going to recommend it the way it is, as he believes QuikTrip needs to go back to their engineers and have the road coming out farther up. Fisher recommended tabling Item 6; Daniels agreed. Parlett asked if the entrance and exit be on the access road, rather than Swisher. Pimentel stated that they had, and while it would be preferred, they were given a firm no from the property owners at stake. After discussion, Item 7 was tabled.

Motion to table 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 was made by Fisher; second by Daniels.

Ayes: Gilbert, Shelton, Fisher, and Daniels

Noes: None

Motion Passed

Motion to table a Commercial Site Plan for 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 was made by Daniels; second by Fisher.

Ayes: Gilbert, Shelton, Fisher, and Daniels

Noes: None

Motion Passed

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)**

John Lugenheim of PO Box 100, Lake Dallas, Texas explained his project, the third of six lots developed. It will be following the original concept plan. The company coming in will be Dallas Digital Signs, and they are not asking for living quarters. The commercial offices will be upstairs, with warehouse and office downstairs. Fisher stated that he likes what is being done there. Parlett asked if Dallas Digital Signs would be manufacturing on location. Lugenheim stated that they assemble the electronics. Lasher pointed out one appeal regarding landscaping due to space limitations, and the city is not opposed to the appeal.

Motion to approve a Commercial Site Plan, including appeal, 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 was made by Fisher; second by Daniels.

Ayes: Gilbert, Shelton, Fisher, and Daniels

Noes: None

Motion Passed

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)**

George Bown of 116 Hidden Valley Airpark, Shady Shores, Texas 76208 presented a revised preliminary plat due to various reasons. The replat, size of lots, and drainage were discussed. This item will be back before the Commission for consideration and action in March.

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)**

Terry Lantrip of 275 Market, Lake Dallas, Texas presented his proposal for rezoning, explaining that the land consists of less than one acre. He plans to add six duplexes with courtyards. Parking will be along the street with sidewalks. This item will be back before the Commission for consideration and action in March.

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**

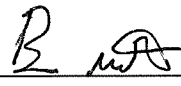
located at the northwest corner of Swisher Road and Ridgewood Street. (The applicant is Sira de Oramas)

De Oramas would like to have feedback from the Commission and the city regarding rezoning her two lots so the property can be used for auto sales. This item will be back before the Commission for consideration and action in March.

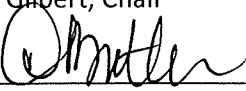
Adjournment

Motion to adjourn was made by Shelton; second by Daniels.

The meeting adjourned at 8:17 p.m.



Ben Gilbert, Chair



Donna Butler, Planning and Zoning Secretary