



**City of Lake Dallas
Planning & Zoning Commission
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, March 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.**

Section II – Action Items

- 4. Approval of Minutes for the Regular Meeting of February 16, 2017.**
- 5. 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)**
- 6. 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)**
- 7. Conduct a public hearing and make recommendation on a proposed Preliminary Plat of River Oak Addition, being 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)**

8. Conduct a public hearing and make recommendation on a proposed rezoning of approximately 0.94 acres of land out of the Thomas White Jr Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, and Lots 1 through 4 of Block 5 of the O.T. Garza Addition, commonly known as being located on the north side of the 100 block of Market Street, west of Alamo Avenue, from C-1 Commercial District and Division 3. Downtown District, to a Planned Development (PD) District for all uses permitted in the R-2 Two-Family Dwelling District, and the Division 3. Downtown District subject to specific development and use regulations.

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. Discuss a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from C-1 Commercial District and Division 3. Downtown District, to an R-2 Two-Family Dwelling District, and Division 3. Downtown District.

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 March 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.