

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on March 16, 2017 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.

Section I – Presentations

1. **Call to Order and Determination of Quorum**
Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Bob Davis, and Alternate Melody Parlett. Commissioners Clyde Fisher and Raymond Daniels were 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**
Joseph P. Stewart of 518 Ridgewood, Lake Dallas, stated his concerns about QuikTrip adding parking for diesel trucks. Chairperson Gilbert explained that the site plan was on the agenda.

Section II – Actions Items

4. **Approve Minutes for the Regular Meeting of February 16, 2017.**
Motion was made by Parlett to approve the minutes for February 16, 2017, seconded by Davis
Ayes: Gilbert, Shelton, Davis, Parlett
Nays: None
Motion passed
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)**

Mr. Lasher pointed out that according to Section 212 of the Local Government Code, State of Texas, the replat is a ministerial act and should be kept separate from the site plan discussion. Mr. Lasher also pointed out that the subject replat is in conformance with the city's subdivision regulations. John Pimentel of 1120 N. Industrial Boulevard, Euless, Texas 76039, described the replat of the property into five separate lots. Joseph P. Stewart of 518 Ridgewood, Lake Dallas, Texas 75065 stated his concerns about QuikTrip adding parking for diesel trucks. Chairperson Gilbert stated the site plan will be the next agenda item, and that specific issue would be discussed at that time.

Motion was made by Davis to close the public hearing and recommend approval of 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, seconded by Parlett

Ayes: Gilbert, Shelton, Davis, Parlett

Nays: None

Motion passed

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)**

John Pimentel of 1120 N Industrial Boulevard, Euless, Texas 76039 addressed concerns from the previous meeting regarding the placement of the most eastern drive, and how it has been determined that the proposed location is the most feasible. He stated that the semi-truck parking would be on the back of the property, and extended parking periods would not be allowed for semi-truck customers. To address concerns of illegal activity associated with the semi-truck activity, he explained how QuikTrip's security system is the highest level in the retail business, filming every part of the property at all times.

Joseph P. Stewart of 518 Ridgewood, Lake Dallas, Texas 75065 stated that allowing any truck parking would invite prostitution, drugs, and stench from bodily functions and trash. He does not feel video will stop illegal activity. Ryan McCurley, 529 Meadowbrook, Lake Dallas, Texas 75065 stated he is against the QuikTrip expansion due to traffic concerns and noise created by semi-truck traffic. Pimentel stated the western-most drive would be redesigned to be a right-in for trucks, and a right-out for automobiles only. The addition of the traffic signal for the new drive further east will allow that new drive to function as the main egress point for getting vehicles back onto Swisher in a safe manner.

Gilbert asked about the appeals. Lasher explained the landscape appeals are due to space constraints, and the variance for the monument sign is for additional signage area. He stated as a condition of approval, staff recommends six (6) site enhancements be provided for this project, and these have been agreed-to by QuikTrip. He clarified that the new signal and existing signals along Swisher, from Shady Shores to I35, will be synchronized to improve the flow of traffic along that corridor. There was a brief readdress of the monument sign, landscaping, and the traffic signal and traffic patterns.

Gilbert asked how many public notices were mailed in regards to the QuikTrip project. Staff replied forty-six (46) notices were sent. One person against the project responded, and there were no other responses. The number of letters sent was called to question, and Lasher explained the government code requirement regarding public notices. Pimentel pointed out that QuikTrip is considered a Safe Place, and they take safety very seriously. He added that citizens have given acclaim to the safety and good reputation of their stores.

Motion was made by Davis to recommend approval of 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, including appeals and conditions, seconded by Parlett.

Ayes: Gilbert, Shelton, Davis, Parlett

Nays: None

Motion passed

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)**

George M. Bown of 116 Hidden Valley Airpark, Shady Shores, Texas 76208, proposed the construction of fifteen (15) homes. Lasher confirmed there will be sidewalks, all lots are buildable, and the city will be petitioned to take over the extra 2.15 acre lot for a future park. Everything else is in compliance with the city's zoning and subdivision regulations. Therefore, staff recommends approval.

Motion was made by Parlett to close the public hearing and recommend approval of 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, seconded by Davis.

Ayes: Gilbert, Shelton, Davis, Parlett

Nays: None

Motion passed

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.**

Terry Lantrip of 275 Market, Lake Dallas, Texas 75065, proposed a zoning change with plans to develop the property with seven (7) duplex buildings.

Barbara Garrison of 508 N Shady Shores, Lake Dallas, Texas 75065, stated that she feels the city needs to decide what they want to do with the property, and she is opposed to the zoning change from commercial to residential uses. Lantrip explained that he has received no interest in the property for commercial purposes. Parlett noted that this property backs up to residential property. Zoning, parking and lot configuration was discussed. Gilbert asked how many public notices were mailed. Staff replied forty (40) were sent, and no responses were received.

Motion was made by Parlett to close the public hearing a recommend approval of 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, 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, seconded by Davis.

Ayes: Gilbert, Davis, Parlett

Nays: Shelton

Motion passed

Section III - Discussion Items

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.

Mike Perry explained that he will be requesting to rezone the area for the purpose of developing two duplex buildings. The plan is to build a total of 4 two-story residential rental units in a row-house style configuration. Each unit will have three bedrooms, two bathrooms, and a one car garage. Extra parking will be provided along Gotcher Avenue and Market Street. There were no concerns expressed by the Commission.

Section IV - Adjournment

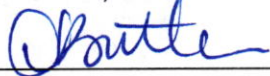
Adjournment

Motion to adjourn was made by Davis, seconded by Gilbert.

The meeting adjourned at 8:11 p.m.



Ben Gilbert, Chair



Donna Butler, Planning and Zoning Secretary