

# 16,712

# Lake Tawakoni Planning Commission

FILED FOR RECORD  
at 12:20 o'clock P M

Report and recommendations to the Hunt County Commissioner's Court

APR 13 2021

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By *Jennifer Lindenzweig*

Honorable County Judge and County Commissioners -

On March 18, 2021, the Lake Tawakoni Planning Commission considered the following item:

**Public hearing, consideration and action on a Specific Use Permit for a Used Auto Sales business proposed for Lot 9 of Bryan's Park Addition, along the south side E. Quinlan Pkwy, approx. 875' east of CR 3609, requested by Emilio David Duran.**

With a quorum present at a public meeting, a public hearing was held on this item. After consideration and discussion of the application presented, comments from the public and review and consideration of Lake Tawakoni Zoning Ordinance, the Lake Tawakoni Planning Commission voted to make the following recommendation:

The Commission recommends that the Commissioner's Court:

- Approve this rezoning application
- Deny this rezoning application
- Other Action: \_\_\_\_\_

Other Comments:

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5 # Votes For This Recommendation

0 # Votes Against This Recommendation

0 # Abstained

*Jacky Goleman*  
Jacky Goleman, Chairman

3-18-2021  
Date

Attest:

*Donna R. Milburn*  
Secretary

# **Hunt County Lake Tawakoni Planning Commission**

## **Special Meeting Agenda**

**Thursday, March 18, 2021 6:00 p.m.**

**City of Quinlan Council Chambers - 104 E. Main St. - Quinlan, Texas 75474**

### **REGULAR SESSION**

- 1. Call to Order**
- 2. Citizens Input**
- 3. Approval of January 14, 2021 Meeting Minutes.**
- 4. New Business**
  - A. Public hearing, consideration and action on a Specific Use Permit for a Used Auto Sales business proposed for Lot 9 of Bryan's Park Addition, along the south side E. Quinlan Pkwy, approx. 875' east of CR 3609, requested by Emilio David Duran.
  - B. Consideration and possible action on a Building Permit for a Used Auto Sales business proposed for Lot 9 of Bryan's Park Addition, along the south side E. Quinlan Pkwy, approx. 875' east of CR 3609, requested by Emilio David Duran.
  - C. Discussion and possible action on selecting a member of the Commission to serve as Vice Chair of the Lake Tawakoni Planning Commission.
- 5. Future Discussion Items**

Commissioners may request items be placed on a future agenda.
- 6. Adjourn**

**I HEREBY CERTIFY THAT THE ABOVE NOTICE HAS BEEN POSTED AT HUNT COUNTY COURTHOUSE, WEST TAWAKONI CITY HALL AND QUINLAN CITY HALL ON OR BEFORE 6:00 P.M., March 15<sup>th</sup>, 2021.**

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**Donna Milburn, Secretary**

# Lake Tawakoni Planning Commission

March 11, 2021  
Agenda Item IV - A

B. Public hearing, consideration and action on a Specific Use Permit for a Used Auto Sales proposed for Lot 9 of Bryan's Park Addition, South side of E. Quinlan Pkwy, approx. 875' east of CR 3609, requested by Emilio David Duran. HCAD Prop ID 104721; and

Property – 0.618 acre tract located along the south side of E. Quinlan Pkwy, approx. 875' East of CR 3609.



**LTPZ Zoning Map Designation** –The property is zoned C-2 Commercial District (Zoning Ord. p. 29-30).

**Proposal** – The property owner proposes to construct Used Auto Sales on the property and is requesting a Specific Use Permit for zoning approval and to begin development of the property.

**Action** – The commission is to hold a public hearing as part of the process of developing a recommendation to the Commissioners Court regarding approval of the SUP. The SUP application and LTPC recommendation will be forwarded to the Commissioners Court for their April 13<sup>rd</sup> meeting.

The Ordinance provides the following regarding SUP approval:

2-303 - The Lake Tawakoni Planning Commission in considering and determining its recommendations to the commissioners' Court on any request for a Specific Use Permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function and characteristics of any building or use proposed. The Commissioners' Court may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as Specific Use Permits, the Commissioners' Court may impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic or other undesirable or hazardous conditions.



PD-2 PLANNED DEVELOPMENT

SF-20 1/2 ACRE

2848

8524

8524

209

CONTI DR

C-1

172

3058

COUNTY ROAD 3610

PRIVATE ROAD 3833

E QUINLAN PKWY

COUNTY ROAD 3609

2855

2871

2889

2889

2889

2925

2925

2949

8664

C-2

8694

1992

3834

1993

MH-1

- 911\_Roads\_ 2020-06-10
- Parcels - 2020 Ownership 06-10-20
- Lake Tawakoni Zoning**
- SF-20 1/2 ACRE
- MH-1
- C-1
- C-2
- PD-2 PLANNED DEVELOPMENT



Disclaimer: The City of Quinlan makes no guarantee or warranty regarding the accuracy of the information shown on this map. Location of property lines, utilities, structures and other elements shown on the map should be verified.

Lot 9, Bryan's Park

0 100 Feet

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# Lake Tawakoni Planning & Zoning

## Zoning Application

Date Received:	_____	Current Zoning	<u>Commercial</u>
Project Name:	<u>USA Auto Sales</u>	Proposed Zoning	<u>Commercial</u>
Project Location:	<u>E Quinlan Parkway, Quinlan Tx 75474 # Acres <u>0.4218</u></u>		
Project Description:	Rezone <input type="checkbox"/>	Special Use <input checked="" type="checkbox"/>	PUD <input type="checkbox"/> Other <input type="checkbox"/>
Parcel ID: <u>104721</u>	Current Use: <u>RAW land</u>	Proposed Use:	<u>used car dealer</u>
Additional Information:	<u>we want to use the land for setting up a used car lot.</u>		

Owner Information:	<u>Cornerstone Properties</u>		
Name:	<u>Emilio David Duran</u>	Contact Person:	<u>Emilio David Duran</u>
Address:	<u>3023 Crest Ridge Drive, Dallas Texas 75228</u>		
Phone Number:	<u>214 621 4600</u>	Fax Number:	_____
Email:	<u>David Duran Properties @yahoo.com</u>		

Owner's Agent	Contact Person	Phone Number	Email
<u>Emilio David Duran</u>		<u>214 621 4600</u>	<u>David Duran Properties@yahoo.com</u>
Owner's Acknowledgement	The above named agent is hereby authorized to act on my behalf.		Date
	Signature: _____		
Land Planner	Contact Person	Phone Number	Email
Realtor	Contact Person	Phone Number	Email
Surveyor	Contact Person	Phone Number	Email
Engineer	Contact Person	Phone Number	Email <input type="checkbox"/>
Other	Contact Person	Phone Number	Email

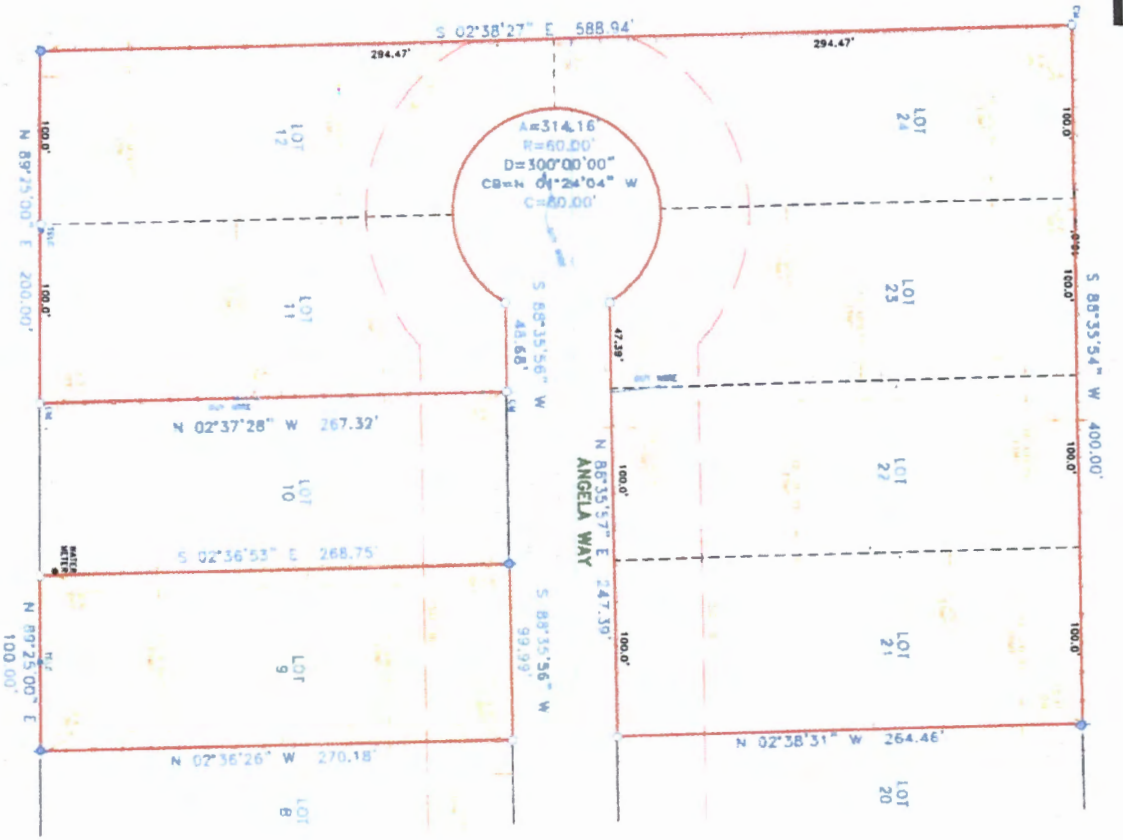
I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances will be complied with whether specified or not. The granting of zoning approval does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction, land use or land subdivision.

Signature of Applicant: Emilio David Duran Date: 2-11-21

**OFFICE USE ONLY: Reviews are requested from all departments prior to application approval.**

Water/Sewer	Approved By _____	Date _____	Zoning	Approved By _____	Date _____
Platting - City / County	Approved By _____	Date _____	Other	Approved By _____	Date _____

Pre-Application Conference Date \_\_\_\_\_ Completed \_\_\_\_\_ Total Fees: \_\_\_\_\_  
 Planning & Zoning Comm. Date \_\_\_\_\_ Approved \_\_\_\_\_ Receipt #: \_\_\_\_\_  
 Commissioners Court Date \_\_\_\_\_ Approved \_\_\_\_\_ Ordinance # \_\_\_\_\_



THE COMBINATION / DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL GOVERNMENT CODE REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNMENT BODY TO VERIFY THE EXISTING ZONING AND TO OBTAIN ANY NECESSARY PERMITS. THE SURVEYOR HAS NO RESPONSIBILITY TO OBTAIN ANY PERMITS OR TO VERIFY THE ACCURACY OF ANY RECORDS.

- NOTES:
- 1) THE SURVEYOR'S CLIENTS AND BUILDING LINES ARE BY RECORDS PLAT UNLESS OTHERWISE NOTED.
  - 2) PROPERTY SUBJECT TO EASES, EASEMENTS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN BOOKS 58 PAGE 375, VOLUME 370, PAGE 123, VOLUME 380, PAGE 194, VOLUME 131, PAGE 175.

E. QUINLAN PARKWAY

E. Quinlan Parkway

All these certain lots, tracts or parcels of land being Lot 8 in the Bryan Park Subdivision, a subdivision in Hunt County Volume 96, Page 377, Real Property Records of Hunt County.

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SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (J.T. Cornerstone Properties and Allegiance Title Company, in accordance with G.F. No. 21115852-ALR, Inc. (a) this survey forth hereon were prepared from an actual on-the-ground conducted by the Surveyor, or under his direction; (c) all r correctly shown; Use of this survey by any other parties on at User's own risk and any loss resulting from other use; The undersigned. The plot hereon is a correct and accurate lines and dimensions are as indicated; location and type of EXCEPT AS SHOWN, all improvements are located within the indicated and there are no visible and apparent encroachments ground.

Executed this 22nd day of January, 2021

*J.T. Thompson*

J.T. Thompson  
Registered Professional Land Surveyor No. 4604



NOTE: According to the F.T.R.M. in Map No. 482109928B, this property does fall in Zone 1.

DATE	REVISIONS	NOTES

LEGEND

- 1/2" iron rod found
- 1/2" iron rod set
- 1/2" iron rod driven
- 1/2" iron rod found
- 1/2" iron rod set
- 1/2" iron rod driven
- 1/2" iron rod found
- 1/2" iron rod set
- 1/2" iron rod driven

SCALE

DATE

JOB NO.

G.T. NO.

DRAWN

18225 Shish Road, Ste. 240  
Denton, TX 76228  
P 214-348-2248  
F 214-348-2232  
www.cbgs.com

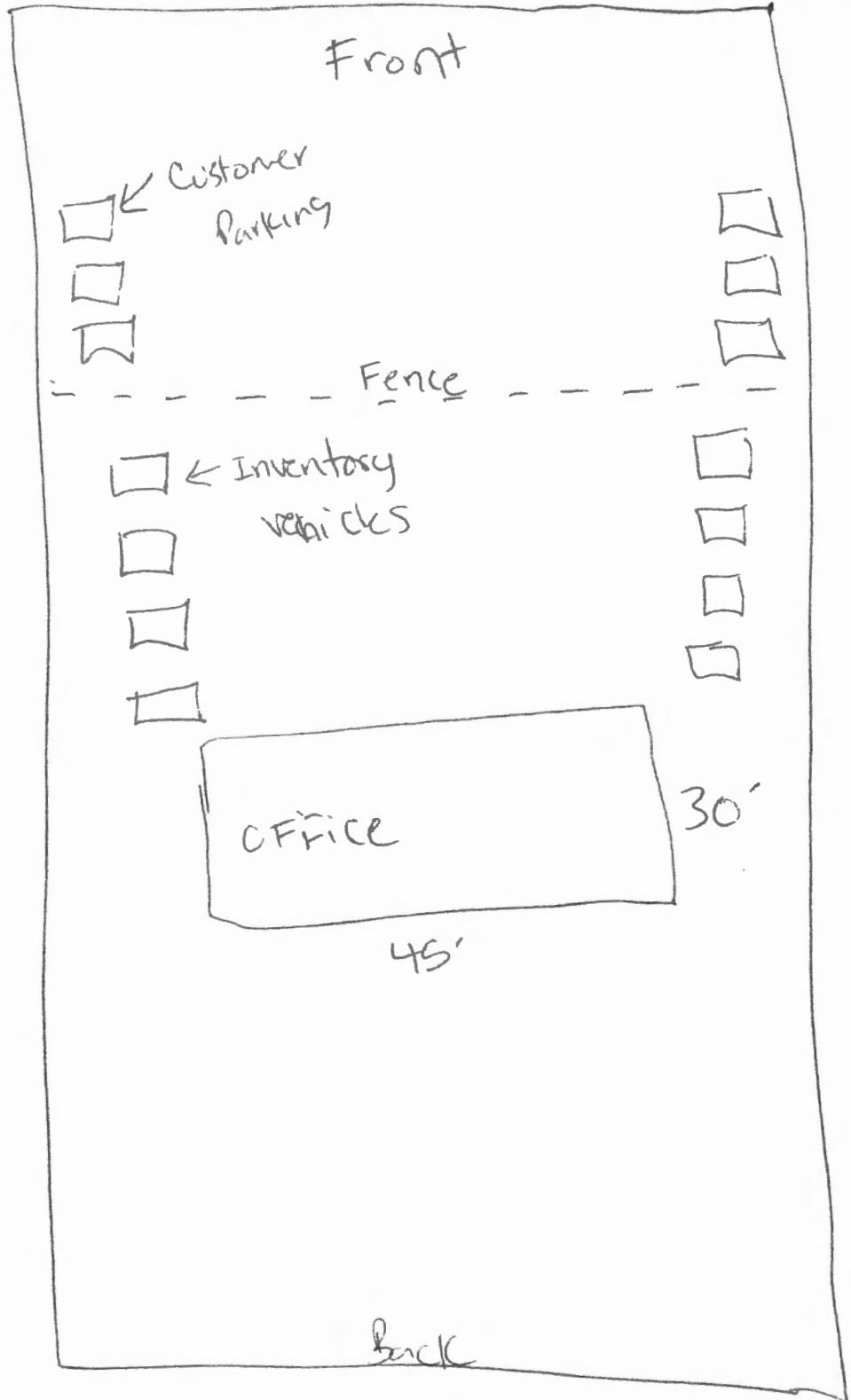
LOTS 8, 11, 21, 22, 27

HUNT CO.

Lot: 204721

Hwy 276

Grading: Gravel

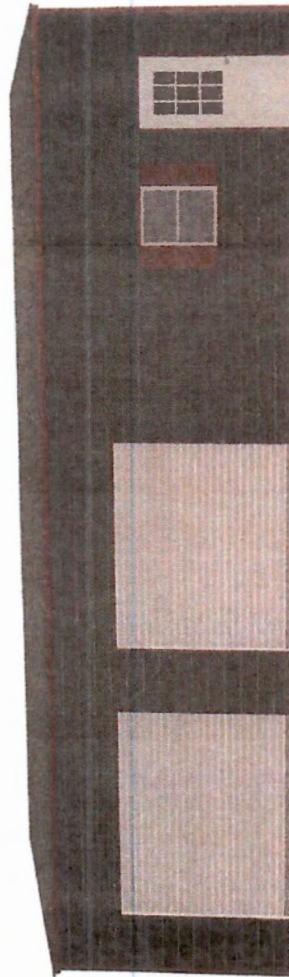






Questions? Contact us at 800-636-4700

Your State: [Texas](#)



30' W x 45' L x 11' H

Approximate center clearance: 14' 9"

- HOME
- LEFT
- RIGHT
- IN
- OUT
- UNDO
- RESET



Type here to search

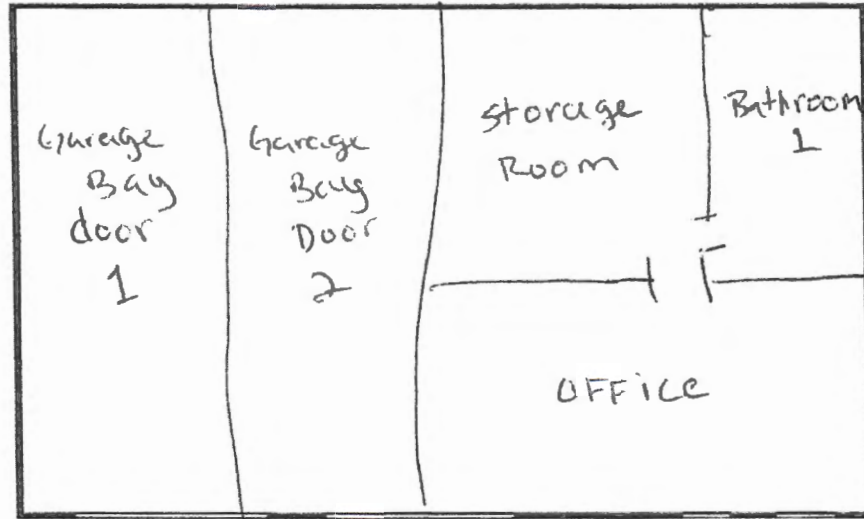
- [SAVE](#) [INVOICE](#)
- [STYLE](#) >
- [SIZE](#) >
- [SIDES & ENDS](#) >
- [ADDITIONAL OPTIONS](#) >
- [DOORS, WINDOWS, & FRAMEOUTS](#) >
- [COLORS](#) >
- [SERVICES, FINANCING, & WARRANTY](#) >
- [STRUCTURE DETAILS](#) >
- [SAVE](#) [INVOICE](#)



Back

45'

Left Side 30'



30' Right Side

C2 C2 C1 C3  
3' 10' 3' 1'' 10' 8' 11'' 2' 6'' 2' 5' 3' 2 1/2''

Front

\$ 1350 SQ. FT.

\* The Building will stand on a concrete foundation