



**City of Lake Dallas
Planning and Zoning Commission
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, May 21, 2020 at 7:00 p.m.
Agenda**

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act, and in an effort to protect the health and safety of the public, members of the public will not be admitted to the meeting room to attend the meeting. Members of the public who desire to listen to proceedings of the meeting may dial the following toll-free number and, when prompted, enter the following Meeting ID #, beginning at 6:45 p.m. to join the meeting:

**Toll Free Number: 877-853-5257
Meeting ID#: 833 6700 7733
Password: 941353**

Any person wishing to provide comments during Item 4 – Citizen Agenda & Public Comment, or on any matter to be considered on this agenda, should email such comments to the City Secretary at cdelcambre@lakedallas.com by 3:00 p.m. on Thursday, May 21, 2020.

- 1. Call to Order and Determination of Quorum**
- 2. Pledges of Allegiance**
- 3. Approval of Minutes for the Meeting of February 20, 2020**
- 4. Citizen Agenda & Public Comment**

An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission on this agenda. To address the Planning & Zoning Commission, please send your comments to the City Secretary before 3:00 p.m. on the date of this meeting. Comments sent by e-mail will be read aloud so that they are included in the recorded record of the meeting. In keeping with the Council's procedures for limiting speaking time to five (5) minutes per speaker, any written comments provided for this item should be kept short enough so that they can be read aloud in five (5) minutes or less.

The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning

Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

5. Conduct a public hearing and consider a request to approve a replat of Lots 1-6 and 11-16, Block 1, Lake Dallas Sites into two larger lots, including a request to vacate a portion of Carrollton Street. The Property is more commonly known as 112 N. Lakeview Drive. (Case P-2020-01)
6. Conduct a public hearing and consider a request to change the zoning for 0.53± acres out of the M. Wright Survey Abst. No.-1355, from C1-DD Commercial with Downtown Overlay and C3-DD Commercial with Downtown Overlay to C3-PD Commercial Planned Development to allow the installation of a laundromat. The Property is more generally known as 312 S. Shady Shores.
7. **Announcements or requests for future agenda items**
8. **Adjournment of Regular Meeting**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before May 12, 2020 at 6:00 p.m.



Codi Delcambre, City Secretary

If you plan to attend this public meeting telephonically and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

**State of Texas
County of Denton
City of Lake Dallas**

**Planning and Zoning Commission Minutes
February 20, 2020**

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on February 20 2020 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Ben Gilbert called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Ben Gilbert

Melody Parlett

Lester Rayborn

John Moore

Jayme Potter

Chairperson, Member 1

Member Place 2

Member Place 3

Member Place 4

Member Place 5

Absent: Ian Bryant

Alternate 1

Staff Present: John Cabrales, City Manager, and Glenda Cowling, Permit Tech.

2. Pledge of Allegiance was given by Ben Gilbert.

3. Approval of minutes for the meeting of January 16, 2020.

Motion Lester Rayborn moved to approve the minutes as presented. Melody Parlett second the motion. Motion carried.

Ayes: Ben Gilbert, Melody Parlett, John Moore, Lester Rayburn, and Jayme Potter.

Nays: None.

Motion carried 5-0

4. Citizen Agenda & Public Comment

An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. In order to address the Planning and Zoning Commission, please complete a Public Meeting Appearance Card and present it to the Permit Tech prior to the start of the meeting. The Texas Open Meeting Act prohibits deliberation by the Planning and Zoning Commission of any subject which is not on the posted agenda, therefore the Planning and Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

No one requested to speak.

5. **Change the zoning for 22.223 acres of land described as a portion of the N. French Survey Abstract A-424, from R-1-10000/C1 Single Family Dwelling and Commercial to Planned Development (PD-Ord. 2019-10) District for uses permitted in the MF-3 Multifamily and C-2 Commercial District to allow for a 300-unit multifamily development on approximately 16 acres and commercial development on approximately six acres. The property is more commonly known as 502 N. Shady Shores Drive. The applicant is Matthew Peterson. (Case Z-2020-01) (Continued from January 16, 2020 (Public Hearing))**

John Cabrales, City Manager introduced Mr. Matthew Peterson of Studio 2547 as the Applicant and it is staff's understanding that Mr. Peterson wishes to purchase all or a portion of the property from the owner, Brad Boswell, with the intent of constructing a 300-unit multifamily development on approximately 16 acres, with the remaining portion for commercial mixed use. Staff understands that Mr. Peterson will develop the multifamily portion and work with a partner on the commercial portion. To accomplish this, the Applicant is proposing approximately 16 acres of R-3 PD with the remainder as C-1.

Matthew Peterson presented a slide presentation giving the tabulations with explanations, community features, and Community Features with the Apartment Amenities. Matthew Peterson also presented the following revisions on concerns the Commission had discussed at their January 16th Planning and Zoning meeting.

- Revised their PD-Mixed Use retail to extend across the entire Swisher Road frontage of their property.
- Will continue to make revisions to their site plan sufficient that the staff believes that a final PD site will be ready for the ordinance that will be sent to City Council. The revisions include additional dimensions and proposed exterior building materials.
- Have not prepared a complete traffic impact analysis (TIA) at this time but have provided additional information from a traffic engineer showing that the proposed zoning would reduce the daily and peak hour trips over what could occur under the existing zoning and they will prepare a full TIA during the platting and site plan development stage.

John Cabrales briefed the Commission that the city was steadily working with Matthew Peterson to make this request work for both the City and the Applicant. John Cabrales explained the Commission could request certain items from the developer such as the dog park being opened to the public and five-foot wide sidewalks.

Public hearing started at 7:45 pm.

Margaret McCarty expressed her concerns regarding the number of apartments to be built and the additional traffic that will have on the current residents. Linda Barnard expressed her concerns regarding the traffic and water drainage.

Public hearing closed at 7:50 pm.

Motion John Moore moved to approve the proposed PD zoning for the 22.233 in the N. French Survey Abstract No A-424 with the stipulations of:

- Five-foot Sidewalks
- Dog park for public access
- Masonry requirements

Lester Rayburn second the motion.

Ayes: John Moore, Ben Gilbert and Lester Rayburn

Nays: Melody Parlett and Jayme Potter

Motion carried 3-2

6. Change the zoning for 6.767 acres of land described as Lots 2-A and 3-A, Gatlin Addition, from C-1 retail and C- Commercial to R-PD-Planned Development District to allow the construction of 55 single family lots on 2.9 SF minimum lots. The Property is more generally known as 301 Carlisle Drive. The applicant is Marykay Smith.

John Cabrales introduced Marykay Smith as the (Applicant) for her presentation on the proposed zoning change. She presented the following features of her proposed project:

- Proposed Front Yard setback of fifteen (15) feet with allowable ten (10) feet encroachment for front porches; however, greater depths shall be permitted at the discretion of the developer or homebuilder.
- Side Yard – The minimum distance from any side building line to a property line at any point shall not be less two-and-one-half (2.5) feet, except on a corner lot where such distance shall not be less than five (5) feet.
- Rear Yard – There shall be a rear yard having a depth of not less than ten (10) feet; however, greater depths shall be permitted at the discretion of the developer or homebuilder.
- Width of Lot – The minimum width of the lot shall be forty (40) feet at the building line for all lots.
- Depth of Lot – The minimum lot depth shall be not less than seventy-two (72) feet at the average distance between the front and rear lot lines.
- Area of lot – Every lot shall have an area of not less than twenty-eight hundred (2800) square feet. The minimum floor area of the main building shall not be in the aggregate less than eight-hundred square feet (800 SF) exclusive of porches, garages, and accessory buildings.
- Other Area Regulations shall be found in the Ordinance.

John Cabrales told the Commission that Ms. Smith has applied to rezone Lots 2-A and 3-A, Gatlin Addition, a combined 6.767-acre tract near the corner of Carlisle Dr and the DCTA A-line. It is staff's understanding that Ms. Smith is the owner of the property and wishes to develop the property with the intent of constructing approximately 50 single family homes on 29,000-square-foot lots.

Public hearing opened at 8:35.

Chris Gordon, Adam Oeabody, Olga Chernomvets and Stan Lovelace expressed their concerns regarding the increase of traffic on Carlisle and the zoning changes.

Public hearing closed at 9:00 pm.

The Commission discussed the drainage, traffic study, and the development

Motion: Melody Parlett moved to approve the proposed rezoning as presented subject to:

- Development of a more detailed set of development regulations to allow preparation of a PD Ordinance including five-foot (5 ft.) sidewalks, a traffic study, a drainage study, increase the side yard setbacks to five feet (5ft.) and with an additional point of ingress and egress. Lester Rayburn second the motion. Motion carried.

Ayes: Ben Gilbert, Melody Parlett, John Moore, Lester Rayburn, Jayme Potter

Nays: None

Motion carried 5-0

7. **Consider and make recommendation on a zoning change request for 14.853 acres of land out of the T. White Jr. Survey A-1376 from R-1-7200 Single family Residential to R-PD to allow the construction of 73 single family houses on 5.750 SF minimum lots. The property is more generally known as 707 N. Shady Shores Road. The applicant is Skorburg Company, Inc.**

John Cabrales, City Manager introduced Mr. Bryan Holland (Applicant) of Skorburg Company, Inc. to make a presentation on the proposed Falcon Place project. According to Mr. Holland, the Skorburg Company is:

- Local Privately owned development firm with 35 years of experience
- Over 90 development projects in more than 25 different cities around the DFW metroplex,
- More than 25 current projects in active development
- Reputation for building high quality, long lasting communities
- Projects range from small, infill locations to 800-acre master plans.

According to Mr. Holland, the purpose and intent of Falcon Place is to:

- Create a beautiful timeless community that upholds and enhances the quality of the surrounding environment and adheres to the vision of Lake Dallas through its Comprehensive Plan.
- Design a community that minimizes the impact on adjacent property owners by the implementation of professionally engineered storm water facilities, including detention, to handle the flow of water coming onto the property from neighboring lands and existing storm water system.
- Falcon Place will provide needed increase in tax revenue to support city service and additional residents to help boost the local commercial, retail and philanthropic efforts and activities of Lake Dallas.

Bryan Holland also discussed:

- Subject Property
- Zoning Request
- Architectural Features
- Screening Plan
- Landscaping Plan
- Representative Product

John Cabrales, City Manager, addressed questions regarding the comparison of the zoning change and Type A and Type B lots. He suggested five (5ft.) sidewalks and the time frame for the sidewalks to be completed within 2 years starting date when the first house is completed. One tree proposal to be put on the city property but suggested to have the trees put on private property and go ahead and put in the sidewalks on the front of the development.

Public hearing opened at 10:10 pm.

Bruce Smith, Dan Buckerfield, JoLynne Buckerfield, Devin Ewart, Mike Rakes, Rick Allen, and Donna Hammond spoke concerning the number of houses, the building heights and how the changes were going to affect their neighborhood known as Thousand Oaks.

There was a discussion about the Public Notices had the wrong address. John Cabrales explained even though the address was wrong the legal description was right after talking to the city attorney.

Public hearing closed at 10:29pm

Motion: Jayme Potter moved to deny the proposal. Lester Rayburn second the motion. .

Ayes: Lester Rayburn, and Jayme Porter.

Nays: Jayme Moore, Melody Parlett, and Ben Gilbert.

Motion failed.

Second motion was made by Melody Parlett to approve the proposal with the following:

- Maximum building height reduced from 40 feet to 35 feet.
- Rear setback to be 15 feet.
- Five-foot sidewalks with a 2-year time frame to be completed starting when the first house is completed.
- Eight-foot fence between the project and the Thousand Oak subdivision.

John Moore second the motion.

Ayes: Ben Gilbert, Melody Parlett, John Moore.

Nays: Jayme Potter and Lester Rayburn.

Motion carried 3-2

Adjournment 11:20 pm.

Passed and approved on the _____ day of _____, 2020

Ben Gilbert, Chairperson

Glenda Cowling, Permit Tech

**P&Z COMMISSION
AGENDA MEMO**

Prepared By: David R. Gattis, FAICP, Interim Dir. of Development Services May 21, 2020

Consider and make recommendation on a request to replat Lots 1-6 and Lots 11-16, Block 1, Lake Dallas Sites into two larger lots. The replat includes the vacation of a portion of street right-of-way for Carrollton Street adjacent to Lots 11-16, Block 1, Lake Dallas Sites. A portion of Carrollton Street previously was vacated in 2012. The property is more commonly known as 112 N. Lakeview Drive. (Case P2020-01)

DESCRIPTION:

Consider and make recommendation on a request to replat Lots 1-6 and Lots 11-16, Block 1, Lake Dallas Sites into two larger lots. The replat includes the vacation of a portion of street right-of-way for Carrollton Street adjacent to Lots 11-16, Block 1, Lake Dallas Sites. A portion of Carrollton Street previously was vacated in 2012. The property is more commonly known as 112 N. Lakeview Drive. (Case P2020-01). The owner/applicant is Samuel Montalvo and the property is zoned R-1-6000 Single Family Residential.

BACKGROUND INFORMATION:

Mr. Samuel Montalvo ("Applicant") has applied to replat six existing platted lots, plus a portion of street right-of-way for Carrollton Street, into two larger lots encompassing approximately 0.3 acres at the northeast corner of N. Lakeview Drive and Mosely Street. There is a single-family house on the proposed southern lot. As part of the replat, Mr. Montalvo wants the City to vacate and abandon eight feet of width of Carrollton Street at the rear of the new lots. In exchange, he will dedicate approximately 3.6 feet of additional right-of-way along North Lakeview Drive.

CONFORMANCE WITH COMPREHENSIVE PLAN

The recently-adopted Lake Dallas Vision 2030 Comprehensive Plan shows the property as "Single Family Residential", as well as the surrounding property. The proposed replat conforms to the Comprehensive Plan.

ADJACENT ZONING AND LAND USE:

The existing zoning on the subject property is R-1-6000 Single Family Residential.

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>R-1-6000 Single Family Residential</i>	<i>One single family dwelling</i>
North	R-1-6000 Single Family Residential	Single-family dwellings, detached garages
South	R-1-6000 Single Family Residential	Single-family dwelling
West	R-1-6000 Single Family Residential	Single-family dwellings
East	R-1-6000 Single Family Residential	Single family dwellings

PLANNING ANALYSIS

Conformance with Zoning and Subdivision Ordinances

1. The property is zoned R-1-6000 single family. Each of the proposed lots exceeds the minimum size lot required in the zoning district. It is unclear whether the required zoning setbacks will be maintained for the existing residence with the replat. The applicant's surveyor was requested to provide an exhibit that showed the footprint of existing structures and their setback from proposed property lines, to verify that no encroachments into the required front, side or rear yards were created by the plat, but none was provided.
2. The plat proposes to vacate an eight-foot wide portion of Carrollton Street on the east side, and to dedicate an additional 3.64 feet of right-of-way for North Lakeview Drive along the west side. The existing right-of-way width of North Lakeview Drive is approximately 37.96 feet and would be only 41.6 feet wide with the proposed ROW dedication. Section 94-112(c) of the Subdivision Ordinance requires that all streets be 50 feet wide. Therefore, the minimum right-of-way dedication along the west side should be six feet (6'), or one-half of the deficiency. The right-of-way for Mosely Street is also substandard, so a minimum of five feet (5') of right-of-way should be dedicated.

The applicant notes that there was a five-foot strip dedicated for roadway along the west side of North Lakeview Drive a couple of years ago and the corner clip was also established at that time. Right-of-way was not taken on the east side but they are proposing to give up 3.6 feet on the east side to match the corner clip that was done at that time. Mosely Street right-of-way was matched up to the south line of the replat of Lake Dallas Sites to the east which was approved in 2013.

3. The name of the surveyor should be added to the listing in the lower right-hand corner to comply with Sec. 94-71(1) of the Subdivision Ordinance.
4. Front building setback lines should be added along North Lakeview Drive and Mosely Street to comply with Sec. 94-71(5) of the Subdivision Ordinance.
5. Staff is concerned about Note 1 at the bottom center, which states that a title search has not been conducted. Staff recommends that the applicant verify that all recorded easements that affect these properties are shown on the face of the plat.

Land Use:

The proposed replat has no significant effect on land use. It has the minor benefit of reducing the overall density by combining existing platted lots.

Traffic

1. There is no appreciable effect on traffic on N. Lakeview Drive or Mosely Street.

2. The vacation of the southern 150 feet of right-of-way of Carrollton street results in a remaining 50-foot section of Carrollton street ROW to the north with no access. It would be preferable to vacate this remaining portion of Carrollton Street to the adjoining property owner of Lots 7, 8, 9 and 10 (Dennis Craig, owner) so that the City Does not end up with a land-locked piece of right-of-way.

The applicants state that the Craig property has access to North Lakeview Drive and the Carrollton Street right-of-way should not be an issue that affects this tract. The applicant states that if the Craigs ever replat they would acquire the remnant of the abandoned street at that time.

Drainage

Drainage generally flows from west to east, with less than two-foot of fall over 90 feet. The drainage sheet flows onto the adjoining residential lots to the east. There does not appear to be any need for additional drainage improvements.

FINANCIAL CONSIDERATION:

The proposed development would have minimal effect on City costs and revenues. If additional street right-of-way needs to be acquired, then the taxpayers would need to pay fair market value for the additional right-of-way if not donated.

ISSUES TO RESOLVE:

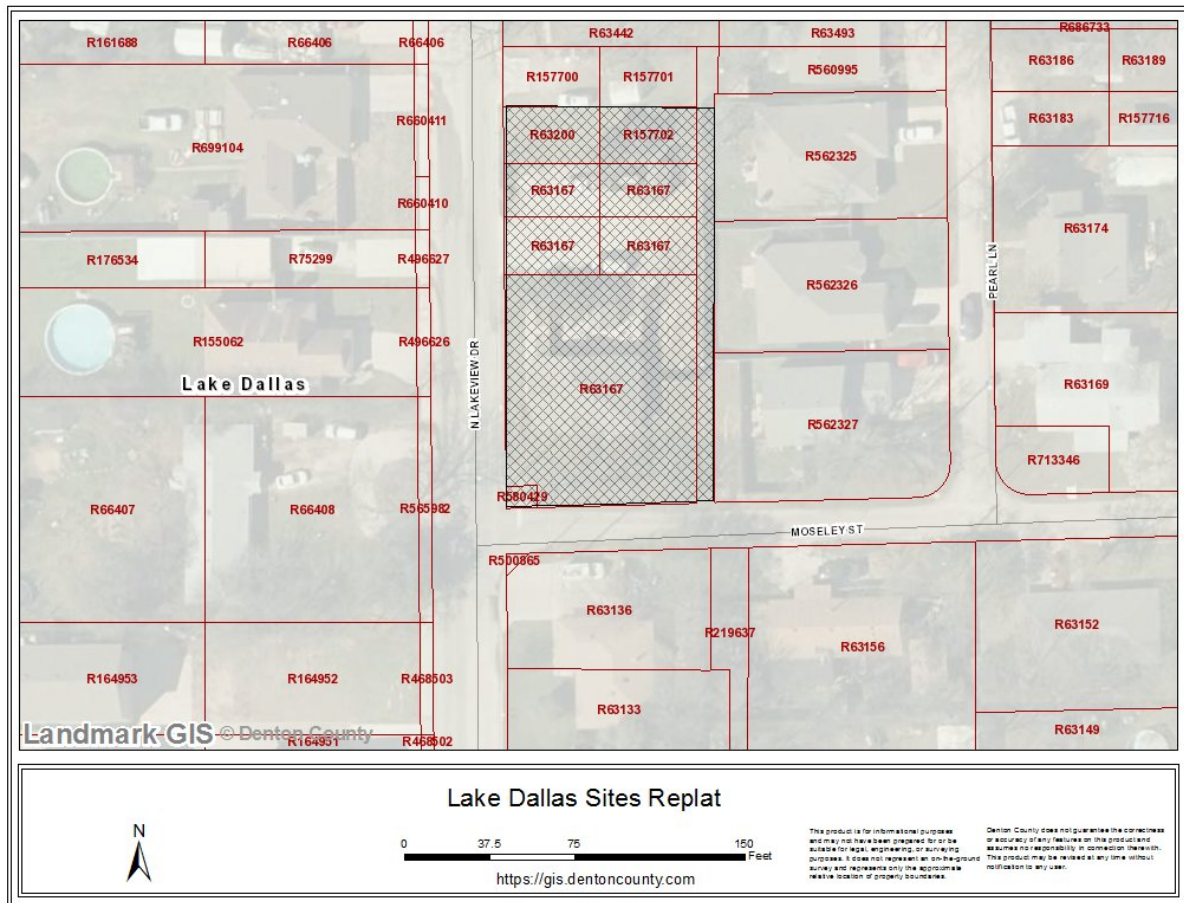
The Commission will need to make a recommendation on the amount of right-of-way that needs to be dedicated along N. Lakeview drive (Staff suggests six feet while applicant is offering 3.6 feet) and along Mosely Street (staff is suggesting five feet while applicant is offering zero feet).

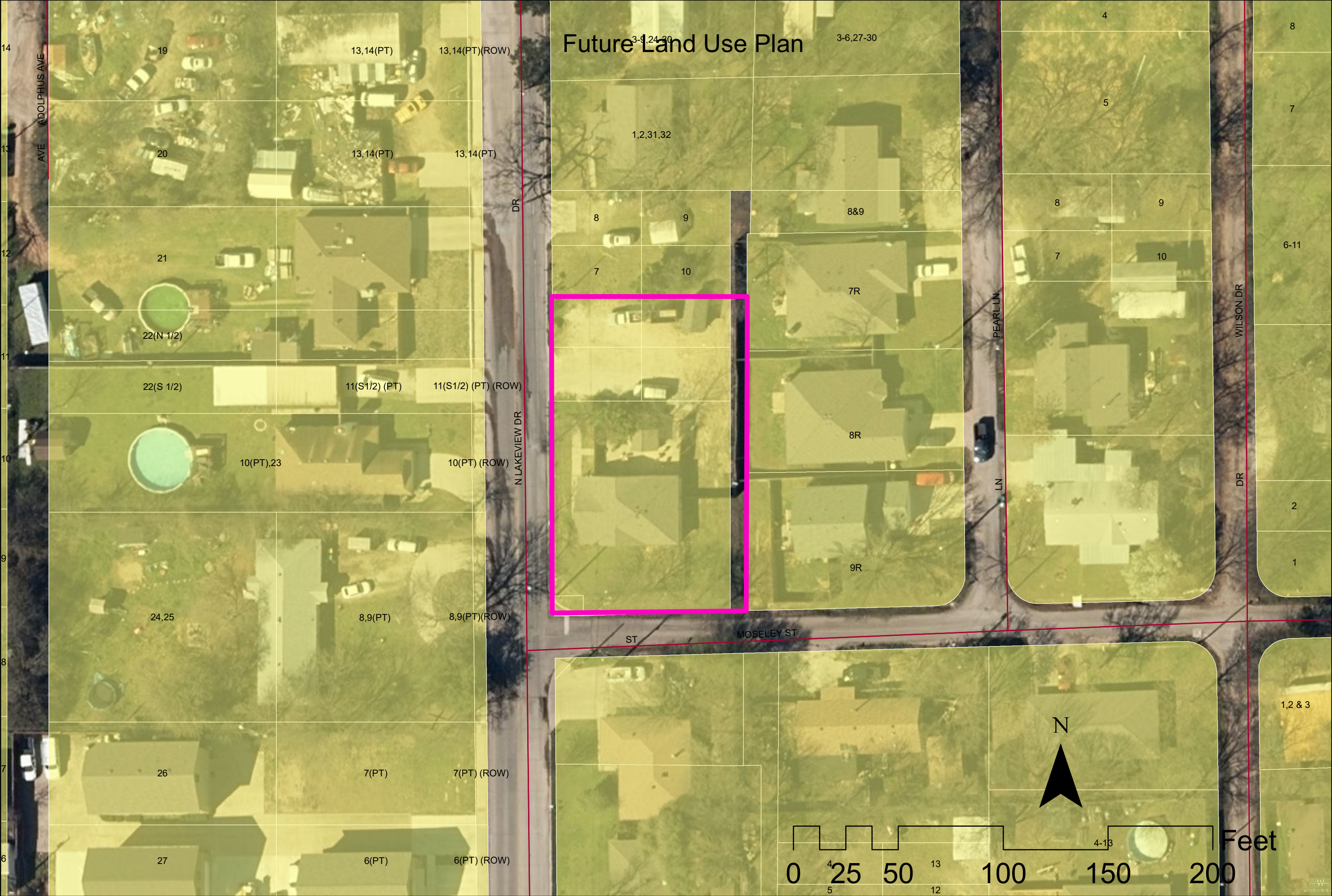
RECOMMENDED MOTION:

I move that the Planning and Zoning Commission recommend that the City Council approve the proposed replat of Lots 1-6 and Lots 11-16, Block 1, Lake Dallas Sites subject to the following conditions:

1. That ____ feet of right-of-way be dedicated along N. Lakeview Drive and that ____ feet of right-of-way be dedicated along Mosely Street.
2. Provide verification that the proposed replat will not result in any encroachments by existing buildings into the required front, side or rear yards.
3. Add the name of the surveyor to the listing in the lower right-hand corner.
4. Add front building setback lines along North Lakeview Drive and Mosely Street, and
5. Verify that all recorded easements that affect these properties are shown on the face of the plat.

VICINITY MAP:



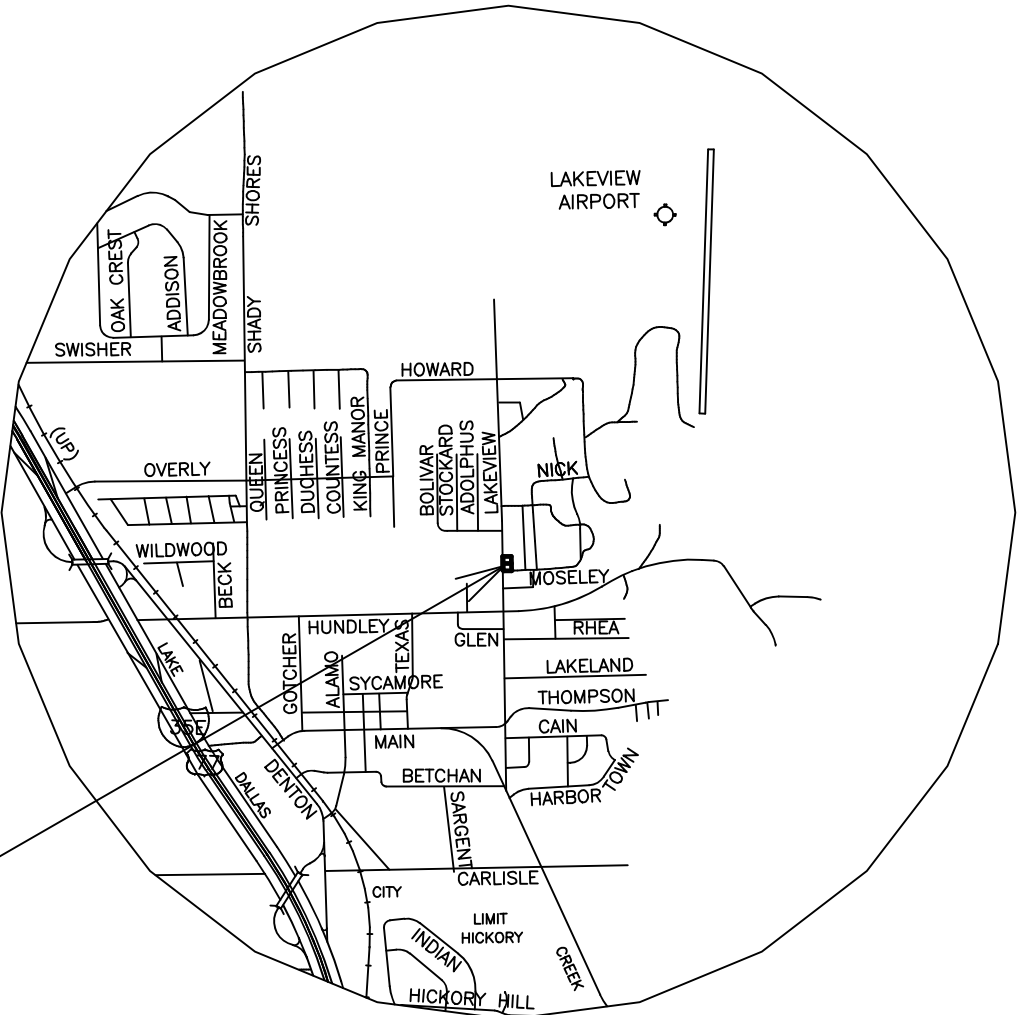


2019 Zoning Map

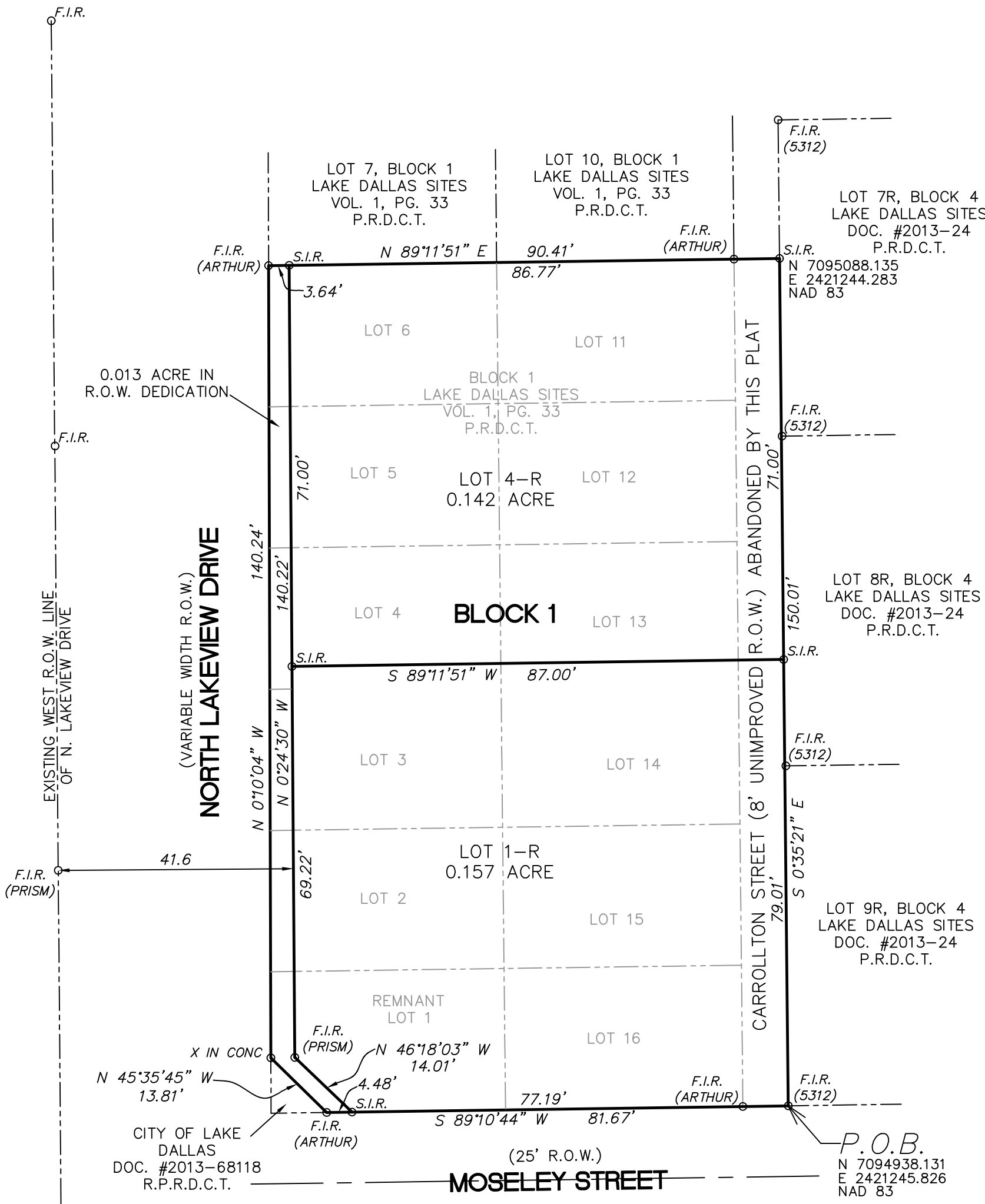
City of Lake Dallas, Texas



PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS I, Samuel Montalvo am the owner of that certain lot, tract, or parcel of land situated in the M.E.P. and P.R.R. Company Survey Abstract Number 924 in the City of Lake Dallas, Denton County, Texas, being a part of Lot 1 and all of Lots 2 through 6 and 11 through 16, Block 1 of Lake Dallas Sites, an addition to the City of Lake Dallas, Denton County, Texas according to the plat thereof recorded in Volume 1, Page 33, Plat Records, Denton County, Texas and being a part of Carrollton Street unimproved right-of-way, and being more particularly described as follows:

BEGINNING at a capped iron rod marked 5312 found for corner in the north line of Moseley Street, a public roadway having a right-of-way of 25.0 feet, said point being the southwest corner of Lot 9R, Block 4 of Lake Dallas Sites, an addition to the City of Lake Dallas, Denton County, Texas according to the plat thereof recorded under Document Number 2013-24, Plat Records, Denton County, Texas;

THENCE S 89° 10' 44" W, 81.67 feet with said north line of said Moseley Street to a capped iron rod marked Arthur found for corner at the beginning of a right-of-way flare;

THENCE N 45° 35' 45" W, 13.81 feet with said right-of-way flare to an "X" in concrete for corner in the existing east line of North Lakeview Drive, a public roadway having a variable width right-of-way;

THENCE N 00° 10' 04" W, 140.24 feet with said east line of said North Lakeview Drive to a capped iron rod marked Arthur found for corner, said point being the southwest corner of Lot 7 inn said Block 1 of said Lake Dallas Sites;

THENCE N 89° 11' 51" E, 90.41 feet with the south line of said Lot 7 and with the south line of Lot 10 in said Block 1 of said Lake Dallas Sites to a capped iron rod marked RPLS 4561 set for corner in the west line of Lot 7R in said Block 4 of said Lake Dallas Sites;

THENCE S 00° 35' 21" E, 150.01 feet with the west line of said Block 4 to the PLACE OF BEGINNING and containing 0.312 acre of land, of which 0.013 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOTS 1-R and 4-R, BLOCK 1, LAKE DALLAS SITES, being a replat of part of Lot 1 and all of Lots 2 through 6 and 11 through 16, Block 1 of Lake Dallas Sites, an addition to the City of Lake Dallas, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2020

Samuel Montalvo

STATE OF TEXAS
COUNTY OF DENTON:
This instrument was acknowledged before me on _____, 2020 by Samuel Montalvo.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL
The City hereby approves this Plat for recording.
Approved this ____ day of _____, A. D. 2020

Chairman, Planning and Zoning Commission
City of Lake Dallas

APPROVED AND ACCEPTED
Approved and accepted this ____ day of _____, A.D. 2020

Mayor, City of Lake Dallas

WITNESS MY HAND this ____ day of _____, 2020.

City Secretary

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
- The purpose of this Plat is combine 12 small lots into two residential lots.
 - All monuments are capped 1/2" steel rods unless otherwise noted and are tied to the existing lots of record as noted in the legal description of the dedication of this plat.
 - All building setbacks shall conform to current City Subdivision Ordinances and Zoning Regulations.

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

OWNER/DEVELOPER
SAMUEL MONTALVO
602 MYERS DRIVE
LAKE DALLAS, TX 75065
(817) 239-8843

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL REPLAT
LOTS 1-R AND 4-R, BLOCK 1
OF LAKE DALLAS SITES
BEING A REPLAT OF PART OF LOT 1 AND ALL OF
LOTS 2-6 AND 11-16, BLOCK 1 OF LAKE DALLAS SITES
AND BEING 0.312 ACRE IN THE
M.E.P. & P.R.R. CO. SURVEY A-924
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS

LANDMARK
SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784

DRAWN BY: BTH SCALE: 1"=20' DATE: 07 NOVEMBER, 2019 JOB NO: 194769



**P&Z COMMISSION
AGENDA MEMO**

Prepared By: David R. Gattis, FAICP, Interim Dir. of Development Services May 21, 2020

Consider and make recommendation on a request to rezone Tract 15 of the Wright Survey A-1355A from C1-DD Commercial with Downtown overlay and C3-DD Commercial with Downtown overlay to C3-PD Commercial Planned Development for the purpose of allowing a laundromat. The property is more commonly known as 312 S. Shady Shores Drive. (Case Z-2020-05)

DESCRIPTION:

Consider and make recommendation on a request to rezone Tract 15 of the Wright Survey A-1355A from C1-DD Commercial with Downtown overlay and C3-DD Commercial with Downtown overlay to C3-PD Commercial Planned Development for the purpose of allowing a laundromat. The property is more commonly known as 312 S. Shady Shores Drive. The owner is Bob Altman and the applicants are Chris and Jessica Haney.

BACKGROUND INFORMATION:

1. The request is to revise the zoning for the property at 312 S. Shady Shores to clean up the current split zoning and to add a PD to remove laundromat as a prohibited use in the Downtown overlay District. The northern one-third of the property is zoned C1-DD Commercial with Downtown overlay and the remainder is zoned C3-DD. A laundromat is a permitted use in both the C1 and C3 Districts but is listed as a prohibited use in the Downtown overlay.
2. There is an existing structure on the property with Liberation Coffee and Shear Design Salon as current tenants. A car wash is located to the north, a residence to the east, a fast-food restaurant (Sonic) is located to the south, and the DCTA rail line is to the west across S. Shady Shores Drive.

CONFORMANCE WITH COMPREHENSIVE PLAN

The recently-adopted Lake Dallas Vision 2030 Comprehensive Plan shows the property as "Downtown Mixed Use", as well as the surrounding property. The Downtown Mixed Use category is meant to include horizontal and vertical mix of uses including residential, retail, institutional and office with secondary uses of lifestyle residential and associated supporting uses. One could argue that a laundromat is a support use for residential. It is not clear whether the propose rezoning conforms to the Comprehensive Plan.

ADJACENT ZONING AND LAND USE:

The existing zoning on the subject property is C1-DD and C3-DD Commercial with Downtown overlay.

DIRECTION	ZONING	EXISTING USE
Subject Property	<i>C1-DD Commercial with Downtown overlay; C3-DD Commercial with Downtown overlay</i>	<i>Commercial strip center</i>
North	C1 Retail	Car wash
South	C3-DD Commercial with Downtown overlay	Fast food restaurant (Sonic)
West	C3-DD Commercial with Downtown overlay	Street right-of-way; DCTA rail line
East	C1-Retail; C3-DD Commercial with Downtown overlay	Single family dwellings

PLANNING ANALYSIS

Conformance with Zoning and Subdivision Ordinances

1. The lot is split-zoned and should be rezoned to all one use or the other. Since the majority of the lot is zoned C3-DD Commercial with Downtown overlay, staff prefers rezoning to the base C3 district.
2. While both the C1 and C3 commercial districts allow laundromats, the Downtown overlay specifically prohibits laundromats as a permitted use. Since the current staff is not aware of the rationale for prohibiting laundromats from the Downtown overlay district, we have no opinion about the merits of the request.
3. The property is unplatted and is listed as tract 15 of the Wright Survey A-1355A. The tract encompasses approximately 22,999 square feet, or 0.53 acres. Since no new construction is proposed, there is no need to plat the property at this time.

Land Use:

The proposed use will be located within an existing commercial building. There may be slightly increased noise, but otherwise should have no adverse effects on adjacent property. Many problems associated with laundromats result from inadequate onsite management, so the Commission may want to inquire about whether onsite personnel will be present and clarify the proposed operating hours.

Traffic

There should be no appreciable effect on traffic on S. Shady Shores over any other allowed commercial use.

Drainage

Drainage generally flows from east to west toward S. Shady Shores Drive and a drainage channel between S. Shady Shores Drive and the DCTA rail line. Since the proposed use will be in an existing building, there will be no change in runoff.

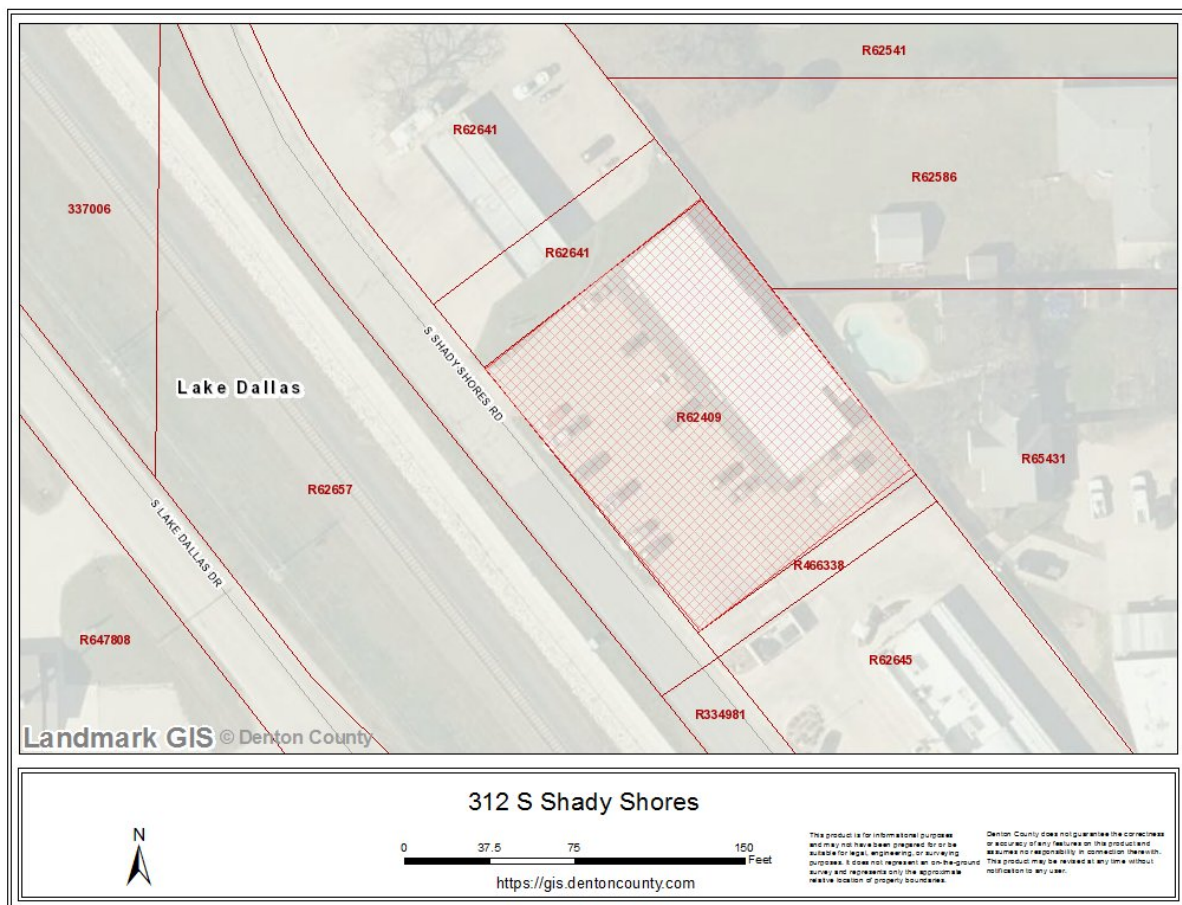
FINANCIAL CONSIDERATION:

The proposed development would have minimal effect on City costs and revenues.

RECOMMENDED MOTION:

I move/deny that the Planning and Zoning Commission recommend that the City Council approve the proposed rezoning of Tract 15 to C3-PD to specifically allow a laundromat.

VICINITY MAP:



Future Land Use Plan

