



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, July 15, 2021, at 7:00 p.m.
Agenda**

1. Call to Order and Determination of Quorum

2. Pledges of Allegiance

3. 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. Speakers will be limited to five (5) minutes each. 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.

4. Approval of the minutes of the May 20, 2021, regular meeting.

5. Hold a discussion and make a recommendation to City Council regarding the appointment of members to the City of Lake Dallas Planning and Zoning Commission.

6. Conduct a public hearing and make a recommendation on an ordinance changing the zoning relating to the development and use of Lot 7, Block 1, Providence Addition, generally located at the northwest corner of Betchan Street and Main Street, from Retail (C-1) with a Downtown Overlay to Residential R-1-6000 with a Downtown Overlay.

7. Conduct a public hearing and make a recommendation on an ordinance considering changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424; generally located on the north side of Swisher Road and approximately 1,095 feet east of North Shady Shores Road from Retail (C-1) and Residential R-1-1000 to Planned Development Multi-family (PD-R-3).

8. Consider and make recommendation on a Site (SP-21-002) for Advanced Fabrication, a proposed Professional Office, being approximately .82 acres of land, being located at 118 Gotcher Avenue and being legally described as Lot 1R-1, Block 1, Gotcher Addition, City of Lake Dallas, Denton County, Texas.

9. Announcements and requests for future agenda items.

10. Adjourn.

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 July 12, 2021 at 4:30 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. 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**

Minutes: Planning and Zoning Commission Minutes

The Lake Dallas Planning and Zoning Commission met in a regular meeting on May 20, 2021, at Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065; 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: Planning and Zoning Commission

Ben Gilbert	Chair
Christian Cline	Place 3
Annette Fuller	Place 4
Lester Raborn	Place 5

Absent:

Staff present: Angie Manglaris, Director of Development Services

2. Pledge of Allegiance was led by Ben Gilbert.

3. Citizen Agenda & Public Comment

No public input was received.

4. Approval of the minutes of the April 15, 2021, meeting.

Motion: to approve the minutes of April 15, 2021, as presented was made by Lester Raborn. Anette Fuller Seconded the motion.

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4 -0

5. Conduct a public hearing and make recommendation on a Specific Use Permit request to allow for the use “contractor’s shop/yard” for 3-H Concrete, a business to be located on a

.44 acre tract of land, being located at Block A, Lot 1, Advantage Mechanical Addition, being located in the City of Lake Dallas, Denton County, Texas, the property is more commonly known as 411 Goliad Avenue (SUP-21-001).

Angie Manglaris, Director of Development Services, presented the staff report and gave an overview of the Special Use Permit request. Ms. Manglaris answered questions from the Commission regarding Special Use Permits and when they expire.

The public hearing opened at 7:09 p.m. No public input was received. The public hearing was closed at 7:09 p.m.

Motion: Member Fuller motioned to recommend City Council approve the Special Use Permit as presented. Member Cline seconded.

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

6. Conduct a public hearing and make recommendation on Special Use Permit request to allow for the sale of alcohol for Dan's Cellar, a vendor to be located inside Enchanted Gift Shop, situated at Block 13, Lots 1-2, OT Garza Addition, Lake Dallas, Denton County, Texas, the property is more commonly known as 278 Main Street (SUP-21-002).

Ms. Manglaris presented the staff report and gave an overview of the Special Use Permit request. Ms. Manglaris answered questions from the Commission regarding the distance between the proposed use and the Lake Dallas Elementary School.

The public hearing opened at 7:21 p.m.

Wes Eversole, Deputy Superintendent of Lake Dallas ISD, 104 Swisher Drive, Lake Dallas, TX 75065, spoke as a representative of the School District in opposition of the application.

The public hearing was closed at 7:26 p.m.

Motion: Member Raborn motioned to recommend City Council deny the Special Use Permit as presented. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Annette Fuller

Nays: Christian Cline

Motion Passed 3-1

7. **Conduct a public hearing and make recommendation on a Zoning Change request for a ±2.752 acre tract of land situated in the M. Wright Survey, Abstract No. 1355, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Thomas Edward Deeb recorded in Document Number 2015-8131 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.) and being more particularly described; generally located at 440 Betchan Street from R-1-6000 Single Family (R-1-6000) to Planned Development Residential R-1-6000 (Case Z-21-003).**

Ms. Manglaris presented the staff report and gave an overview of the planned development request. Ms. Manglaris answered questions from the Commission regarding the differences between the current zoning and the proposed planned development.

Mr. Paul Perry, owner and applicant, addressed the Commission, gave an overview of the proposal, and answered questions regarding the project.

The public hearing opened at 8:03 p.m.

Mr. Stan Lovelace, 419 Carlisle Drive, Lake Dallas, Texas 75065, spoke in opposition of the zoning change request.

The public hearing closed at 8:06 p.m.

Motion: Member Raborn motioned to recommend City Council approve the Planned Development request as presented. Member Fuller seconded.

Ayes: Ben Gilbert, Lester Raborn, Christian Cline, Annette Fuller

Nays: None.

Motion Passed 4-0

8. **Announcements and requests for future agenda items.**

Ms. Manglaris updated the Commission on recently considered Council items and future development projects.

9. **Adjourn – 8:23 p.m.**

Passed and approved on the _____ day of _____, 2021

Ben Gilbert, Chairperson

Angie Manglaris, Director of Development Services



PLANNING AND ZONING COMMISSION
AGENDA MEMO

Prepared By: Angie Manglaris, Director of Development Services

July 15, 2021

APPOINTMENT OF PLANING AND ZONING COMMISSIONERS

DESCRIPTION:

Receive a report, hold a discussion, and make a recommendation to City Council regarding the appointment of members to the City of Lake Dallas Planning and Zoning Commission.

BACKGROUND INFORMATION:

The Planning and Zoning Commission is charged with the review of development plans, policies, and programs in the City of Lake Dallas. The Planning and Zoning Commission consists of five (5) members and two (2) alternate members appointed by City Council. Members of the Commission are appointed to two (2) year terms. In July 2021, City staff received an application to serve on the Planning and Zoning Commission from Ms. Carol Ann Connors.

The Planning and Zoning Commission currently has one (1) vacancy for Member Place 2 and two (2) alternate vacancies.

Ms. Connors has lived in Lake Dallas for over 21 years and meets the residency requirement for serving on a Board or Commission in the City.

FINANCIAL CONSIDERATION:

There is no financial impact to the taxpayers of Lake Dallas.

RECOMMENDED MOTIONS:

I make a motion to recommend City Council appoint Carol Ann Connors to serve as a member on the Planning and Zoning Commission.

ATTACHMENT(S):

1. Application for Boards and Commissions: Carol Ann Connors

CITY OF LAKE DALLAS
212 Main Street, Lake Dallas, Texas 75065

APPLICATION TO SERVE ON BOARD OR COMMISSION

Notice: The City of Lake Dallas requires that all potential candidates for a City Board or Commission undergo a background check to ensure that no one with a criminal background or with inappropriate social media content is representing the city in any capacity. By signing this application you agree to undergo such background check and social media scrutiny. The applicant must also meet the requirements specified on the back of this form.

An acknowledgement and consent to a background check must be signed on the back of this form.

Name: CAROL ANN CONNORS (DICKSON) Date: 07/07/21
Street Address: 754 TEXAS OAK TRAIL LAKE DALLAS, TX 75065
Mailing Address: SAME
Employer: LEGACY SOUTHWEST PROPERTY Mgmt Home/Cell Phone: 940 206-7734
E-mail address: caganzer@yahoo.com
Length of time as resident 21 Yrs 7 Months Date of Birth 05/27/1953

Please number your choice of the boards, commissions or committee you would like to serve on by numbering your first, second and third choices:

 Board of Adjustment (Building)
 1 Planning & Zoning Commission
 Board of Appeals
 Animal Shelter Advisory Board

 2 Community Development Corporation
 3 Park & Recreation Board
 Library Board

List any board, commission or committee you currently serve on: NONE

Please provide any education, experience, memberships or knowledge that you wish to be considered for your request to be appointed to the above: FORMER DENTON P+Z, FORMER MEMBER
LAKE DALLAS P+Z, FORMER MEMBER + CHAIR LAKE DALLAS
ECONOMIC DEVELOPMENT CORPORATION, FORMER MBR LAKE DALLAS
BOARD OF ADJUSTMENT, FORMER LAKE DALLAS CITY COUNCIL,
PLACE 2. I HAVE OVER 30 YEARS EXPERIENCE IN
REAL ESTATE SALES + PROPERTY MGMT. I AM CURRENTLY
HOA MGR FOR A LUXURY TOWNHOME COMMUNITY IN CARROLLTON.

Boards, commissions, and committees meet a minimum of one night each month and the meetings typically last 2 - 4 hours.

Please see reverse side

**City of Lake Dallas
Boards and Commissions Requirements**

All applicants for Boards or Commissions must meet the following requirements:

1. Must be a qualified (registered) voter.
2. Must be at least twenty-one (21) years of age.
3. Must be a resident of the city for at least six months preceding the appointment.
4. Must be current on payment of all taxes.
5. Must be of good moral character.
6. Must agree to comply with the attendance policy for Board and Commission meetings as outlined below.
7. Must interview with the City Council. (You will be contacted when an interview is scheduled)

Attendance / Conduct Policy:

If you choose to apply, it must be understood that as a member of a City Board or Commission you are a government representative and must conduct yourself in a professional and ethical manner at all times.

Furthermore, it is necessary that you accept your responsibilities and make every effort to attend each of the meetings as called and posted, generally once per month. We understand that there will be occasions when it is not possible to be in attendance, but establishing a quorum (the number of members necessary to hold a legal meeting) is often difficult if members do not make the necessary commitment to attend meetings.

Your service to the City is greatly appreciated and highly regarded since the City could not conduct all of the City's official duties without volunteers who willingly give time to our Boards and Commissions. But if you cannot meet the meeting requirement it would be in the best interest of the applicant as well as the City if you reconsider your application.

Currently, a position to a Board or Commission is relinquished if three consecutive meetings are missed or more than five in any calendar year.

Permission for Background Checks:

I (Print Name) CAROL ANN CONNORS DICKSON, understand the meeting requirement and that by signing this form I am granting the City of Lake Dallas, through its officers, agents and administrative staff, permission to conduct a third party criminal history check. The results of the check will be utilized only to determine eligibility for membership to a City Board or Commission. Furthermore, I will agree to befriend a designated agent of the City to any and all Social Media Networks to which I belong including Facebook, Twitter, Skype or any other to which I am a member. I understand that the posting of inappropriate content on any social media as determined by the City of Lake Dallas is grounds for disqualification to any Board or Commission. Any false statement made in this application is also grounds for disqualification for membership to any City Board or Commission.

By signing this form I also acknowledge my commitment to serve if selected.

Signature: Carol Ann Connors Dickson Date 07/07/21

List All Social Media Memberships:

FACEBOOK - CAROL ANN GANZER CONNORS



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 6

Prepared By: Angie Manglaris, Director of Development Services

July 15, 2021

**Zoning Change: Retail (C-1) with a Downtown Overlay to Residential (R-1-6000) with a
Downtown Overlay**

DESCRIPTION:

Consider an ordinance amending the development and use regulations applicable to the property described as Lot 7, Block 1, Providence Addition generally located at the northwest corner of Betchan Street and Main Street by changing the zoning classification from Retail (C-1) with a Downtown Overlay Residential R-1-6000 with a Downtown Overlay (Z-21-005).

EXISTING CONDITIONS:

The property is zoned Retail (C-1) and is situated in the Downtown Overlay District. The subject tract is currently undeveloped and consists of open pasture.

ADJACENT LAND USES AND ZONING:

North: Single-family residences zoned R-1-6000 with a Downtown Overlay

East: Main Street Right-of-Way

South: Betchan Street Right-of-Way

West: Single-family Residences zoned R-1-6000 with Downtown Overlay – R-1-6000

BACKGROUND INFORMATION:

The applicant, Mr. Paul Perry has submitted a zoning change request to the City of Lake Dallas to request rezoning of Lot 7, Block 1, Providence Addition from Retail (C-1) with a Downtown overlay to Residential (R-1-6000) with a Downtown Overlay.

The subject property is located in the Downtown Overlay District, is 9,751 square feet and has a base zoning of C-1. The applicant is proposing to rezone the base zoning of the property to R-1-6000. Given the size of the property and the lot regulations in R-1-6000, the developer has enough land area to provide for a maximum of one (1) residential lot.

The development regulations required for development of a single-family home with a base of R-1-6000 and a Downtown Overlay are as follows:

	R-1-6000 standards (with a Downtown Overlay)
Front yard	10 foot from back of curb
Side yards	No side setbacks required in Downtown Overlay
Rear yards	No Rear setbacks required in Downtown Overlay
Minimum Lot Width	50 feet
Minimum Lot Depth	90 feet
Minimum Lot Area:	6,000 square feet
Minimum dwelling size	1,200 square feet

As part of the Downtown Overlay requirements, the developer is required to provide a minimum of four (4) of the following architectural features for each newly constructed building (122-687):

- Arch
- Awning/Canopy/Portico
- Balcony
- Cornice
- Dormers
- Molding (decorative)
- Overhang
- Patio
- Stoop
- Trim (decorative)

CONFORMANCE WITH COMPREHENSIVE PLAN:

The recently adopted Lake Dallas Vision 2030 Comprehensive Plan designates this area as a “Mixed-Use Development,” which is intended to include a mixture of uses (vertically or horizontally) including residential, retail, commercial and office uses in a walkable setting. The proposed concept plan is compatible with the future land use plan and can tie into developments immediately to the west of the site and help to facilitate a walkable environment within the Downtown Overlay.



PLANNING ANALYSIS:

Land Use:

The intent of the zoning application is to rezone the property from Retail (C-1) to Residential (R-1-6000). Any uses allowed in R-1-6000 will be allowed by right on this lot. Additionally, the subject tract is situated in the Downtown Overlay District, which has its own set of provisions for what uses can/cannot be allowed on the property, as well as architectural requirements for new structures to be located within the district. Full descriptions of the R-1-6000 and Downtown Overlay Zoning Districts are included in tonight's packet.

Traffic

The project is not large enough to require a traffic impact analysis.

Drainage

The property is situated in an area of minimal flood hazard. Any on-site drainage will be addressed during the platting and site plan review.

Regulatory Issues

The property is platted and conforms to all minimum requirements of R-1-6000. The developer is required to submit a permit package compliant with all International Building Codes and Lake Dallas Code of Ordinances prior to permits being released for the commencement of construction.

FINANCIAL CONSIDERATION:

The proposed development has the minor benefit of generating additional property tax for the City. It would also require additional costs in police, fire, and other City services. City staff has not made a detailed fiscal assessment of the impact of the development.

Recommended Motion:

After conducting the public hearing, staff recommends the following motion:

I recommend City Council **APPROVE/DENY** an ordinance amending the development and use regulations applicable to the property described as Lot 7, Block 1, Providence Addition generally located at the northwest corner of Betchan Street and Main Street by changing the zoning from Retail (C-1) with a Downtown Overlay Residential R-1-6000 with a Downtown Overlay (Z-21-005).

Attachments:

- Draft Ordinance
- Final Plat
- R-1-600 Zoning Regulations

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2021 – __**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING ORDINANCE AND ZONING MAP RELATING TO THE USE AND DEVELOPMENT OF LOT 7, BLOCK 1, PROVIDENCE ADDITION, BY CHANGING THE ZONING FROM RETAIL (C-1) DISTRICT WITH DOWNTOWN OVERLAY DISTRICT TO RESIDENTIAL R-1-6000 WITH DOWNTOWN OVERLAY DISTRICT; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Lake Dallas Zoning Ordinance and Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Lake Dallas Zoning Ordinance as set forth in Chapter 122 of the Lake Dallas Municipal Code, and the Zoning Map of the City of Lake Dallas, Texas, (collectively “the Zoning Ordinance”) as previously amended, be further amended relating to the use and development of Lot 7, Block 1, Providence Addition, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded as Document No. 2018-464, Plat Records, Denton County, Texas (“the Property”), by changing the zoning from Retail (C-1) with Downtown Overlay District to Residential R-1-6000 with Downtown Overlay District.

SECTION 2. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 3. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Lake Dallas Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Lake Dallas Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 4. SAVINGS CLAUSE.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Lake Dallas Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS,
TEXAS ON THIS THE ____ DAY OF _____ 2021.**

APPROVED:

Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin., City Attorney
(kbl:6/8/21:119637)

OWNER'S DEDICATION

State of Texas §
County of Denton §

WHEREAS PROVIDENCE INDUSTRIES, LLC is the rightful owner of all of that certain tract or parcel of land situated in the M. Wright Survey, Abstract No. 1355, City of Lake Dallas, Denton County, Texas, and being all of a called 1.267 acre tract of land described as Tract 1 and called 0.248 acre tract of land described as Tract 2 in the deed to Providence Industries, LLC, recorded in Document No. 2018-123676, Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found in the southerly line of a called 0.42 acre tract of land described in the deed to James McGovern and Monica McGovern, recorded in Document No. 2017-132828, said Official Public Records, for the northwest corner of said 1.237 acre tract, common to the northeast corner of a called 1.539 acre tract of land described in the deed to 4 Water Group, LLC, recorded in Document No. 2014-14506, said Official Public Records;

THENCE South 89°51'54" East, with the northerly line of said 1.237 acre tract, and with the southerly line of said 0.42 acre tract, a called 0.333 acre tract of land described in the deed to Craig Chaplin, recorded in Document No. 2017-91512, and a called 0.301 acre tract of land described in the deed to Brian McNally, recorded in Document No. 2018-33143, both of said Official Public Records, for a total distance of 341.36 feet to a 1/2-inch iron rod found in the westerly line of said 0.248 acre tract, for the northeast corner of said 1.237 acre tract, common to the southeast corner of said 0.301 acre tract;

THENCE North 02°08'57" West, with the westerly line of said 0.248 acre tract, and with the easterly line of said 0.301 acre tract, a distance of 53.25 feet to an iron rod with a yellow plastic cap found in the westerly right-of-way line of Main Street, for the north corner of said 0.248 acre tract, common to an easterly corner of said 0.301 acre tract, and in a non-tangent curve to the right having a radius of 917.55 feet, a delta angle of 14°19'10", and a chord bearing and distance of South 26°01'30" East, 228.71 feet;

THENCE in a southerly direction with the westerly right-of-way line of said Main Street, and with the easterly line of said 0.248 acre tract, and with said curve to the right, an arc length of 229.31 feet to an iron rod with a yellow plastic cap found at the intersection of the westerly right-of-way line of said Main Street with the northerly right-of-way line of Betchan Street, and for the southeast corner of said 0.248 acre tract;

THENCE South 88°22'16" West, with the northerly right-of-way line of said Betchan Street, and with the southerly line of said 0.248 acre tract, a distance of 92.58 feet to a 5/8-inch iron rod with a plastic cap stamped "MLS #5799" set for the southwest corner of said 0.248 acre tract, common to the southeast corner of aforesaid 1.237 acre tract;

THENCE South 88°17'49" West, continuing with the northerly right-of-way line of said Betchan Street, and with the southerly line of said 1.237 acre tract, a distance of 347.71 feet to a 1/2-inch iron rod found for the southwest corner of said 1.237 acre tract;

THENCE North 00°07'52" East, with the westerly line of said 1.237 acre tract, and with the easterly line of aforesaid 1.539 acre tract, a distance of 166.07 feet to the POINT OF BEGINNING and enclosing 1.516 acres of land, more or less.

OWNER'S CERTIFICATE

Now therefore, know all men by these presents:

That Providence Industries, LLC, does adopt this plat designating the herein described property as of Providence Addition, Block 1, Lots 1-7, City of Lake Dallas, Denton County, Texas and do hereby dedicate to the public use forever, the streets, public highways, alleys, parks, public easements and other land intended for public use shown hereon.

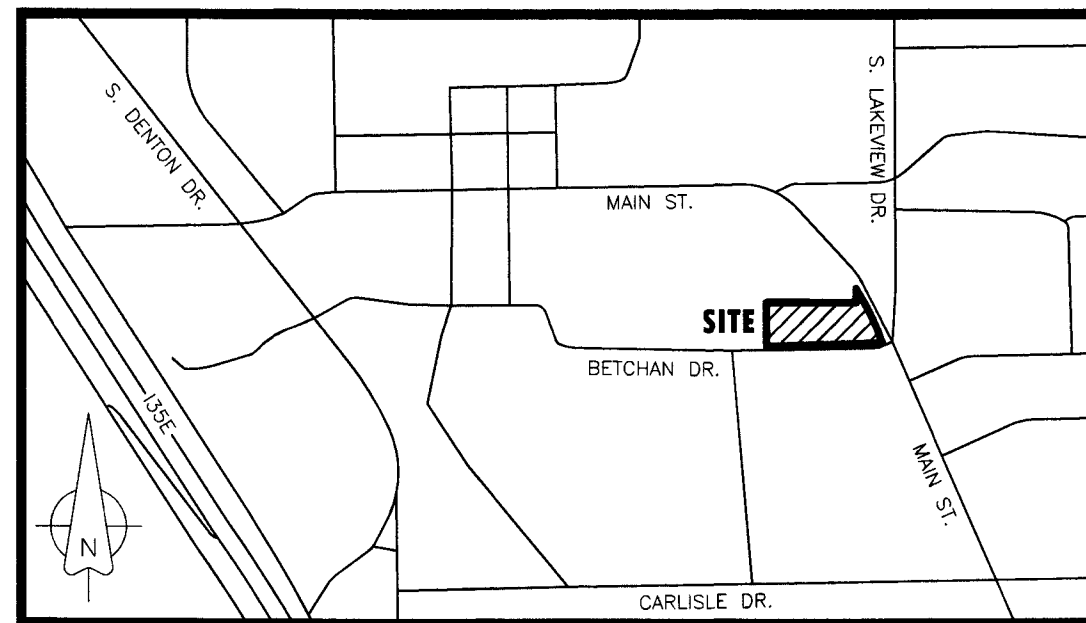
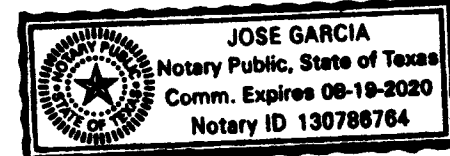
Paul Perry 10-25-18
Representative for Providence Industries, LLC Date

State of Texas
County of Denton

Before me, the undersigned authority, on this day personally appeared Paul Perry, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

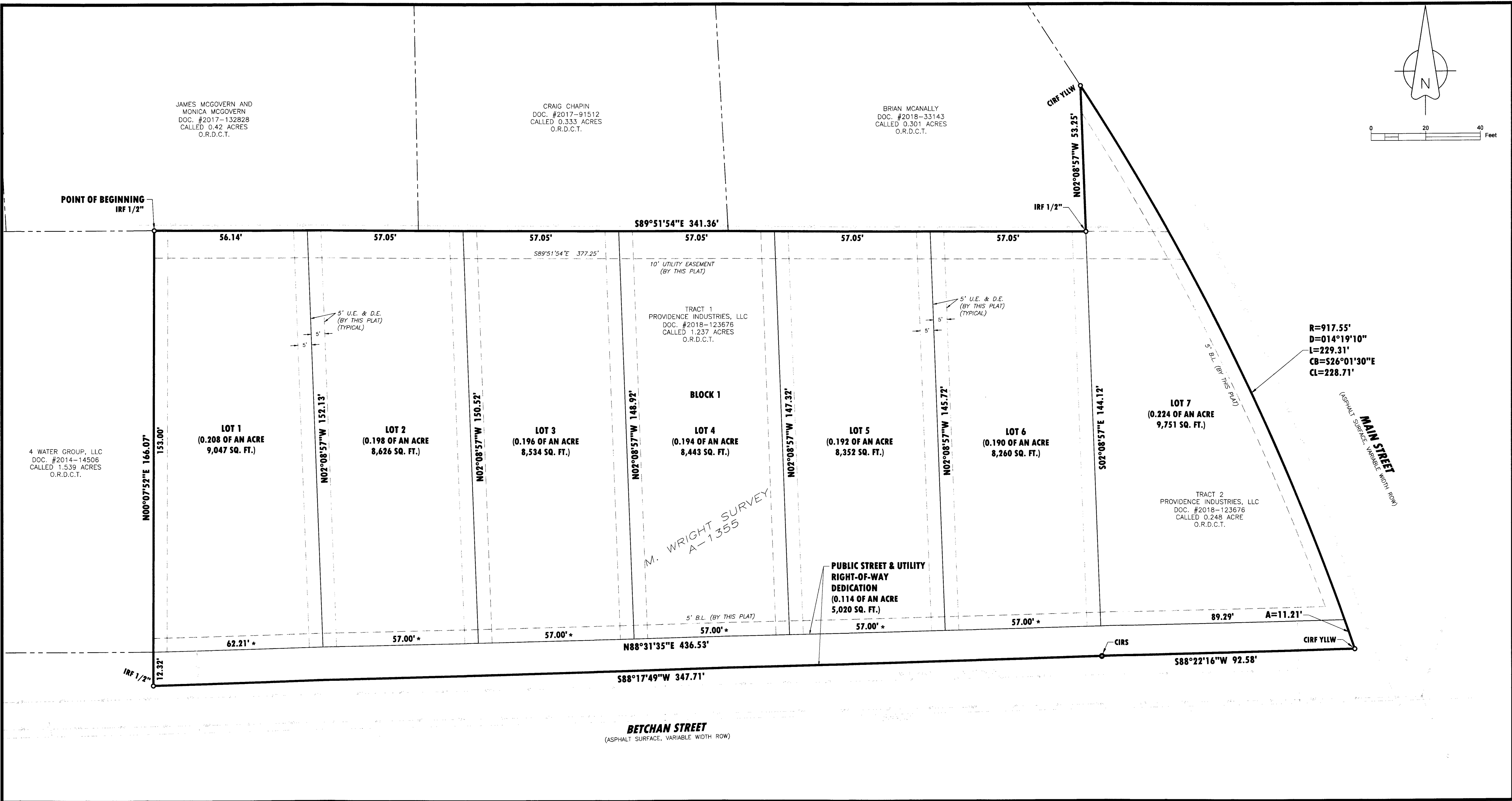
Given under my hand and seal of office this 24 day of October, 2018.

Notary Public, Texas



VICINITY MAP
(NOT TO SCALE)

LEGEND	
	UNIT BOUNDARY
	DEED/PLAT LINE
	EASEMENT
	OVERHEAD ELEC
	SEWER LINE
	WATER LINE
	POWER POLE
	SEWER MANHOLE
	STORM MANHOLE
	PROPERTY CORNER (SEE NOTE)
	PROPOSED DRAINAGE



CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

B. P. 10/24/18
Chairperson Date
Ben Gilbert
Printed Name

Gregory Tennant 10/24/2018
Director of Development Date
Gregory Tennant
Printed Name

APPROVED BY CITY COUNCIL

Witness my hand this 31 day of Oct, 2018
Codi Delcambe 10/31/18
City Secretary Date
Codi Delcambe
Printed Name



FINAL PLAT
PROVIDENCE ADDITION
BLOCK 1, LOTS 1-7
(PREVIOUSLY REFERRED TO AS
"BETCHAN ADDITION")
BEING 1.516 ACRES IN THE
M. WRIGHT SURVEY
ABSTRACT NO. 1355
CITY OF LAKE DALLAS
DENTON COUNTY, TEXAS

SURVEYOR'S CERTIFICATE

I, Douglas A. McKay, Registered Professional Land Surveyor No. 5799, do hereby certify that I prepared this plat from an on the ground survey of the land and that the corner monuments shown thereon were properly placed or found under my personal supervision.

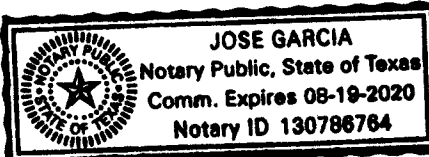
Douglas A. McKay
Douglas A. McKay, R.P.L.S. No. 5799



Before me, the undersigned authority, on this day personally appeared Douglas A. McKay, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 24 day of October, 2018.

Notary Public, Texas



FLOOD STATEMENT

I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Lake Dallas, Denton County, Texas, Community Number 480780, effective date April 18, 2011 and that map indicates that this property is in Non-Shaded Zone X, which is defined as "areas determined to be outside the 500-year floodplain" as shown on Panel 0535 G of said map.

SURVEY NOTES

1. Basis of Bearing is the Texas State Plane Coordinate System, North Central Zone, 4202, NAD83-US Survey Feet, derived from GPS observations made on the ground.
2. All "CIRS" are a 5/8-inch capped iron rod with plastic cap marked "MLS #5799" unless otherwise noted.
3. "A" denotes lot to have culverts per current City Municipal Code.
4. Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
5. The City of Lake Dallas is not responsible for any damage occasioned by the establishment of grades or the alteration of the surface of any portion of the street and alleys.
6. 30' Public Street and Utility Right-of-Way is dedicated to the City of Lake Dallas.

Surveyor
Douglas A. McKay
McKay Land Surveys
9321 Athens Drive
Argyle, TX 76226

Owner / Developer
Providence Industries, LLC
2309 Creekside Court
Corinth, TX 76210

PROJECT: 2018-0035 DENTON-LAKE DALLAS-303 BETCHAN DRIVE	
DRAWING: B3_4202 FINAL PLAT	
REVISION:	
M MCKOY LAND SURVEYS Firm # 10194257	DRAWN BY: JG/CJ DATE: 2018.08.31 CHECKED BY: DM DATE: 2018.09.13 SCALE: 1" = 20' PAGE: 1 OF 1

Filed for Record
in the Official Records Of
Denton County
On: 11/7/2018 3:32:01 PM
In the PLAT Records
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Number of Pages: 1
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Order#: 20181107000460
By: CB



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 7

Prepared By: Angie Manglaris, Director of Development Services

July 15, 2021

Zoning Change: Retail (C-1) and Residential (R-1-10000) to Planned Development Multifamily (PD-R-3)

DESCRIPTION:

Conduct a public hearing and make a recommendation on an ordinance considering changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424; generally located on the north side of Swisher Road and approximately 1,095 feet east of North Shady Shores Road from Retail (C-1) and Residential R-1-10000 to Planned Development Multi-family (PD-R-3).

EXISTING CONDITIONS:

The property is zoned Retail (C-1) and Residential (R-1-10000). The subject tract is currently undeveloped and consists of open pasture with mature trees scattered throughout the site. The property is in an area of minimal flood hazard.

ADJACENT LAND USES AND ZONING:

North: Manufactured Homes zoned R-1-4000

East: Swisher Courts zoned Retail (C-1)

South: Swisher Road Right-of-Way

West: Single-family Residences zoned R-1-10000

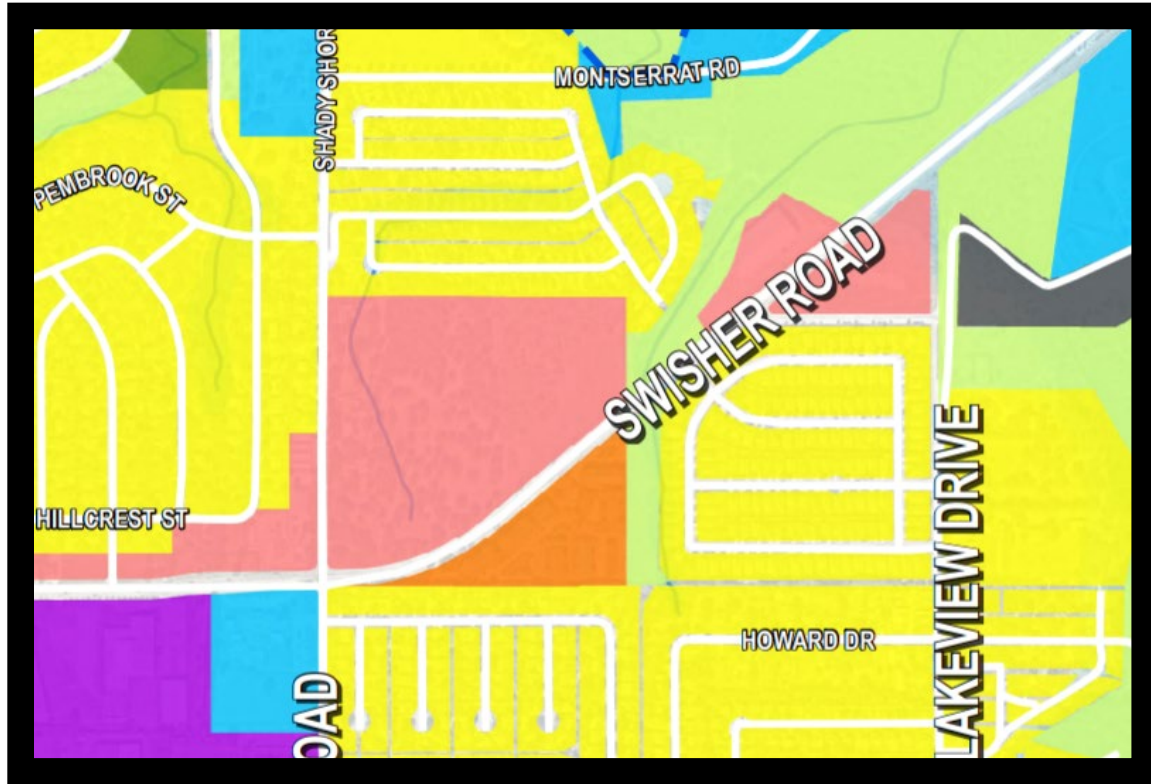
BACKGROUND INFORMATION:

The applicant, Todd Finley of CLX Ventures, has submitted a zoning change request on behalf of owner, Barbara Garrison, to the City of Lake Dallas to request rezoning of 16.240 acres of situated in the Nathaniel French Survey, Abstract No. 424, in the City of Lake Dallas, Denton County, Texas from Retail (C-1) and Residential (R-1-10000) to Planned Development Multifamily (PD-R-3).

CONFORMANCE WITH COMPREHENSIVE PLAN:

The adopted Lake Dallas Vision 2030 Comprehensive Plan designates this area as “Neighborhood Retail,” which is intended to include neighborhood retail and office uses with smaller building, signage with landscaping and screened parking. Primary uses described in Vision 2030 include professional offices, food sales, convenience stores (not including gas stations), general retail

sales, personal services, medical facilities, or restaurants. The proposed development is not consistent with the Vision 2030 Comprehensive Plan; however, if the City determines the development serves the best interests of the City, the Plan could be amended.



PLANNING ANALYSIS:

Land Use:

The applicant is requesting to rezone the subject tract to Planned Development Multifamily. Planned Development (PD) Districts may provide for a departure from City Codes and Ordinances as required in straight zoning cases. The development regulations required for development of multifamily apartments in R-3 Multifamily as required by Code compared to that of the proposed PD are as follows:

	Straight R-3 Zoning	Proposed PD-R-3
Front/Side/Rear Yards	25'	25'
Density	18 units per acre	19.5 units per acre
Height	45'	45'
Min./Avg. Dwelling size	900 sf./1200 sf.	575 sf./840 sf.

Parking	2.5 parking spaces per unit	1.64 parking spaces per unit
Usable Open Space	300 sq. ft. per unit (2.16 acres)	300 sq. ft. per unit (2.16 acres)

Parking – the applicant is proposing 1.64 parking spaces per unit in lieu of the Code-required 2.5 parking spaces per unit. The applicant has provided a parking analysis as part of their submittal detailing the parking per dwelling unit breakdown.

Screening – As part of the development, the applicant will be constructing a six foot (6') solid screening wall along the north property line to screen parking and buildings adjacent to the existing R-1-4000 development. The remainder of the property is to be enclosed with a six-foot tall (6') decorative metal fence.

Landscaping – the applicant is not proposing any deviations from the City's landscaping requirements as outlined in Chapter 122, Article XXII. At the time of site plan submittal, the applicant is required to demonstrate compliance with all provisions of this section of the Code.

Tree Preservation – The subject property contains several clusters of mature trees. At the time of platting, the applicant shall submit a detailed tree preservation and mitigation plan for review and approval.

Traffic

At the time of platting, the applicant is required to submit a full Traffic Impact Analysis (TIA) to the City for review. A TIA will be used to determine the impact the proposed development will have on Swisher and increased congestion. The TIA will provide detailed analysis regarding the number of drive approaches the development needs and where deceleration lanes would be appropriate, if required.

Drainage

The property is situated in an area of minimal flood hazard. Detailed civil engineering and drainage plans are required at the time of platting and site plan review, demonstrating compliance with all applicable ordinances and regulations.

Regulatory Issues

The property will need to be platted in accordance with the City of Lake Dallas Subdivision Standards and the Engineering and Design Standards Manual.

FINANCIAL CONSIDERATION:

The proposed development would generate additional property taxes for the City. It would also require additional costs in police, fire, and other City services. City staff has not made a detailed fiscal assessment of the impact of the development.

Recommended Motion:

After conducting the public hearing, staff recommends the following motion:

I recommend City Council **APPROVE/DENY** an ordinance considering changing the zoning relating to the use and development of 16.240± acres in the Nathaniel French Survey, Abstract No. 424,; generally located on the north side of Swisher Road and approximately 1,095 feet east of North Shady Shores Road from Retail (C-1) and Residential R-1-10000 to Planned Development Multi-family (PD-R-3).

Attachments:

- Draft Ordinance
- Conceptual Plan
- Elevations
- Applicant Parking Analysis
- Public Hearing Responses

CITY OF LAKE DALLAS, TEXAS

ORDINANCE NO. 2021-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING ORDINANCE AND ZONING MAP, AS AMENDED, RELATING TO THE USE AND DEVELOPMENT OF 16.240± ACRES OUT OF THE NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, DESCRIBED IN EXHIBIT “A” HERETO, BY CHANGING THE ZONING FROM R-1-10000 SINGLE FAMILY DWELLING DISTRICT AND C-1 COMMERCIAL DISTRICT TO PD - PLANNED DEVELOPMENT DISTRICT FOR MULTI-FAMILY RESIDENTIAL (PD-R-3); ADOPTING DEVELOPMENT AND USE REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Lake Dallas Zoning Ordinance and Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, THAT:

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Lake Dallas Zoning Ordinance (“the Zoning Ordinance”) and the Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of 16.240± acres out of the Nathaniel French Survey, Abstract No. 424, City of Lake Dallas, Denton County, Texas described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), by changing the zoning of the Property from R-1-10000 Single Family Dwelling District and C-1 Commercial District to PD - Planned Development District for Multi-Family Residential (PD-R-3) subject to Section 2 of this Ordinance.

SECTION 2. DEVELOPMENT AND USE STANDARDS

The Property shall be developed and used in accordance with the applicable provisions of the Zoning Ordinance subject to the following:

- A. **Base Zoning:** Subject to the modifications or conditions set forth in this Section 2, the Property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to the R-3 Multifamily Residence District.
- B. **Site Plan:** The Property shall be used and developed substantially in accordance with the Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (“the Site Plan”). The size, number, and location of buildings, driveways, and parking areas constructed on the Property shall comply with the Site Plan. Any significant additions, modifications or amendments to the Site Plan (including, but not limited to, future site development of the remainder of undeveloped land, increase in size of floor plan or site, changing or adding ingress/egress to public rights-of-way, changing building orientation, and similar modifications) shall not be authorized unless and until approved as an amendment to this Ordinance; provided, however, the Director of Development may approve without further action of the City Council amendments to the Site Plan comprising of the addition, removal, or relocation of drive entrances providing ingress and egress to Swisher Road and/or the addition of acceleration and/or deceleration lanes into and out of the Property based on recommendations set forth in the traffic to be prepared in accordance with Section 2.J.(2) of this Ordinance.
- C. **Architectural Design and Buildings:**
- (1) The exterior of the structures constructed on the Property shall be designed and constructed to appear substantially as shown on the Building Elevations attached hereto as Exhibit “C” and incorporated herein by reference (“the Elevations”).
 - (2) The buildings constructed on the Property shall be no more than three (3) stories and shall not exceed forty-five feet (45.0’) in height.
 - (3) All buildings on the Property shall be designed and constructed to provide for horizontal and vertical building articulation, varied exterior materials, balconies, and canopy roofs.
- D. **Density and Dwelling Unit Mix**
- (1) There shall be a total of no more than three hundred and fourteen (314) multi-family dwelling units constructed on the Property, with a total density not to exceed 19.5 multi-family dwelling units to one (1) acre.
 - (2) The mix of dwelling units shall be as follows:
 - (a) Efficiency and one-bedroom multi-family dwelling units shall not be less than 55% of the total number of dwelling units constructed;
 - (b) Two-bedroom multifamily dwelling units shall not exceed 33% of the total number of dwelling units constructed; and

- (c) Three-bedroom multifamily dwelling units shall not exceed 4% of the total number of dwelling units constructed.

E. Screening:

- (1) All fencing and screening shall be located as shown on the Site Plan. Construction of all required fencing and screening must be completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.
- (2) A six foot (6.0') tall masonry wall shall be constructed along the north, property lines at the locations shown on the Site Plan and completed prior to issuance of a Certificate of Occupancy for any building constructed on the Property.

F. Parking: All parking spaces shall comply with the location, dimensions, and minimum numbers shown on the Site Plan subject to the following:

- (1) No fewer than 1.64 parking spaces shall be provided for each multi-family dwelling unit constructed;
- (2) Of the parking spaces required in relation to the number of multi-family dwelling units:
 - (a) No fewer than 146 spaces shall consist of covered carports; and
 - (b) No fewer than 44 spaces shall be contained in a tuck-under garage.

G. Landscaping and Sidewalks:

- (1) Landscaping shall be installed on the Property in the locations shown on the Site Plan and shall other comply with Chapter 122, Article XXII of the Lake Dallas Municipal Code.
- (2) Prior to installation of any landscaping on the Property, a landscape plan shall be submitted to the City and approved by the Director of Development Services in accordance with Section 122-1225 of the Lake Dallas Municipal Code.

H. Common Areas:

- (1) *East Common Area:* The area located on the east side of the Property labeled on the Site Plan as "Detention Area" shall be preserved as open space and used only for stormwater management and installation of site amenities, such as a walking trail and dog park. Screening fences and/or walls shall be provided as shown on the Site Plan.
- (2) *West Common Area:* The area generally located on the northwest corner of the Property labeled on the Site Plan as "Dog Park" shall be preserved as open space

and used only for a private dog park. Screening walls and/or fences shall be provided as shown on the PD Site Plan.

- I. **Trees:** The preservation, removal, and mitigation (i.e. replacement of removed trees) shall at all times comply with applicable provisions of Chapter 42, Article IV of the Lake Dallas Municipal Code, as from time to time amended or replaced.
- J. **Traffic and Access:**
 - (1) Ingress and egress into and out of the Property may be controlled by an automatic private gate provided such gate is equipped with a Knox Box or other means approved by the Fire Marshall to allow entry of public safety vehicles and personnel into the Property without the need for contacting the owner or property manager for entry.
 - (2) A traffic impact analysis (the “TIA”) relating to the Property and related uses shall be prepared by a Professional Engineer authorized to practice in the State of Texas and completed concurrently with the application for the first preliminary plat of any portion of the Property.
 - (3) The Property shall be developed in a manner that substantially conforms to the number and location of driveways and the construction of acceleration and/or deceleration lanes providing access to and from Swisher Road recommended in the TIA; and no certificate of occupancy for any building constructed on the Property until construction of all required driveways, acceleration lanes, and/or deceleration lanes has been completed.

SECTION 3. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Lake Dallas Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Lake Dallas Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 5. SAVINGS CLAUSE.

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Lake Dallas Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON THIS THE 8TH DAY OF JULY 2021.

APPROVED:

Mayor

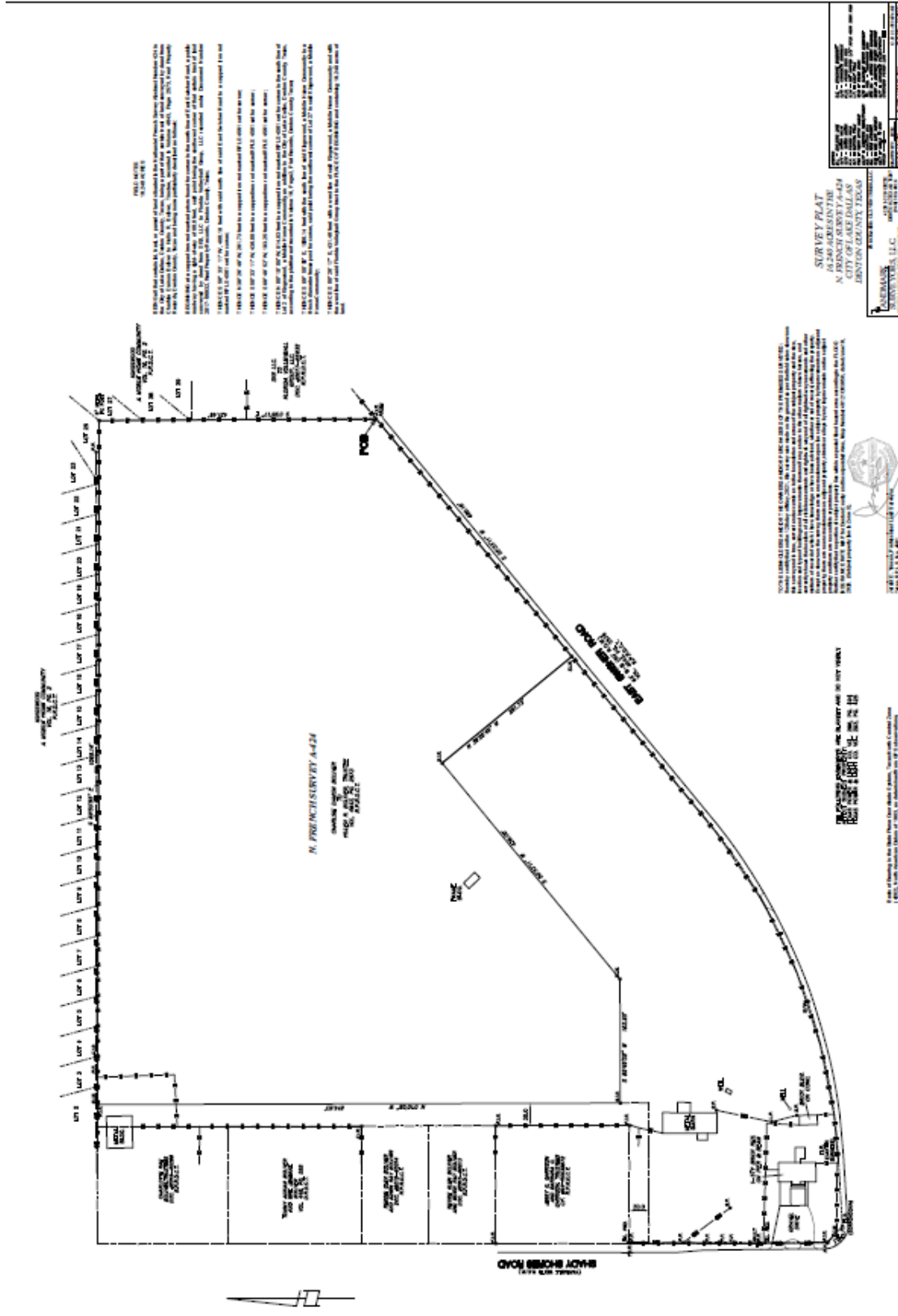
ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin., City Attorney
(kbl:6/14/2021:123038)

Ordinance No. 2021-____
Exhibit A - Property Boundaries



Ordinance No. 2021-____
Exhibit B – Concept Plan

Lake Dallas Site Plan



Ordinance No. 2020-____
Exhibit C – Elevations

Lake Dallas Conceptual Elevation



Lake Dallas Site Plan Exhibit



TABULATIONS

SITE AREA:
16.12 GROSS AC.

UNIT TABULATION:
E1: 24 UNITS (7.64%)
1 BEDROOM: 176 UNITS (56.05 %)
2 BEDROOM: 102 UNITS (32.48%)
3 BEDROOM: 12 UNITS (3.82%)
AVG. UNIT SIZE: 876.15 SF
TOTAL : 314 UNITS
@ 19.50 UNITS/ACRE

PARKING TABULATION:
470 SURFACE PARKING
44 TUCK-UNDER GARAGE
514 TOTAL PARKING
@ 1.64 PARKING/UNIT
@ 1.17 PARKING/BED

The site plan illustrates a residential development with several key features:
- **Buildings:** Multiple 3-story buildings (Bldg A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z) are arranged in a grid-like pattern.
- **Parking:** 470 surface parking spaces and 44 tuck-under garage spaces are distributed throughout the site.
- **Landscaping:** The plan includes numerous trees, shrubs, and landscaped gardens.
- **Other Features:** A dog park, a picnic area, a playground, and a community center are also shown.
- **Boundaries:** The site is bounded by a 6'-0" metal fence on the north, south, and east sides, and a 6'-0" metal fence with a 5'-0" buffer on the west side.
- **Access:** The site has a main entry and a secondary access point.

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Lake Dallas Conceptual Elevation



Lake Dallas Proposed Development Guidelines

Straight Multi-Family	Planned Development
Setbacks: Front, rear and side yard 25' on buildings and parking	Setbacks: All locations have 25' setback on buildings; parking at rear setback and side yard can be 20' within the 25' setback
Min. Apt. Size: 900 SF / Average: 1,200 SF	Min. Apt. Size: 575 SF / Average: 840 SF
Density: 18 units per acre	Proposed Density: 19.5 units per acre
Use: The district requires C-1 zoning along Swisher Rd.	Use: Residential use allowed along Swisher Rd.
Perimeter Screen Wall by Residential: 6' tall solid screen fence on the property line where property is adjacent to one to two family residential	Perimeter Screen Wall by Residential: 6' tall solid screen fence required along north property line adjacent to parking and buildings as shown on conceptual site plan; 6' tall metal fencing may be used on the rest of north property line, west property line, southern property line adjacent to parking and east property line
Perimeter Screen Wall by Non-Residential: Hedgerow landscape screening that will grow to 6' tall	Perimeter Screen Wall by Non-Residential: Landscape screening along south property line adjacent to parking and along main entrance as shown on the conceptual site plan
Parking: 2.5 parking spaces per unit; 314 units would require 785 parking spaces	Proposed Minimum Parking: 1.64 parking/unit (1.17 parking/bed); 514 parking spaces provided; 1.0 spaces for studios; 1.25 spaces for 1 bedroom; 2.0 spaces for 2 bedrooms; 2.5 spaces for 3 bedrooms

Lake Dallas Apartments – Parking Analysis

Project Name	Location	Total Units	% 1-Bedroom	% 2-Bedroom	% 3-Bedroom	Total Parking	Cars / Dwelling Units
The Summit at Rivery Park	Georgetown, TX	228	64%	33%	3%	365	1.60
Easton Apartments	Dallas, TX	150	81%	7%	12%	233	1.55
Eastbridge	Dallas, TX	169	71%	29%	0%	256	1.51
39 th Street	Kansas City, MO	70	72%	28%	0%	102	1.46
Keller Springs Lofts	Addison, TX	353	67%	30%	3%	566	1.60
Terra Lago	Rowlett, TX	447	62%	36%	3%	584	1.31
West End Apartments	Lenexa, KS	309	60%	34%	6%	400	1.29
49 Penn	Kansas City, MO	169	58%	42%	0%	178	1.05
City Place Apartments	Kansas City, MO	288	55%	45%	0%	385	1.34
Northbridge Apartments	Dallas, TX	392	45%	46%	9%	575	1.47
White Rock Trail	Dallas, TX	361	45%	46%	9%	542	1.501

This development has been designed to have 56.05% 1-bedroom units, 32.48% 2-bedroom units and only 3.82% 3-bedroom units. HEDK Architects has a long history of designing multi-family developments. Historically, their data has shown that a parking ratio of 1.64 cars per dwelling unit, optimizes the parking use for this 314-unit development, with a large concentration of 1-bedroom units, such as this project. HEDK has done many projects with a parking ratio of less than or equal to 1.64 cars per dwelling unit. The City Place Apartments located in Kansas City, MO was designed and constructed with a parking ratio of 1.34 cars per dwelling unit. The Easton Apartments located in Dallas, TX was designed and constructed with a parking ratio of 1.55 cars per dwelling unit. Northbridge Apartments located in Dallas, TX was designed and constructed with a parking ratio of 1.47 cars per dwelling unit.



CLX VENTURES

Investment Opportunity

CLX Ventures Overview

A

About Us

CLX Ventures exists to create innovative places to live, work, dream.

B

Our Mission

Affordable and Modern.
Exceed expectations.

C

Our Services

Identify excellent investment opportunities for development and investment.

D

Meet Our Team

Institutional team with extensive market experience and exposure.

E

Development Experience

“Through Cycle” experience across numerous geographies and product types.

F

Investment Opportunity

Strong track record across decades and various product types.

Live, Work, Dream

Our Mission

Affordable and Modern

At CLX Ventures, we delight in creating affordable and innovative places where our occupants can thrive and build community.

“Price is what you pay. Value is what you get.”

Warren Buffett



Live, Work, Dream

The CLX Ventures Team

Brad brings 3 decades of rich development and entrepreneurial deal making. Forged at Trammell Crow Company, Crow Holdings, Clarion Partners and Copeland Commercial.



Brad Copeland



Tony Long

With over 30 years of senior executive experience in Trammell Crow Company and CBRE, Tony brings sound judgement and a solid track record of building and managing a world class portfolio of assets.

Todd brings a rich history of experience in development through two decades of construction sciences, site selection and development with top industry developers such as Trammell Crow Company and Hillwood Development Company.



Todd Finley

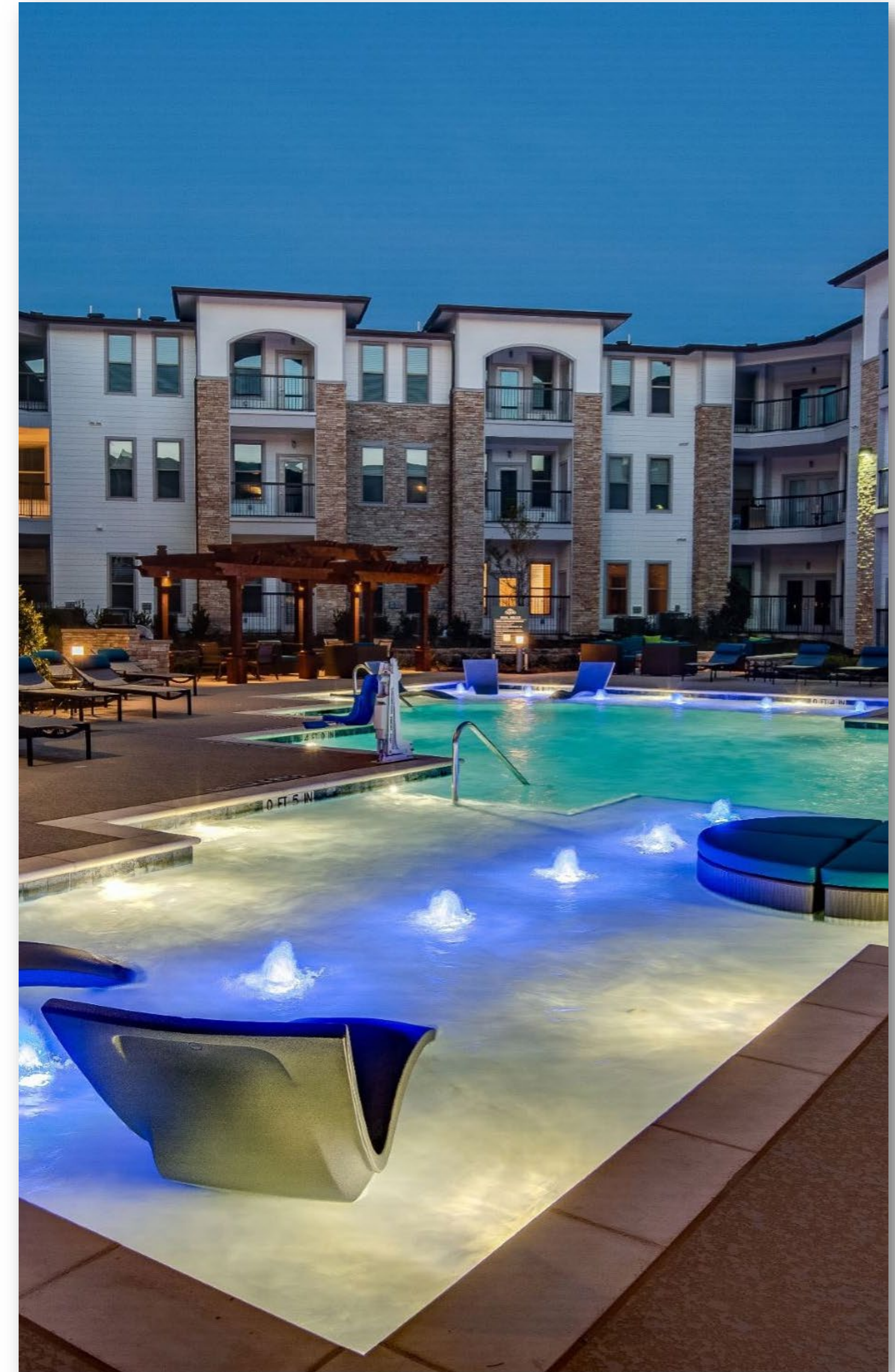


Eli Ellis

Eli brings 8 plus years of development experience in asset management and credentials from JP Morgan and an SMU MBA.

Representative Product

- HEDK Architects – consistent design partner
- Continuity of Design
- Construction Efficiency and Cost Savings from deal to deal
- Innovative, tech ready -- Powered by GigaMonster
- Professionally Managed
- Modern Amenities Package:
 - Modern, functional multi-use Clubhouse
 - Resort Style Pool
 - State of the Art Workout Facility
 - Pet Park and Care Station
 - Bike Repair Station





Front Entry / Leasing Office



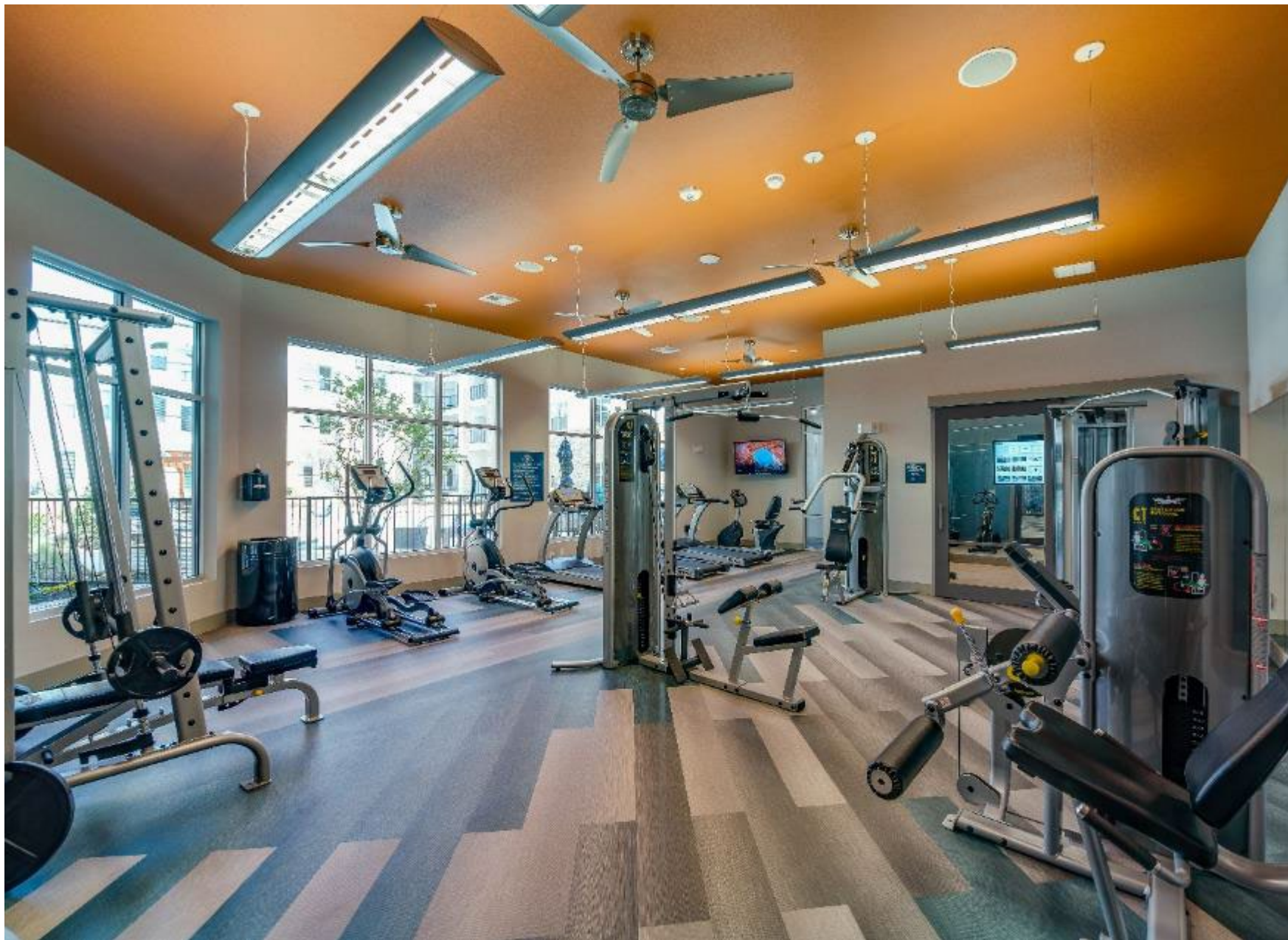
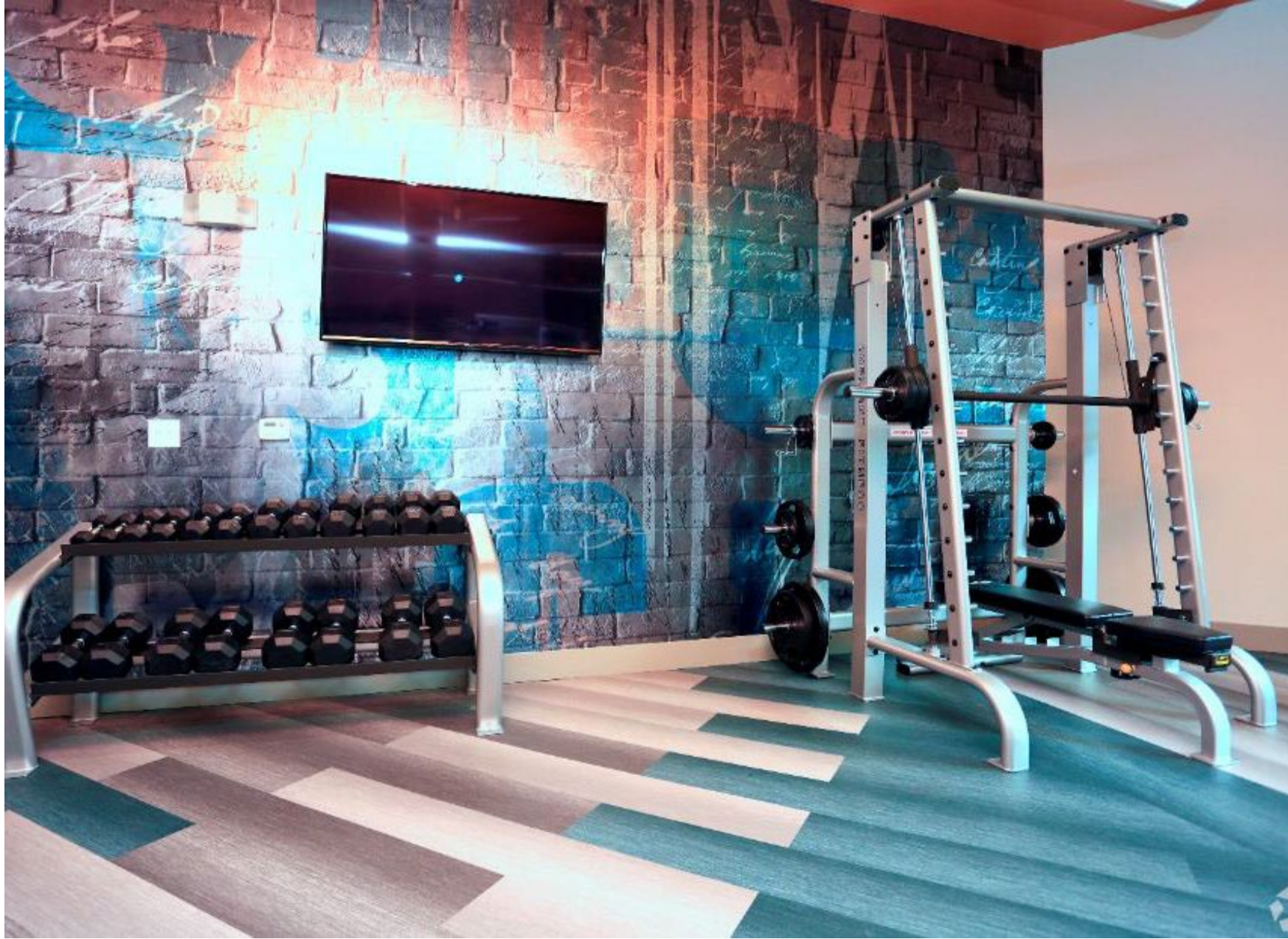
Pool



Dog Park



Clubhouse



Workout Facilities



Interior Model

Live, Work, Dream

Recent Grand Developments

Grand on Beach

Built in a thriving suburb of Fort Worth, drawing from employers such as Lockheed Martin, Coca Cola, General Motors, Bank of America, BNSF

Fort Worth, Texas

Grand at Stonecreek

Walkability to Stonecreek Retail Center and the I-35 corridor between Austin and San Antonio. Located close to Texas State University and close to employers such as Amazon, HEB

San Marcos, Texas

Manor Grand

Located at the growing intersection of 290 and Tollway 130. 15 min to CBD Austin, close to Samsung campus. Drawing from employers such as Apple, Indeed, Dell

Manor, Texas

Lake Dallas Proposed Development Guidelines

Straight Multi-Family	Planned Development
Setbacks: front, rear and side yard 25' on buildings and parking	Setbacks: All locations have 25' setback on buildings; parking at rear setback and side yard can be 20' within the 25' setback
Min. Apt. Size: 900 SF / Average: 1,200 SF	Min. Apt. Size: 575 SF / Average: 840 SF
Density: 18 units per acre	Proposed Density: 19.5 units per acre
Use: The district overlay requires C-1 zoning along Swisher Rd.	Use: Residential use allowed along Swisher Rd.
Perimeter Screen Wall by Residential: 6' tall solid screen fence on the property line where property is adjacent to one to two family residential	Perimeter Screen Wall by Residential: 6' tall solid screen fence required along north property line adjacent to parking and buildings as shown on conceptual site plan; 6' tall metal fencing may be used on the rest of north property line, west property line, southern property line adjacent to parking and east property line
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Live, Work, Dream

Site Plan Exhibit



Live, Work, Dream

Site Plan

TABULATIONS

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44 TUCK-UNDER GARAGE

514 TOTAL PARKING

@ 1.64 PARKING/UNIT

@ 1.17 PARKING/BED



Live, Work, Dream

Zoning Exhibit

FIELD NOTES
16.240 ACRES

BEING all that certain lot, tract, or parcel of land situated in the Nathaniel French Survey Abstract Number 424 in the City of Lake Dallas, Denton County, Texas, being a part of that certain tract of land conveyed by deed from Charlesie Damon Boliver to Hulin R. Boliver, Trustee, recorded in Volume 4643, Page 2573, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a capped iron rod marked prism found for corner in the north line of East Swisher Road, a public roadway having a right-of-way of 80.0 feet, said point being the southwest corner of that certain tract of land conveyed by deed from SKII, LLC to Florida Volleyball Group, LLC recorded under Document Number 2017-66932, Real Property Records, Denton County, Texas;

THENCE S 50° 33' 11" W, 480.18 feet with said north line of said East Swisher Road to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 39° 26' 49" W, 261.73 feet to a capped iron rod marked RPLS 4561 set for corner;

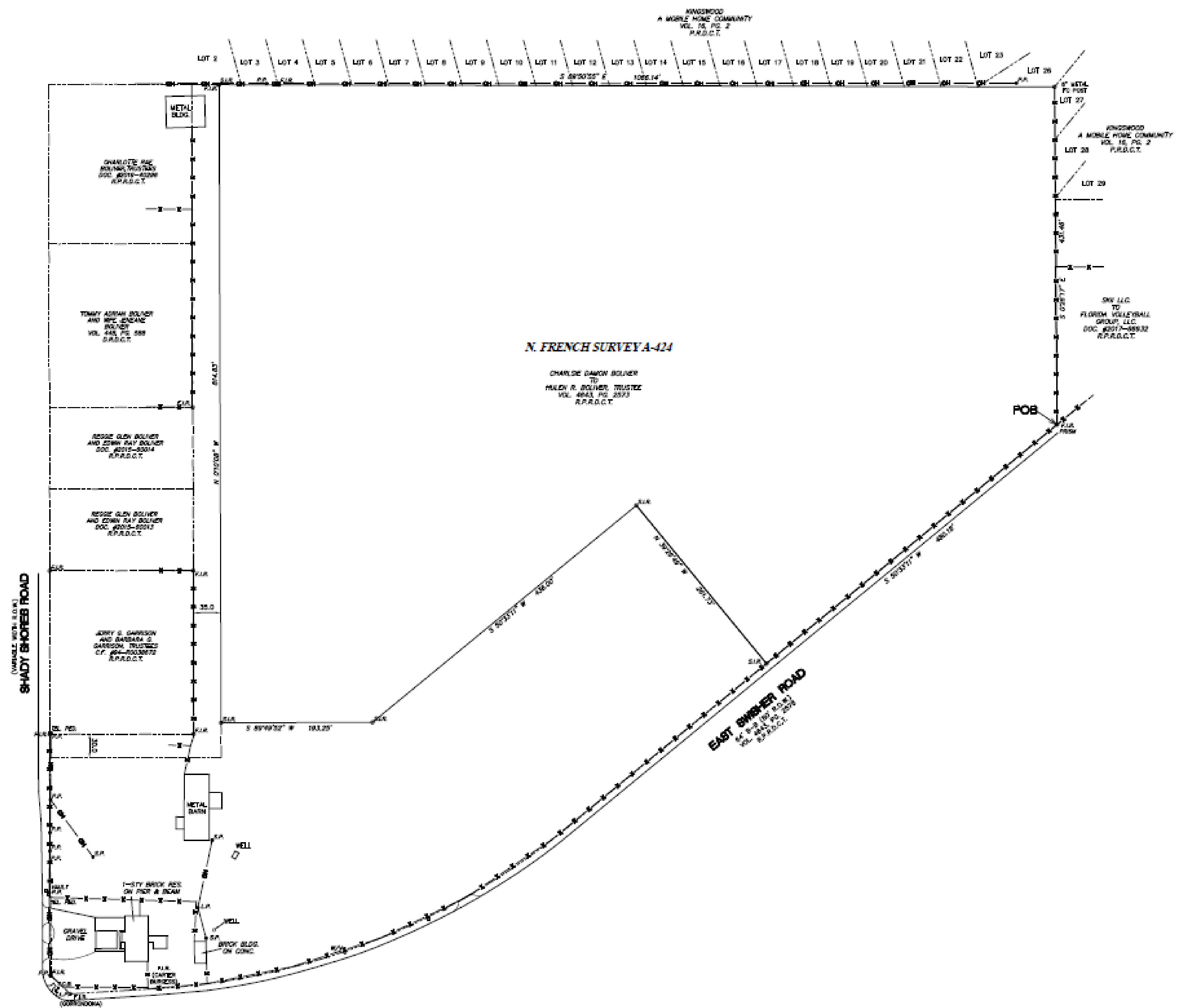
THENCE S 50° 33' 11" W, 436.00 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 89° 49' 52" W, 193.25 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 00° 10' 08" W, 814.83 feet to a capped iron rod marked RPLS 4561 set for corner in the south line of Lot 2 of Kingswood, a Mobile Home Community, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded in Volume 16, Page 2, Plat Records, Denton County, Texas;

THENCE S 89° 50' 55" E, 1066.14 feet with the south line of said Kingswood, a Mobile Home Community to a 6-inch diameter fence post for corner, said point being the northwest corner of Lot 27 in said Kingswood, a Mobile Home Community;

THENCE S 00° 26' 17" E, 431.46 feet with a west line of said Kingswood, a Mobile Home Community and with the west line of said Florida Volleyball Group tract to the PLACE OF BEGINNING and containing 16.240 acres of land.



Live, Work, Dream

Conceptual Elevation



THANK YOU



CLX VENTURES



212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · Fax (940) 497-4485

www.lakedallas.com · lakedallas@lakedallas.com

July 2, 2021

Dear Sir or Madam:

This letter is to inform you that a property owner in your area has requested approval of a request to rezone their property from Retail (C-1) and Residential R-1-1000 to Planned Development Multi-family (PD-R-3) for the development of a multifamily apartment complex. You are being notified by State Law because you own one or more properties that are within 200 feet of the property for which this application has been requested. The public notice below provides detailed information:

PUBLIC NOTICE

Notice is hereby given that the City of Lake Dallas Planning and Zoning Commission will conduct a public hearing on July 15, 2021 at 7:00 p.m. and the Lake Dallas City Council will conduct a public hearing on July 22, 2021 at 7:00 p.m. to receive public comment and act on the following items:

A Zoning Change request for 16.240 acres of land situated in the Nathaniel French Survey, Abstract No. 424, in the City of Lake Dallas, Denton County, Texas, and being all that certain tract of land conveyed to Hulin R. Boliver Trustee recorded in volume 4643, Page 2573 of the Real Property Records of Denton County, Texas, (R.P.R.D.C.T.); generally located north on the north side of Swisher Road and being 1,095 feet the to the east of North Shady Shores Road from Retail (C-1) and Residential R-1-1000 to Planned Development Multi-family (PD-R-3) for the development of a multifamily apartment complex.

By state law, if the owners of twenty percent (20%) of the area of the property within two-hundred feet (200') of the subject property are opposed to the rezoning request permit application, then an affirmative vote of three-fourths of the City Council is required to approve the rezoning request permit application. For your opposition to count, it must be written and must be signed. Emails do not count as official written opposition. Signatures must be in accordance with the official tax roll for the City of Lake Dallas. For example, because Texas is a community property state, the tax roll typically lists both spouses as the owners of a residence. Therefore, individual original signatures from both spouses must be on the written opposition for the opposition to be valid. ***Please note that written opposition toward initiating the super-majority (three-fourths) vote shall only be applicable to property owners receiving notice within the two hundred-foot (200') distance in accordance with State law.*** The attached location map will indicate the subject property and two hundred-foot (200') notification buffer.

You may return this form with your written comments or attend the public hearing virtually. Instructions on how to attend the public hearing can be found below. You may scan and email this form to the email address below, drop it off in person at 212 Main St., or mail it to City Hall:

Lake Dallas City Hall
Attn: Angie Manglaris
212 Main St.
Lake Dallas, Texas 75065
amanglaris@lakedallas.com

These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The City Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one:

In favor of request

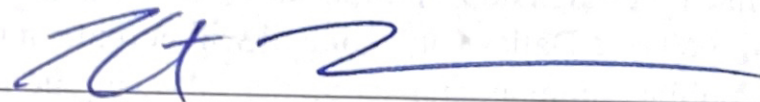
Neutral to request

Opposed to request

Comments:

We own The Lakeshore Apartments across the street.
While we welcome competition, we also want to see Lake
Dallas continue to grow in a smart way.

Signature:



Printed Name:

Kenneth Wolfe

Mailing Address:

2317 Coit Rd, Ste C

City, State Zip:

Plano, TX 75075

Telephone Number:

(972) 599 0661

Physical Address of Property within 200 feet:

300 E Swisher Rd Lake Dallas, TX 75065

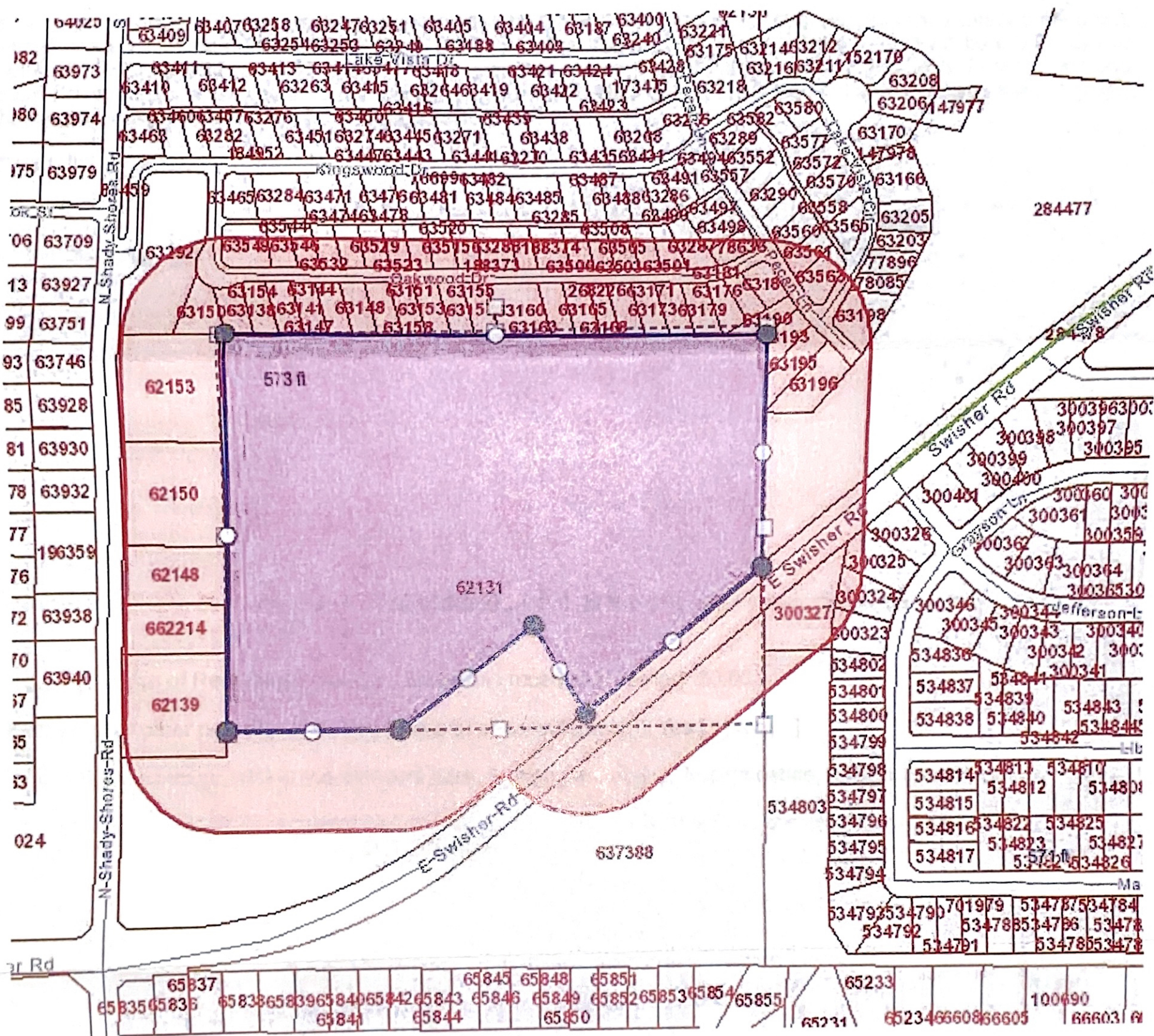
Both meetings will be at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas 75065.

The public is invited to attend these hearings and make comments. Information and instructions on how to participate in the public hearings will be included with the agendas for the respective Planning and Zoning and City Council Meetings which will be posted on the City's website not later than 5:00 p.m. on Monday July 12, 2021, and Monday, July 19, 2021 respectively at: <https://www.lakedallas.com/AgendaCenter>

If you have questions prior to these meetings, please contact the Department of Development Services at (940) 497-2226, Ext. 401, or by email at amanglaris@lakedallas.com.

Thank you,

Angie Manglaris
Director of Development Services



These forms are used to calculate the percentage of land that support and oppose the request within 200' of the subject property. The City Council and Planning and Zoning Commission are informed of the percent of responses in support and in opposition.

Please circle one:

In favor of request

Neutral to request

Opposed to request

Comments:

Too much traffic and congestion

Signature:

Dereen Newman

Printed Name:

Teresa Newman

Mailing Address:

1525 Bulfinch Ln, Crowder TX 76036

City, State Zip:

Crowder TX 76036

Telephone Number:

469-693-9960

Physical Address of Property within 200 feet:

29 Pecan

Both meetings will be at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas 75065.

The public is invited to attend these hearings and make comments. Information and instructions on how to participate in the public hearings will be included with the agendas for the respective Planning and Zoning and City Council Meetings which will be posted on the City's website not later than 5:00 p.m. on Monday July 12, 2021, and Monday, July 19, 2021 respectively at: <https://www.lakedallas.com/AgendaCenter>

If you have questions prior to these meetings, please contact the Department of Development Services at (940) 497-2226, Ext. 401, or by email at amanglaris@lakedallas.com.

Thank you,

Angie Manglaris

Director of Development Services



PLANNING AND ZONING COMMISSION
AGENDA MEMO

AGENDA ITEM 8

Prepared By: Angie Manglaris, Director of Development Services

July 15, 2021

118 Gotcher Site Plan

DESCRIPTION:

Consider and make a recommendation on a resolution approving a Site Plan for Lot 1R-1, Block 1, Gotcher Addition (commonly known 118 Gotcher Avenue) generally located at the southeast intersection of East Hundley Drive and Gotcher Avenue (SP-21-002).

EXISTING CONDITIONS:

The property is Zoned C-1 – Retail. The subject tract is currently unimproved and consists of open pasture with several mature trees scattered throughout the site and is situated in an area of minimal flood hazard.

ADJACENT LAND USES AND ZONING:

North: Hundley Drive Right-of-Way and City Park

East: Lake Shore Baptist Church Zoned C-1 –Retail

South: The Butler Companies Zoned C-1 – Retail

West: Gotcher Avenue Right-of-Way and American Legion Zoned C-1 Retail

BACKGROUND INFORMATION:

The applicant, Advanced Fabrications, on behalf of the Owner, Elk Horn Realty LLC, has submitted a Site Plan application for the construction of a new professional office with associated indoor storage for review and consideration. The applicant will be constructing the new office for Concert Production Services, an outdoor concert and production company. Per the City of Lake Dallas Code of Ordinances, no structure, land or premises shall be used, nor shall any building be erected, constructed or altered in the C-1 Zoning District until the Planning and Zoning Commission and City Council have reviewed the associated Site Plan.

The applicant recently received replat approval for the subject the property. The approved replat meets all minimum lot requirements of the Lake Dallas Code of Ordinances and reconfigured the property from two (2) parcels of land to one (1) tract of land. In total, the subject property is .82 acres of land.

PLANNING ANALYSIS

Consistency with C-1 Zoning:

Staff has reviewed the subject site plan application and has determined the applicant has demonstrated compliance with all minimum requirements of the C-1 Zoning District regarding fire lanes, parking, building setbacks and screening requirements.

Setbacks and Lot Coverage

The site is required to have the following minimum setbacks:

- Front yard: 25'
- Side yards: 10'
- Rear yards: 25'

The proposed site plan meets all required minimum lot dimensions and setbacks of the C-1 Zoning District.

The C-1 Zoning District allows for up to 50% impervious surface coverage. The proposed site plan includes 7,046 square feet of impervious surface, which is 20% of the site.

Parking

The applicant is required to provide one (1) parking space for every 200 square feet of office space. The applicant has provided nine (9) parking spaces, which is adequate parking for the site.

Screening

Per Section 122-1132 (a) of the Lake Dallas Municipal Code, screening shall be required at any time a nonresidential use is adjacent to single-family or two-family development, a screening wall of six feet (6') or greater shall be required. The property is Zoned C-1 – Retail and is adjacent to additional C-1 Retail zoning to the east and west. The remainder of the property is adjacent to street right-of-way. The applicant is not required to provide screening fences between neighboring properties.

Section 122-1132 (c) requires all refuse storage areas be visually screened on all sides, except the garbage pickup service, which shall have a solid gate. The applicant has demonstrated compliance with this requirement.

Landscaping

Per Section 122-1228 of the Municipal Code, the applicant is required to provide a minimum of ten percent of gross parking devoted to living landscape with one (1) tree planted for each 400

square feet of interior landscaping. The applicant is providing one (1) landscaped island at the southeast portion of the parking lot, meeting the minimum requirements.

Per Section 122-1228 (a) of the Municipal Code, where an off-street parking area abuts public right-of-way, there shall be a minimum 15' living buffer maintained between the adjacent right-of-way and the vehicular use area. The designated parking area for the site is adjacent to Gotcher Avenue. The applicant has provided the minimum 15' landscape buffer between the parking area and the right-of-way.

Section 122-1228 (b) further stipulates that any parking area adjacent to a property line, regardless of use, shall provide a 10' buffer with landscaping designed to screen the area. The parking area is situated 10' away from the property line and contained a hedgerow to screen the parking area. The plantings shall be a minimum of three (3') at the time of planting.

In addition, one (1) perimeter tree shall be situated every fifty (50) linear feet of street frontage. The site has 234.84 feet of frontage along Hundley Drive and 152.50 feet of frontage along Gotcher Avenue. The applicant is required to provide five (5) perimeter trees along Hundley Drive and four (4) along Gotcher Avenue. The proposed landscape plan shows compliance with this requirement of the Code. Staff requests that prior to final approval, the applicant refine the numbers in the landscape table to reflect the total number of trees to be planted/to remain on site along each of these street frontages.

Traffic

The project is not large enough to require a traffic impact analysis.

Drainage

The property is in an area of minimal flood hazard. Any on-site drainage will be addressed during the civil construction plan review process and shall comply with the City of Lake Dallas Municipal Code and Engineering Design Standards Manual.

Remaining item to be addressed:

There are several remaining comments that will need to be addressed prior to final approval by City Council.

Staff requests confirmation the applicant is able to meet the requirements of Section 122-1229 of the Code of Ordinances. This section specifies landscape requirements for nonvehicular open space areas. At the time, staff is unable to confirm this requirement is met. Staff requests a note be added to the landscape plan demonstrating compliance.

Per Section 42-86 (b) all development applications shall be accompanied by a tree survey. Staff requests the tree survey be provided prior to final approval.

The approved plant list and notes on the landscape plan are not from the City of Lake Dallas. Staff requests the approved lists and associated notes be updated to reflect the Lake Dallas Code of Ordinances. There are also minor spelling errors on the plans that need to be corrected prior to approval.

The Lake Cities Fire Department has noted the applicant needs to clearly identify the fire lane or state that one is not needed based on ability to meet International Fire Code requirements.

FINANCIAL CONSIDERATION:

The project, if approved, would have the benefit of generating additional property tax.

RECOMMENDED MOTION:

City staff recommends the following motion:

I recommend City Council **APPROVE** a resolution approving a Site Plan for 118 Gotcher Avenue contingent upon the following items are addressed:

- The applicant demonstrates compliance with Section 122-1229 of the Code of Ordinances.
- The applicant provides a detailed tree survey complaint with Section 42-86 (b) of the Code of Ordinances.
- The applicant updates the notes on the Landscape Plan to reflect the City of Lake Dallas Requirements.
- The applicant corrects Scribner's errors on the Landscape Plan.
- The applicant addresses all comments of the Lake Cities Fire Department has noted (see attachment).

ATTACHMENTS:

- Site Plan
- Remaining DRC Comments from Development Services and Lake Cities Fire

LOT COVERAGE AREA SCHEDULE			
Name	Area	Comments	PERCENTAGE
BUILDING SLAB	4008 SF	IMPERVIOUS	11%
GROSS PARKING AREA	482 SF	IMPERVIOUS	1%
CURB PARKING AREA	160 SF	IMPERVIOUS	0%
DUMPSTER ENCLOSURE	236 SF	IMPERVIOUS	0%
CRUSH PAD	135 SF	IMPERVIOUS	0%
12" COMPACTED FILL BASE	777 SF	PERVIOUS	20%
INTERIOR LANDSCAPE	1044 SF	PERVIOUS	27%
INTERIOR LANDSCAPE	486 SF	PERVIOUS	1%
LANDSCAPE BUFFER	334 SF	PERVIOUS	0%
LANDSCAPE BUFFER	461 SF	PERVIOUS	1%
LANDSCAPE BUFFER	546 SF	PERVIOUS	15%
LOT TOTAL			

APRON OUTSIDE OF PROPERTY BOUNDARY			
Name	Area	Comments	PERCENTAGE

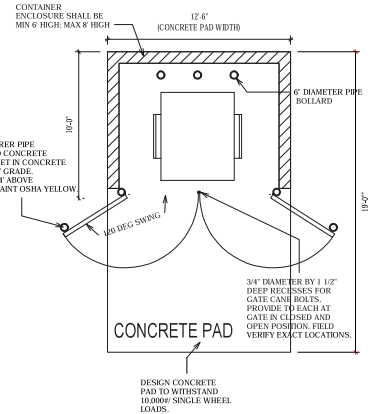
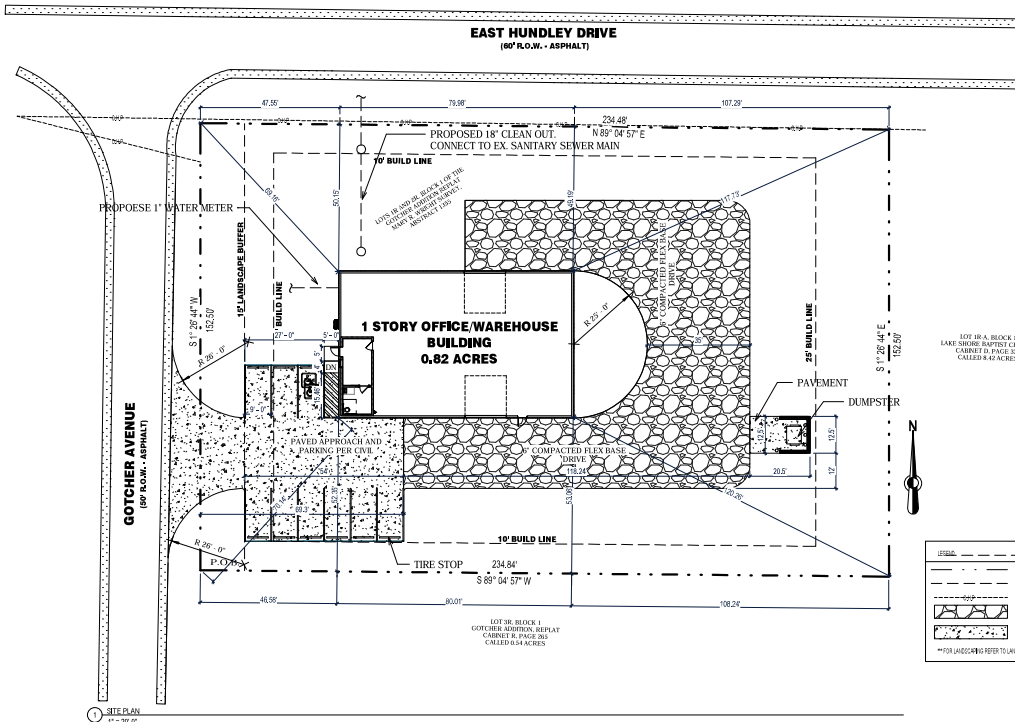
LEGAL DESCRIPTION					
LOT 1R, BLOCK 1 GOTCHER ADDITION, REPLAT CABINET R, PAGE 265 0.28 ACRES					
LOT 2R, BLOCK 1 GOTCHER ADDITION, REPLAT CABINET R, PAGE 265 0.54 ACRES					
TRACT 1 0.82 ACRES					
ZONING: C1 RETAIL					
STRUCTURE HEIGHT: 20'-3"					
MATERIAL TOTALS					
MATERIAL		MATERIAL PERCENTAGE		Comments	
12" Compacted Fill		1044 SF 20%		BUILDING	
12" Compacted Fill		1044 SF 27%		DUMPSTER ENCLOSURE	
12" Compacted Fill		486 SF 1%			
12" Compacted Fill		334 SF 0%			
12" Compacted Fill		461 SF 1%			
12" Compacted Fill		546 SF 15%			

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "Y" BY THE SECRETARY OF HOUSING AND DEVELOPMENT ON FLOOD INSURANCE RATE MAP, NO. FEMA-MAP 48121C (5/5/95), EFFECTIVE DATE OF 04-18-2011, FOR COMMUNITY PANEL NO. 480780, COLLIN COUNTY, TX.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED BUILDING FOOTPRINT AS DEFINED BY THE METES AND BOUNDS OF THE RECORDED PLAT.
- DIMENSIONS, SETBACKS, EASEMENTS, PLAN SECTIONS, AND ANY OTHER INFORMATION SHOWN HEREIN SHALL BE VERIFIED AT PERMITTING AND PRIOR TO CONSTRUCTION FOR ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
- BUILDER IS SOLELY RESPONSIBLE FOR ENSURING THAT THE FOOTPRINT IS CONTAINED WITHIN THE PREPARED BUILDING PAD. THE BUILDING PAD SHALL BE SET HIGH ENOUGH TO ALLOW FOR ADEQUATE DRAINAGE.
- ALL CALCULATIONS ARE APPROXIMATE. THEY MUST BE VERIFIED PRIOR TO PERMITTING, PURCHASING, AND/OR CONSTRUCTION. CITY SIDE WALK WILL NOT BE INCLUDED IN PLATWORK CALCULATIONS.
- A FORM SURVEY IS REQUIRED FOR VERIFICATION OF FORM PLACEMENT PRIOR TO CONCRETE POUR. E.D. ACCEPTS NO LIABILITY WHERE A FORM SURVEY IS NOT PROVIDED.
- REMOVE AND DISCARD ALL VEGETATION WHERE GRADING IS PROPOSED.
- SITE DRAINAGE MUST BE WELL DEVELOPED AND DIRECTED AWAY FROM THE FOUNDATION. GRADE SHALL FALL A MINIMUM OF 1" WITHIN THE FIRST 10 FEET. FLOWLINE SLOPES OF SWALES AND SIDE YARDS SHALL NOT BE LESS THAN 1.25%. NO FLOODING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE.
- BACKFILL AROUND THE FOUNDATION SHALL BE WITH COHESIVE SOIL.
- ROOF DOWNSPOUTS AND DRAINS SHALL BE EXTENDED AND DRAIN AWAY FROM FOUNDATION.
- PAVING AND STRUCTURAL DESIGN BY OTHERS.
- FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 12" ABOVE THE NEAREST SANITARY SEWER MAIN. HOLE FILL FIELD VERIFY THE ELEVATION OF THE MAIN HOLE FILL TO ENSURE PROPER ELEVATION.

CAUTION:
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE.



LEGAL DESCRIPTION		B ROADSTONE DESIGN GROUP		120 E. Main Street Forney, TX 75126 214.295.5280 www.broadstonedg.com	
LOTS 1R AND 2R, BLOCK 1 OF THE GOTCHER ADDITION REPLAT, SITUATED IN THE MARY R. WRIGHT SURVEY, ABSTRACT 1365, CITY OF LAKE DALLAS, DENTON COUNTY, TX.					
TRACT 1 0.82 ACRES					
TEAM INFORMATION					
ARCHITECT: BROADSTONE DESIGN GROUP 120 E. MAIN ST. FORNEY, TX, 75126 DAN WHALEN II (214) 295-5280 DWHALEN@ELDENENGINEERING.COM					
ENGINEER: EPICL DAVIS ENGINEERING, INC. 120 E. MAIN ST. FORNEY, TX, 75126 MITCH LEMMOND (817) 564-5552 MLEMMOND@ELDENENGINEERING.COM					
SUMMARY OF WORK					
NEW GROUND UP PRE-ENGINEERED METAL BUILDING FOR OFFICE/WAREHOUSE STORAGE, LAKE DALLAS, TEXAS 75065. SCOPE INCLUDES: PERMS ON NEW SLAB, NEW INTERIOR WALLS, FINISHES, EQUIPMENT, AND EXTERIOR IMPROVEMENTS.					
BUILDING CODE					
• 2018 INTERNATIONAL BUILDING CODE (IBC) WITH LOCAL AMENDMENTS • 2018 INTERNATIONAL FUEL CODE (IFC) WITH LOCAL AMENDMENTS • 2018 INTERNATIONAL MECHANICAL CODE (IMC) WITH LOCAL AMENDMENTS • 2018 INTERNATIONAL PLUMBING CODE (IPC) WITH LOCAL AMENDMENTS • 2017 NATIONAL ELECTRICAL CODE (NEC) WITH LOCAL AMENDMENTS • 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) • 2011 NFPA AND ANSI CODES/STANDARDS WHERE ADOPTED/REFERENCED BY LOCAL CODES • LOCAL BUILDING CODE • CITY/COUNTY ORDINANCES • APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS • 2012 TEXAS ACCESSIBILITY STANDARDS AND ALL APPLICABLE FEDERAL REGULATIONS		REVISIONS			
PARKING REQUIREMENTS					
PARKING REQUIREMENT: 1200 OFFICE PARKING REQUIREMENT: 1500 WAREHOUSE OFFICE / RETAIL AREA 416.50 SF = 2 SPACES WAREHOUSE AREA 3,563.50 SF = 7 SPACES BUILDING GROSS AREA 4,000 SF REQUIRED PARKING 9 PROVIDED PARKING 9 REQUIRED ADA PARKING 1 PROVIDED ADA PARKING 1 PARKING SPACE 9' X 20' ADA VAN SPACE 11' X 20' ADA STANDARD 8'X20'		ADVANCED FABRICATORS		118 Gotcher Lake Dallas, TX, 75065 GOTCHER ADDITION REPLAT 0.82 ACRES	
VICINITY MAP N.T.S.		SITE PLAN		Project Number: A-0.1 Date: 07-06-2021 Drawn by: J. Jones Checked by: J. Jones	
				A-0.1	
				Scale: As indicated	



Name	Area	Comments
IF COMPACTED FILL BASE	7177 SF	
IF COMPACTED FILL BASE	7177 SF	PERIMETER
PAVING SLAB	4026 SF	
PAVING SLAB	4026 SF	PERIMETER
DUMPTER ENCLOSURE	236 SF	
DUMPTER ENCLOSURE	236 SF	
FRONT DRIVE	1363 SF	
FRONT DRIVE	1363 SF	
CROSS PAVING AREA	402 SF	PERIMETER
CROSS PAVING AREA	402 SF	PERIMETER
CROSS PAVING AREA	187 SF	PERIMETER
CROSS PAVING AREA	187 SF	PERIMETER
INTERIOR LANDSCAPE	11406 SF	PERIMETER
INTERIOR LANDSCAPE	11406 SF	PERIMETER
INTERIOR LANDSCAPE	11406 SF	PERIMETER
INTERIOR LANDSCAPE	11406 SF	PERIMETER
LANDSCAPE BUFFER	1244 SF	PERIMETER
LANDSCAPE BUFFER	1244 SF	PERIMETER
LANDSCAPE BUFFER	961 SF	PERIMETER
LANDSCAPE BUFFER	961 SF	PERIMETER

RECOMMENDED PLANT LIST			
LARGE TREES Bald Cypress Blar Oak Caddo Maple Gumbo Limbo Live Oak Live Oak Pecan Red Gum Southern Magnolia Sweetgum Texas Ash Texas Persimmon	MEDIUM TREES Anacardium tree Birchgrove maple Cigar Pine Chickasaw Pear Chinese Pistache Chinkapin Cleveland Select Pear Florida Red Gum Live Oak Live Oak Red Gum Savannah Holly Texas Red Oak	SMALL TREES Australian Black Pine Coast Myrtle Desert Olive Elm Elm E. Nockall Japanese Black Pine Little Green Magnolia Magnolia Poinsettia Redwood Wax Myrtle Yucca Holly	
Small Evergreen Shrubs (Acceptable for use [2' or less] screening) Barberry Chinese Yew Dwarf Oleander Dwarf Redwood Dwarf Burning Bush Dwarf Indian Hawthorne Dwarf Juniper Holly Japanese Barberry Japanese Bonsai Nandina Texas Sage Shrub		LARGE EVERGREEN SHRUBS (Acceptable as a note for 2' screening) Burford Holly Dwarf Live Oak Eucalyptus Japanese Holly Juniper (large varieties) Leyland Cypress Nana R. Sloane Holly Red Tip Pinelake Sea Buckthorn Variegated Juniper Waxed Ligustrum Waxed Holly	
DECIDUOUS SHRUBS Green Multiflora Quince Rose of Sharon Spirea Spirea		TURFGRASSES Bermuda Grass Buffalo Grass Zoysiangrass	GROUND COVERS Alan-Jasmine English Ivy Honeysuckle Lonicera Mollis Grass Trailing Pinks Vines (Persimmon)
NOTE: The following trees may be approved to be maintain trees and are strongly advised not to be planted in the City of Lake Dallas. Cottonwood, Silver Maple, Arizona Ash, Frutescens Bulbocedrus, Chinese Tallow, Bradford Pear, and Spaydon. There are few fast growing, short lived species which have weak branch structure and many other, solid and root problems.)			



BSDG

120 E. Main Street
Forney, TX 75126
214.295.5280
www.broadstonedg.com

DATE	DESCRIPTION
6/04/2011	SITE PLAN APPROVAL
6/04/2011	PROVIDE ISSUE

LANDSCAPE PLAN	Project number	AFCB00019
	Date	07-06-2021
	Drawn by	RL

General Comments:

- Sheet 1 of 7 please update City approval to Director of Development Services – Not updated
- Add scale to site plan and landscape plans.
- A-0.1 and 0.2 are in this document twice and do not match each other.
- It is likely that the site plan goes to P&Z and we suggest approval at city council contingent upon engineering sign-off.
- Add revision info and date to cover page.
- Provide fence details.
- Confirm index and order of pages. There is some inconsistency and duplicates here.

Fire Comments:

LCFD Questions

1. 1. Under Building codes: They need to remove the 2011 NFPA and ANSI Code/ Standards and add 2018 International Fire Code with Local Amendments
2. 2. Fire Lane was not identified on plan, or stated that one is needed. (Need to state that the fire lane is not required as all points of the building can be reached from the roadway within 150ft.)
3. 3. Flex base must be able to accommodate 80k pounds and will need to specify it is part of the fire lane.
4. 7. Hammer head added for turn around? Was not identified and what they are proposing is not acceptable.
5. 8. Will there be security gate in the fire lane?

Site and Zoning:

Sec. 122-333. - Off-street parking.

Sheet A -0.1 and 0.2 are in this document twice. One has the correct breakdown, the other does not. One also shows trees the other does not. Because there is a separate landscape plan, can leave them off.

Sec. 122-769. - Office and business buildings.

For all business or commercial buildings there shall be provided one off-street parking space for each 200 square feet.

Tree Preservation Plan:

Not addressed in 2nd sub. Needed.

- Create a page for tree preservation. Show the following:
 - Any trees being removed. There are two shown: what sized and what species?
 - Any protected trees being removed.
 - Of protected trees being removed, how many mitigation inches are required?

- How will mitigation inches be replaced: onsite planting or payment into tree fund. These should be shown on the plans. You can place on a secondary landscape plan (tree removal/landscape works for me).

Landscape Plan:

- The plant list and associated notes are not the City of Lake Dallas requirements; the plant list shall reflect our Code.
- Perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.
 - Update plan so that it references perimeter trees not “large shaded trees” and update provided from “varies...” to how many trees are being provided.
- Shrubs shall be 30 inches at time of planting; not 2’.
- Correct spelling: large shade “tree”

Sec. 122-1229. - Landscaping requirements for nonvehicular open space.

Add to landscape plan to state how much of the site is in non-vehicular open space and how many trees are required/provided.

Percentage of Site in Nonvehicular Open Space	Tree Ratio Per Open Space
Less than 30	1 tree/2,500 sq. ft.
30—49	1 tree/3,000 sq. ft.
50 or over	1 tree/4,000 sq. ft.

Angie Manglaris

From: David Rodriguez <David.Rodriguez@lakecitiesfire.com>
Sent: Friday, July 9, 2021 8:47 AM
To: Angie Manglaris
Subject: RE: 118 Gotcher submission

[EXTERNAL]

Angie,

LCFD Questions

1. 1. Under Building codes: They need to remove the 2011 NFPA and ANSI Code/ Standards and add 2018 International Fire Code with Local Amendments
2. 2. Fire lane was not identified on plan, or stated that one is needed. (need to state that the fire lane is not required as all points of the building can be reached from the roadway with in 150ft.)
3. 3. Flex base must be able to accommodate 80k pounds and will need to specify it is part of the fire lane.
4. 4. 7. Hammer head added for turn around? Was not identified and what they are proposing is not acceptable.
5. 5. 8. Will there be security gate in the fire lane?

Thank you,

David Rodriguez

Assistant Fire Marshal
Lake Cities Fire Department
3501 FM 2181 Suite B
Corinth, TX 76210
Phone: 940-279-4590
Fax: 940-497-3455
david.rodriguez@lakecitiesfire.com



**“You have everything you need to be successful.
Don't be discouraged by the challenges.”**

From: [Angie Manglaris](#)
Sent: Thursday, July 8, 2021 5:27 PM
To: [David Rodriguez](#)
Subject: FW: 118 Gotcher submission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David, attached is the 2nd submittal, can you please confirm your items have been addressed. Thanks.

Respectfully,

Angie Manglaris
Director of Development Services
City of Lake Dallas
212 Main Street
Lake Dallas, Tx 75065
O: 940.497.2226 ext. 401
C: 817.247.8608



ATTENTION: Please note any correspondence, such as e-mail or letters, sent to City Staff or City Officials may become a public record and made available for Public/Media review.

From: Maureen Stevenson <maureen@eldengineering.com>
Sent: Thursday, July 8, 2021 2:45 PM
To: Angie Manglaris <amanglaris@lakedallas.com>
Cc: Irma Acosta <iacosta@broadstonedg.com>; Robert Lowery <rlowery@broadstonedg.com>
Subject: 118 Gotcher submission

[EXTERNAL]

Good Afternoon, Angie.

Please see attached submittal for 118 Gotcher, Lake Dallas.

Please let me know if you need anything else from us.

Thank you,
Maureen Kane Stevenson
BroadStone Design Group/Eric L. Davis Engineering, Inc.
maureen@eldengineering.com
Office: 972-564-0592
Cell: 402-202-1540
www.ELDEngineering.com
Structural | Civil | Frame | Foundation | WindStorm | Inspections

*Please consider the environment before printing this email.