



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, August 18, 2022 at 6:00 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 January 20, 2022, regular meeting and July 21, 2022, regular meeting.

5. Conduct a public hearing and consider a Zoning Change for a Planned Development request for 24.4 acres of land being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424 and a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being located in the City of Lake Dallas, Denton County, Texas; generally located north-east of Shady Shores Road and East Swisher for a mixed-use with C-1 commercial and R-3 multi-family residential uses.

6. Announcements

7. 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 18, 2022 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.



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Eric Wihite, AICP, Consulting Planner

August 12, 2022

Planned Development – Lot 2-A, Block A, Gatlin Addition

DESCRIPTION

Conduct a public hearing and consider a Planned Development Zoning request for Swisher Mixed-Use, an approximately 22-acre project located on HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, generally located northeast of the intersection of E. Swisher Road and North Shady Shored Rd.

EXISTING CONDITIONS

The property is currently zoned C-1 Retail and is currently undeveloped land consisting of open pasture with clusters of mature trees along the edges. The property is not within the 100-year floodplain.

ADJACENT LAND USES

North: Manufacture Housing

East: Single-family residences zoned R-1-6000-Single Family Dwelling District

South: The Children's Learning Center zoned C-1-Retail

West: Single-Family

BACKGROUND INFORMATION

The applicant Charlise Boliver Rev. Trust, submitted by Mr. Mathias Haubert of Bohler for a Planned Development to allow a mixed-use development to include multifamily and commercial/retail. The Planned Development Narrative outlines and establishes development standards and guidelines that will be followed at formal site development plan stage.

The applicant has included a concept site plan with the Project Narrative. This site plan is for illustrative concept purposes only and has not been reviewed for conformance to the provided project narrative.

PLANNING ANALYSIS

The Project Narrative for the Planned Development request slight deviations from standard city code for 6 acre C-1 Retail tract and approximately 16 acre R-3 Multifamily residential tract. The primary deviation from current City code is the parking requirement and overall density for the R-3 tract.

Primary access for both the retail and multi-family is proposed from four drives off East Swisher Road. These access points will require additional review. The development site circulation proposes to maintain shared access and have screening as needed, but maintain continuity and connective as possible, to maintain a mixed-use feel.

The permitted uses will be consistent with those established in current City Code.

RECOMMENDATION

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

I move to recommend City Council **APPROVE/DENY** the Planned Development Narrative for zoning of approximately 22-acre project located on HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey with the following conditions:

1. Final Detailed PD Site Plan to follow zoning of Planned Development.

ATTACHMENTS:

1. PD Project Narrative
2. Concept PD Site Plan
3. Tract Exhibits

Project Narrative For a Zoning Change Application

**Submitted on behalf of:
Charlsie Boliver Rev. Trust
508 N Shady Shores Rd
Lake Dallas, TX 75065
Ms. Barbara Garrison
940-390-0191**

**Submitted to:

The City of Lake Dallas, Texas
Planning and Zoning
212 Main Street
Lake Dallas, TX 75065**

July 12, 2022

Charlsie Boliver Rev. Trust is pleased to submit this Project Narrative statement along with our application to The City of Lake Dallas in support of a Zoning Change application, by means of a Planned Development. This application, if approved, will allow for the development of a mixed use development consisting of commercial uses and residential multifamily uses on approximately 22 acres, located northeast of the intersection of E Swisher Rd and N Shady Shored Rd.

The project parcel is currently zoned C-1 retail which allows for dense commercial consisting of heavy retail, large grocery stores, and busy medical offices on an already busy street, being Swisher Rd. While the future land use map does include this parcel as Neighborhood retail, there was a large shift away from big box, large scale retail developments of this nature. Big box retailers that can develop 22 acres have either slowed or halted developing new stores in recent years – that was even a pre-pandemic trend. With that decrease in large retail power centers has created an increase in mixed use developments. The mixed use developments are able to create a self-sufficient product, where the retail keeps residential occupancy rates high, and the high occupancy rates keep the retail with a steady customer base. The adjacent retail also helps attract a better quality of tenants, and potentially higher rents as well.

The Planned Development proposes an approximately 6 acre tract with base zoning of C-1 and an approximately 16 acre tract with base zoning of R-3. Based on the results of the citizen input on the 2018 City Comprehensive plan, a large portion of residents thought that pursuing retail should be a priority, both for the residents of Lake Dallas benefit and to be a leading community in Denton County. The benefit of the mixed use development is that the retail typically gets developed faster than if it were stand-alone retail. There will be cost sharing for items like access, utilities, and infrastructure that can help expedite retail construction, but also attract tenants from an earlier stage in the development process. The retail, and development as a whole, also stabilizes quicker since it has the permanent resident base next door. For these reasons, we feel that the Planned Development will assist in addressing resident concerns.

The proposed PD standards establish the City of Lake Dallas standard zoning code where applicable. The two base zoning districts for each tract do not include any additional permitted uses compared to the standard zoning ordinance. Since this is a true mixed use development, our project team truly believes that it should be zoned together rather than through straight zoning. Once the development gets dissected or separated, it tends to lose its mixed use feel and agenda. The Planned Development also allows standards for shared access and screening to be implemented for the development as a whole. The Planned Development will still contain two separate tracts – an approximately 6 acre tract with base zoning of C-1 and an approximately 16 acre tract with base zoning of R-3.

The development will abut a single family residential district to the west, as well as a manufactured home community to the north. The Planned Development standards presented include screening per the zoning ordinance. Any screening walls are proposed to be opaque so that noise, vehicle headlights, and general visibility are limited.

Similar to the self-sufficient nature of the retail and multifamily, the retail does act as an amenity for residents of the residential community. The retail will provide walkable opportunities for residents to

utilize. Even though the retail is on a different tract, this is where the mixed use nature provides benefits to the overall development. This adjacency plus the desire to amenitize the detention pond will achieve the residential open space limits.

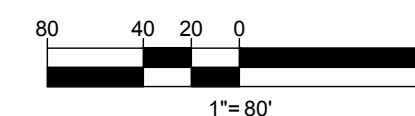
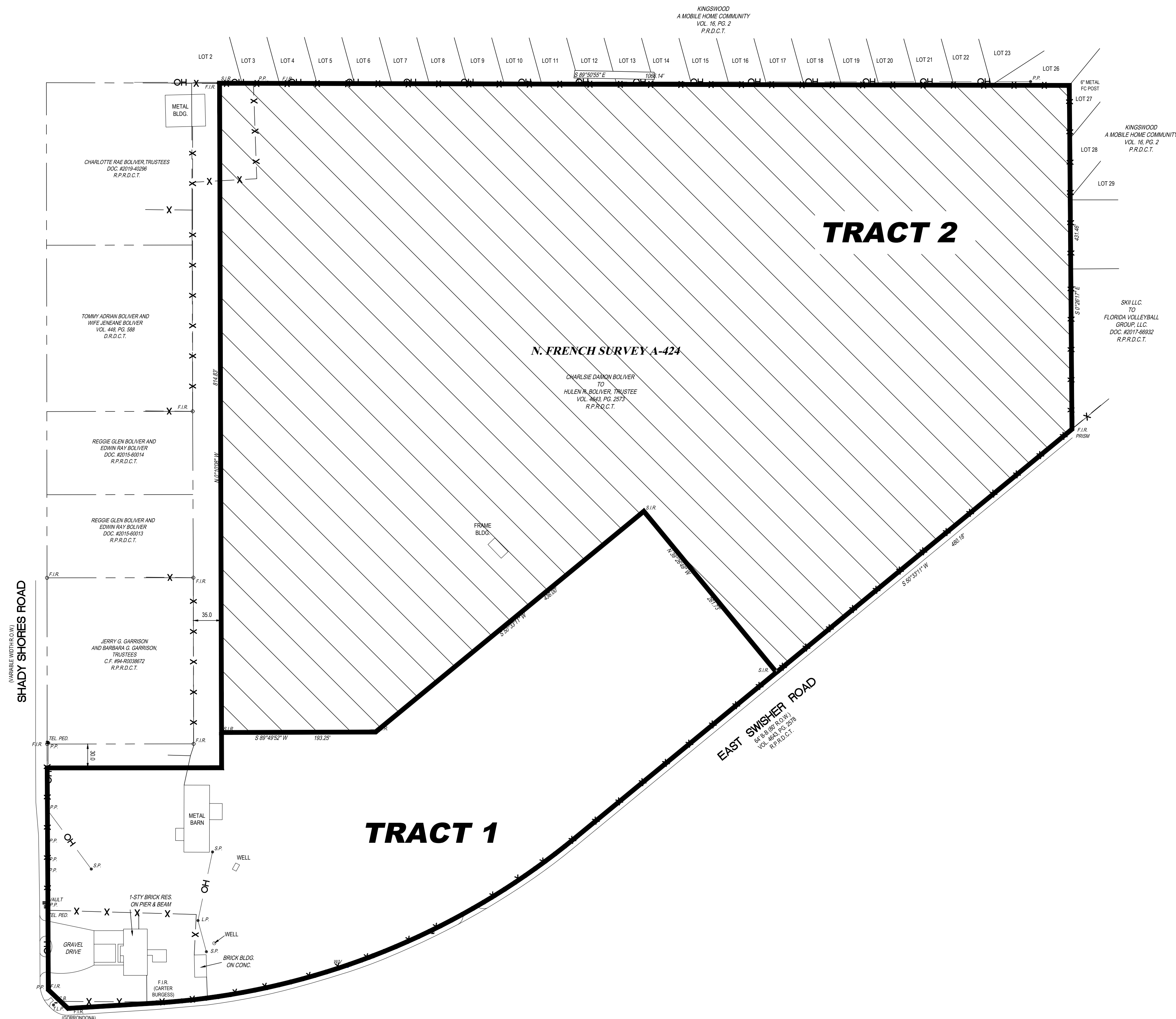
The residential tract does contain an increase in residential density, but is similar to other mixed use developments in that regard. The proposed density is based on market research and market demand. The success of the Planned Development hinges on a balance of residential and retail, and the proposed development standards are based on past successes and experiences. Any successful development requires people to flourish, which is what the proposed density allows. With a larger density, certain features are able to be upgraded throughout the community. Larger and nicer amenities, common spaces, and interior finishes are a few examples that are typically able to be enhanced with a larger community. With a lower density, these items are often the first to be removed.

Our team strongly believes that the mixed use zoning changes sought offer a sustainable and stable development for years to come, while still addressing the City resident's request for additional retail. The entire development team looks forward to working with The City of Lake Dallas to make this vision for the parcel a reality, and we respectfully request support of this Zoning Change Request.

Respectfully,

Mathias Haubert, P.E.
Bohler Engineering



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FOR EXHIBIT
PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220069.00
DRAWN BY:	PJC
CHECKED BY:	MJH
DATE:	7/12/2022
CAD I.D.:	

PROJECT:
**LAKE DALLAS
MIXED USE
PLANNED
DEVELOPMENT**



EAST SWISHER ROAD &
NORTH SHADY SHORES ROAD,
LAKE DALLAS, TX 75065

BOHLER //

6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

SHEET TITLE:

EXHIBIT B
TRACT
EXHIBIT

SHEET NUMBER

ORG. DATE - 7/12/2022

Exhibit C

Planned Development Standards

A. BASE ZONING DISTRICT:

1. The portion of the Property shown as Tract 1 shall be developed in accordance with the “C-1” commercial district regulations except as provided herein.
2. The portion of the Property shown as Tract 2 shall be developed in accordance with the “R-3” Multifamily Residence District regulations except as provided herein.

B. SCREENING/FENCING:

1. All screening and fencing in the planned development shall conform to the following specifications:
 - i. A 6-foot tall screening wall shall be provided between multifamily districts and adjacent residential and non-residential districts.
 - ii. All screening walls shall be opaque in nature and may conform with screening alternates as stated in the city zoning ordinance.

C. LANDSCAPING & BUFFERS:

1. All property lines within the development shall have the following landscaped screening as follows:
 - i. Perimeter landscape adjacent to the right of way areas shall have at least 1 tree for every 50 lineal feet of perimeter area.
 - ii. Tree plantings shall be provided at a rate of 1 tree per every 400 square feet of interior landscape area.
 - iii. Landscape buffer
 - a) A 15-foot landscape buffer shall be provided between off-street parking areas and the abutting right-of-way.
 - b) A 10-foot landscape buffer shall be provided where an off-street parking area abuts an adjacent property line. This buffer may be waived provided that an opaque screening wall is installed on said property

line. In the event no screening wall is present, the 10' buffer shall be honored.

D. LOT USE REGULATIONS:

1. Use regulations shall be in accordance with "C-1" Commercial District for Tract 1, subject to the following conditions:
 - i. Access between Developments
 - a) Prior to approval of any plat subdividing the Property, mutual cross-access for vehicular and pedestrian movement over and across all Tracts within the PD shall be granted between and among the respective owner(s) of each Tract or portion thereof.
 - ii. Maximum building height
 - a) Buildings shall not exceed 3 stories or be greater than 50 feet in height.
 - iii. Signage
 - a) Maximum monument signage area shall be 60 square feet.
 - b) Maximum height of a ground sign shall be 12 feet.
 - c) Only one monument sign per lot shall be permitted.
 - iv. Trash enclosures on Tract 1 are permissible in the side and rear setbacks provided they are properly screened with a 6' masonry enclosure.
2. Use regulations shall be in accordance with "R-3" Commercial District for Tract 2, subject to the following conditions
 - i. Sidewalk width
 - a) A 5' public sidewalk shall be provided along the adjacent street back of curb.
 - ii. Maximum Building Height
 - a) Buildings shall not exceed 3 stories or be greater than 45 feet in height.
 - iii. Maximum Permitted Density
 - a) Density shall not exceed 24 dwelling units per acre.
 - b) A parking ratio of 2.0 spaces per dwelling unit shall be provided.
 - iv. Minimum Dwelling Size

- a) The minimum dwelling size for an apartment unit shall be 500 square feet.
- v. Open Space
 - a) Multifamily developments within the PD area shall maintain a minimum of 300 square feet of usable open space for each dwelling unit.
 - b) Required yards and landscaped areas shall be credited as open space area.
 - c) A maximum of 50% of the detention pond area may count as open space provided that the area is amenitized.
- vi. Signage
 - a) Maximum monument signage area shall be 50 square feet.
 - b) Maximum height of a ground sign shall be 8 feet.
 - c) Only one monument sign per lot shall be permitted.

PROJECT DATA SHEET	LAKE DALLAS	390	APARTMENT UNITS		LOCATION: DALLAS, TEXAS			May 13, 2022
UNIT TYPE	UNIT MIX DESCRIPTION	NET AREA	BALCONY / PATIOS	BALCONY STORAGE	GROSS AREA	NO. OF UNITS	% OF UNITS	
E1	1BR/1BATH/LIVING/DINING	580	48	0	628	24	6%	
A1	1BR/1BATH/LIVING/DINING	666	47	0	713	108	28%	
A2	1BR/1BATH/LIVING/DINING	755	64	0	819	48	12%	
A3	1BR/1BATH/LIVING/DINING/STUDY	969	75	0	1,044	36	9%	
B1	2BR/2BATH/LIVING/DINING	1,048	61	0	1,109	90	23%	
B2	2BR/2BATH/LIVING/DINING	1,110	72	0	1,182	84	22%	
TOTAL						390	100%	

Note:

ACCESSIBLE UNIT 'TYPE A' REQUIREMENT = 2% OF TOTAL UNITS	7.8
PER IBC 2015 SEC. 1107.6.2.1.2 TYPE B UNITS IN GROUP R-2 OCCUPANCY =	390

BUILDING ANALYSIS							PARKING ANALYSIS			
UNIT TYPE	BUILDING TYPES	I	II	III	IV	NUMBER OF UNITS	% UNITS PER BEDROOM	TOTAL UNITS PER BEDROOM	PARKING RATIO	TOTAL PARKING
	NUMBER OF STORY	3	3	3	3					
	QUANTITY PER BUILDING TYPE	5	4	2	2					
E1	1BR/1BATH/LIVING/DINING	12				24	55%	216	1.75	378
A1	1BR/1BATH/LIVING/DINING	12	12			108				
A2	1BR/1BATH/LIVING/DINING		6		12	48				
A3	1BR/1BATH/LIVING/DINING/STUDY			12	6	36				
B1	2BR/2BATH/LIVING/DINING	6	12	6		90	45%	174	2	348
B2	2BR/2BATH/LIVING/DINING	12	0		12	84				
	TOTAL UNITS	150	120	60	60	390	TOTAL REQUIRED MULTIFAMILY			726
	TOTAL UNITS PER BUILDING	30	30	30	30		TOTAL PROVIDED			805
							SURFACE APRKING			590
							HC SURFACE PARKING			13
							HC VAN PARKING			2
							CARPORTS			198
							HC CARPORT			2
							GARAGE			0
							HC GARAGE			0
							PARKING RATIO			2.06

SITE ANALYSIS		
ACTUAL:		
Gross Land Area:	16.38	ACRES
Total Apartment Units:	390	UNITS
Actual Density:	23.81	UNITS /ACRE
REQUIRED:		
DISTRICT: R-2 MULTIFAMILY RESIDENTIAL		

SITE ANALYSIS		
ACTUAL:		
Gross Land Area:	16.38	ACRES
Total Apartment Units:	390	UNITS
Actual Density:	23.81	UNITS /ACRE
REQUIRED:		
DISTRICT: R-2 MULTIFAMILY RESIDENTIAL		

RETAIL PARKING			
RETAIL 1 AND 2	1000 SQFT. EACH	1 SPACE /200 SQFT.	100
QSR	1500 SQFT.	1 SPACE /100 SQFT.	30
GAS STATION	3000 SQFT.	1 SPACE/200 SQFT.	18
TOTAL			148

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DATE	5/13/2022
ISSUE	Schematic Design
PROJECT NUMBER	220201
DRAWN BY	VG
PROJECT DATA SHEET	
Sheet Name	