



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, April 20, 2023, 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 February 16, 2023, regular meeting.

5. Conduct a public hearing and act on a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from Downtown District with base zoning of R-2 Two-Family Dwelling District, to Planned Development (PD) with base zoning of R-2 Two-Family Dwelling District and Downtown District.

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 April 17, 2023, 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**

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on February 16, 2023, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Lester Raborn called the meeting to order at 6:02 p.m.

1. Roll Call and Determination of Quorum

Lester Raborn	Chairperson
Annette Fuller	Vice Chairperson
Melody Parlett	Member Place 2
Christian Cline	Member Place 3
Rachel Fitzpatrick	Member Place 1
Steve Dennis	Member Place 4

Absent: None

Staff Present: Codi Delcambre, City Secretary, and Marilyn Rojas, Permits Tech/Administrative Assistant

2. Pledges of Allegiance

Chairman Raborn led the Pledge of Allegiance.

3. Citizen Agenda & Public Comment An opportunity for citizens to address the Planning and Zoning Commission on matters which are not scheduled for consideration by the Planning and Zoning Commission. The Texas Open Meetings Act prohibits by the Planning and Zoning Commission any subject which is not on the posted agenda.

No public comments were received.

4. Approval of minutes for the Meetings of October 20, 2022.

Motion: to approve the minutes of October 20, 2022, as presented was made by Member Parlett. Chairperson Raborn seconded the motion.

Ayes: Lester Raborn, Rachel Fitzpatrick, Melody Parlett, Christian Cline, Annette Fuller, and Steve Dennis

Nays: None

Motion Passed 6-0

5. **Conduct a public hearing and consider an ordinance changing the zoning related to the use and development of 0.42+/- acres in the Mary R. Wright Survey Abst. No. 1355; Lots 1 and 2 Tom Atchison Subdivision, generally located at the southeast corner of the intersection of Atchison Drive and E. Hundley from Retail (C-1) to R-1 6000 Single-Family.**

City Secretary Codi Delcambre presented background information regarding the proposed zoning change for Lots 1 and 2 Tom Atchison Subdivision from Retail (C-1) to R-1 6000 Single Family.

Mr. Sam Montalvo, the applicant, stated that he planned to build two single family homes on the proposed lots, but the current zoning doesn't allow for residential homes. He stated that he was a general contractor and has built several houses in the area.

Chairperson Lester Raborn opened the Public Hearing at 6:08 pm.

Glenda Crenshaw, 510 E. Hundley Dr Lake Dallas stated that she was against the proposed rezoning. Ms. Crenshaw read a letter from the City of Lake Dallas 06/1976 regarding the proposed zoning change from Residential to Commercial that the City had initiated. .

Debbie Pierce, 510 Atchison Dr Lake Dallas, stated that she was against rezoning due to drainage issues in that area could worsen.

Domingo Nunez, 506 E. Hundley Dr Lake Dallas, stated that he has been part of this community since 1972 and he was against the proposed zoning change.

Gloria Nunez, 506 E. Hundley Dr Lake Dallas stated that she was against the proposed zoning change.

Chairperson, Lester Raborn closed the Public Hearing at 6:28pm.

Motion: To recommend City Council to deny an ordinance changing the zoning for lots 1 and 2 Tom Atchison Subdivision from Retail (C-1) to R-1-6000 Single-Family was made by Member Parlett and Vice Chairperson Fuller seconded the motion.

Ayes: Rachel Fitzpatrick, Melody Parlett, Lester Raborn, Annette Fuller.

Nays: Christian Cline, Steve Dennis.

Motion Passed

4-2

6. Consider and make recommendation to City Council for appointments to various positions on the Planning and Zoning Commission.

Motion: Recommend City Council to appoint Layne Cline to the Planning and Zoning was made by Chairperson Raborn and Member Parlett seconded the motion.

Ayes: Lester Raborn, Rachel Fitzpatrick, Melody Parlett, Christian Cline, Annette Fuller, and Steve Dennis

Nays: None

Motion Passed

6-0

7. Announcements

None.

8. Adjournment 6:37pm

Passed and approved on the _____ day of _____, 2023.

Lester Raborn, Chairperson

Marilyn Rojas, Permits Tech/Administrative Assistant



**PLANNING AND ZONING COMMISSION
AGENDA MEMO**

Prepared By: Eric Wilhite, AICP, City Planning Consultant

April 16, 2022

Conduct a public hearing and act on a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from Downtown District with base zoning of R-2 Two-Family Dwelling District, to Planned Development (PD) with base zoning of R-2 Two-Family Dwelling District and Downtown District.

DESCRIPTION:

Conduct a public hearing and act on a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from R-2 Two-Family and Downtown District with base zoning of R-2 District, to Planned Development (PD) Downtown District with base zoning of R-2 Two-Family Dwelling District. (The applicant is Mike Mayberry)

BACKGROUND INFORMATION:

Mr. Mayberry, owner of the subject property, is seeking this zoning change for the purpose of developing two duplex buildings as shown in Attachment 1. The subject property has not been platted but a plat is under review concurrently with the zoning submittal. The is when it was recognized that the previous straight zoning change did not take into consideration the development standards of R-2. The maximum area and dimensions of the tract prevents the development from meeting base R-2 standards. Therefor to correct the previous zoning and for the property to be developed as requested, another zoning change to include a Planned Development to deviate from lot dimension requirements was necessary. Should this zoning request be approved, the applicant will need to submit a site plan to staff for review prior to the issuance of a building permit. The development standards & requirements for R-2 Two-family base zoning, Downtown overlay and the PD requested shown in the chart (that is also include on the PD zoning exhibit) is below:

ORDINANCE PROVISION	R-2 TWO-FAMILY DISTRICT	DIVISION 3. DOWNTOWN DISTRICT	PROPOSED PD STANDARDS
LOT SIZE	3,600 SF FOR EACH DUPLEX	(Shall conform to R-2 base requirement)	2,000 SF for each individual unit
LOT WIDTH	60 FT	(Shall conform to R-2 base requirement)	Min. 27 FT

FRONT YARD SETBACK	25 FT	10 FT (from street curb)	10 FT (from street curb)
SIDE YARD	15 FT	0 FT	0 FT
REAR YARD SETBACK	30 FT	0 FT	0 FT
LOT DEPTH	100 FT	(Shall conform to R-2 base requirement)	Min 75FT (avg. 76FT)
MIN. DWELLING SIZE	1,200 SF	(Shall conform to R-2 base requirement)	1,200 FT
PARKING	2 SPACES FOR EACH RESIDENCE	(Shall conform to R-2 base requirement. On street parking to be credited.)	One (1) garage space for each unit plus 16 on-street parking spaces.
BLDG. HEIGHT	35 FT	50 FT	30 FT

ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>C-3 / Downtown Overlay.</i>	<i>Vacant</i>
North	<i>C-1 / Downtown Overlay.</i>	Single Family Residences
South	<i>C-3 / Downtown Overlay.</i>	Mixed Office/Residential
West	<i>C-3 / Downtown Overlay.</i>	Restaurant (Walter's)
East	<i>C-3 / Downtown Overlay.</i>	Mixed Office/Residential

FINANCIAL CONSIDERATION:

According to Denton Co. Appraisal District records, the single-family residences to the north were built in the late 1960's and have assessed values that range between \$45,000 to \$50,000. The range for recently developed mixed office/residential projects run between \$430,000 to \$655,000. Existing restaurant and retail developments in the surrounding area range between \$239,000 to \$634,000. The applicant's proposed duplex project would be built at a similar scale as that exhibited by the existing mixed use developments, but would not contain an office component and would be used exclusively for residential purposes.

RECOMMENDED MOTIONS:

It is recommended that the Planning and Zoning Commission: ***Move to recommend approval of the proposed rezoning request, from Downtown District with base zoning of R-2 Two-Family Dwelling District, to Downtown District with base zoning of R-2 Two-Family Dwelling Planned***

Development District to allow for deviations from base R-2 zoning as described and presented by the applicant.

Vicinity Map (Not to Scale)

214 Gotcher Avenue



ATTACHMENTS:

Attachment 1. – Zoning Change exhibit.

Attachment 2. - Draft Ordinance

Attachment 2. - Draft Ordinance

ORDINANCE NO. 2017-XX

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED BY CHANGING THE ZONING REGULATIONS GOVERNING THE DEVELOPMENT AND USE OF 0.214± ACRES OUT OF THE M. WRIGHT SURVEY, ABSTRACT NO. 1355 (MORE COMMONLY KNOWN AS 214 GOTCHER AVENUE) DESCRIBED IN EXHIBIT "A" HERETO FROM DOWNTOWN DISTRICT WITH BASE ZONING OF C-3 COMMERCIAL DISTRICT, TO DOWNTOWN DISTRICT WITH BASE ZONING OF R-2 TWO-FAMILY DWELLING DISTRICT; PROVIDING A CONFLICTS RESOLUTION CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all 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 Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1.

The Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas, heretofore duly passed by the governing body of the City of Lake Dallas, as heretofore amended, be, and the same are hereby amended by changing the zoning regulations governing the use and development of 0.214± acres out of the M. Wright Survey, Abstract No. 1355, more specifically described in Exhibit "A", attached hereto and incorporated herein by reference ("the Property"), from Downtown District with based zoning of C-3 Commercial District to Downtown District with base zoning of R-2 Two-Family Dwelling District.

SECTION 2.

In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3.

Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4.

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

SECTION 5.

Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6.

This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

PASSED AND APPROVED this 11th day of May, 2017

Michael Barnhart, Mayor

ATTEST:

APPROVED AS TO FORM:

Codi Delcambre, TRMC
City Secretary

Kevin B. Laughlin, City Attorney

ORDINANCE NO. 2017-XX

EXHIBIT "A"

(Page 1 of 2)

Property Description

All that certain tract of land situated in the Mary R. Wright Survey, Abstract Number 1355, City of Lake Dallas, Denton County, Texas and being a resurvey of a called 0.214 acre second tract described in the deed from Kamal Shuja to Gary H. Kirchoff, Trustee as recorded in Volume 4006, Page 919 of the Real Property Records of Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod for the Northwest corner of the tract being described herein at the intersection of the East right-of-way line of Gotcher Avenue and the South right-of-way line of Market Street;

THENCE North 89 Degrees 30 minutes 59 seconds East with the South right-of-way line of said Market Street a distance of 134.98 feet to a 1/2" capped iron rod set for the Northeast corner of the herein tract of land described in the Deed from I. E. Bennett, et ux to James Homer Johnson, et ux in Volume 386, Page 630 of the Deed Records of Denton County, Texas;

THENCE South 00 degrees 54 minutes 34 seconds West with the West line thereof a distance of 62.40 feet to a 1/2" iron rod set found for the Southeast corner of the herein described tract at the Northeast corner of a called 0.265 acre First Tract described in said Deed from Kamal Shuja to Gary H. Kirchoff, Trustee;

THENCE South 83 degrees 46 minutes 34 seconds West with the North line thereof a distance of 136.06 feet to a 1/2" iron rod found for the Southwest corner of the herein described tract at the Northwest corner of said 0.265 acre First Tract, same being in said East right-of-way line of Gotcher Avenue;

THENCE North 00 degrees 57 minutes 30 seconds East with the East right-of-way line thereof a distance of 76.01 feet to the PLACE OF BEGINNING and enclosing 0.214 acres of land, more or less.

Map



**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2023-_____**

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE ZONING REGULATIONS GOVERNING THE DEVELOPMENT AND USE OF 0.24± ACRES OUT OF THE M. WRIGHT SURVEY, ABSTRACT NO. 1355 DESCRIBED IN EXHIBIT “A” HERETO FROM R-2 TWO FAMILY DWELLING DISTRICT TO PLANNED DEVELOPMENT (PD) FOR R-2 TWO FAMILY DWELLING DISTRICT; APPROVING DEVELOPMENT REGULATIONS AND SITE PLAN; PROVIDING A CONFLICTS RESOLUTION CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all 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 Comprehensive Zoning Ordinance and Map should be amended; and

WHEREAS, having received the recommendation of the Planning and Zoning Commission and the report presented by the City Administration, the City Council of the City of Lake Dallas, Texas, finds that exceptional circumstances affecting the Property exists such that establishment of a planned development district regulating the development of the Property is justified.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas (collectively, the Zoning Ordinance”), heretofore duly passed by the governing body of the City of Lake Dallas, as previously amended, be, and the same are hereby amended by amending the regulations governing the use and development of 0.24± acres out of the M. Wright Survey, Abstract No. 1355, City of Lake Dallas, Denton County, Texas (“the Property”) being more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference, from “R-2” Two Family Dwelling District to “PD” Planned Development for R-2 for Two Family Dwelling, subject to Section 2 of this Ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS

The Property shall be developed and used in accordance with the provisions of the Zoning Ordinance, as amended, applicable to Property located within an “R-2” Two Family Dwelling District subject to the following modifications:

- A. **Site Plan**: The Property shall be developed substantially as shown on Exhibit “B,” attached hereto and incorporated herein by reference (the “Site Plan”).
- B. **Development Standards**: The Property shall be developed in accordance with the following standards:

Minimum Lot Size	2,000 sq. ft. for each individual dwelling unit
Minimum Lot Width	27 feet
Front Yard Setback	10 feet (from street curb)
Side Yard	0 feet (interior side lines); 25 feet adjacent to Gotcher Avenue; 10 feet adjacent to east property line; provided, however, must maintain minimum building distances and/ establish common walls in accordance with Fire Code
Rear Yard Setback	0 feet
Minimum Lot Depth	Minimum 75 feet
Minimum Dwelling Size	1,200 sq. ft. air conditioned space
Parking	Per Dwelling Unit: One (1) enclosed parking space within a garage and one (2) additional off-street parking space within driveway constructed with each dwelling unit as shown on Site Plan.
Maximum Building Height	30 feet

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

PASSED AND APPROVED this ____ day of _____ 2023.

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:4/17/2023:134539)

ORDINANCE NO. 2023-____
EXHIBIT "A"
Property Description

BEING a 0.24 acre area of land out of the MARY R. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of Lot 2, Block A, TTMJ Addition, a subdivision of record in Document Number 2023-28, of the Official Records of Denton, County, Texas, also being all of a called 0.21 acre tract of land conveyed to TTMJ Assets, LLC, by Warranty Deed of record in Document Number 2008-46440 of said Official Records, also being a portion of a called 0.26 acre tract of land conveyed to TTMJ Assets, LLC by Warranty Deed With Vendor's Lien of record in Document Number 2008-46439, of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the east right-of-way line of Gotcher Avenue (a variable width right-of-way) and the north right-of-way line of Market Street (a variable width right-of-way), at the northwest corner of said Lot 2;

THENCE, N 89° 14' 52" E, along the south right-of-way line of said Market Street, being the common north line of said Lot 2, a distance of 134.98 feet to a 1/2" iron rod found at an angle point in the south right-of-way line of said Market Street, at the northeast corner of said Lot 2;

THENCE, S 00° 38' 27" W, continuing along the south right-of-way line of said Market Street, being the common east line of said Lot 2, passing at a distance of 4.56 feet a 1/2" iron rod found at an angle point in the south right-of-way line of said Market Street, at the northwest corner of a called 0.340 acre tract of land conveyed to J. Terry Lantrip by deed of record in Volume 5422, Page 3960, of said Official Records, and continuing along the the west line of said 0.340 acre tract, being the common east line of said Lot 2, a total distance of 62.40 feet to a 1/2" iron rod found in the west line of said 0.340 acre tract, at an angle point in said Lot 2;

THENCE, S 00° 57' 57" W, along the west line of said 0.340 acre tract, being the common east line of said Lot 2, a distance of 13.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of said Lot 1 and the southeast corner of said Lot 2;

THENCE, S 89° 14' 52" W, along the north line of said Lot 1, being the common south line of said Lot 2, a distance of 134.97 feet to a 1/2" iron rod found in the east right-of-way line of said Gotcher Avenue, at the northwest corner of said Lot 1 and the southwest corner of said Lot 2, from which an "X" cut in concrete found at the intersection of the north right-of-way line of Main Street (a variable width right-of-way) and the east right-of-way line of said Gotcher Avenue, at the southwest corner of said Lot 1, bears S 00° 56' 10" W, a distance of 79.00 feet;

THENCE, N 00° 41' 23" E, along the east right-of-way line of said Gotcher Avenue, being the common west line of said Lot 2, a distance of 76.01 feet to the POINT OF BEGINNING and containing an area of 0.24 Acres, or (10,259 Square Feet) of land, more or less.

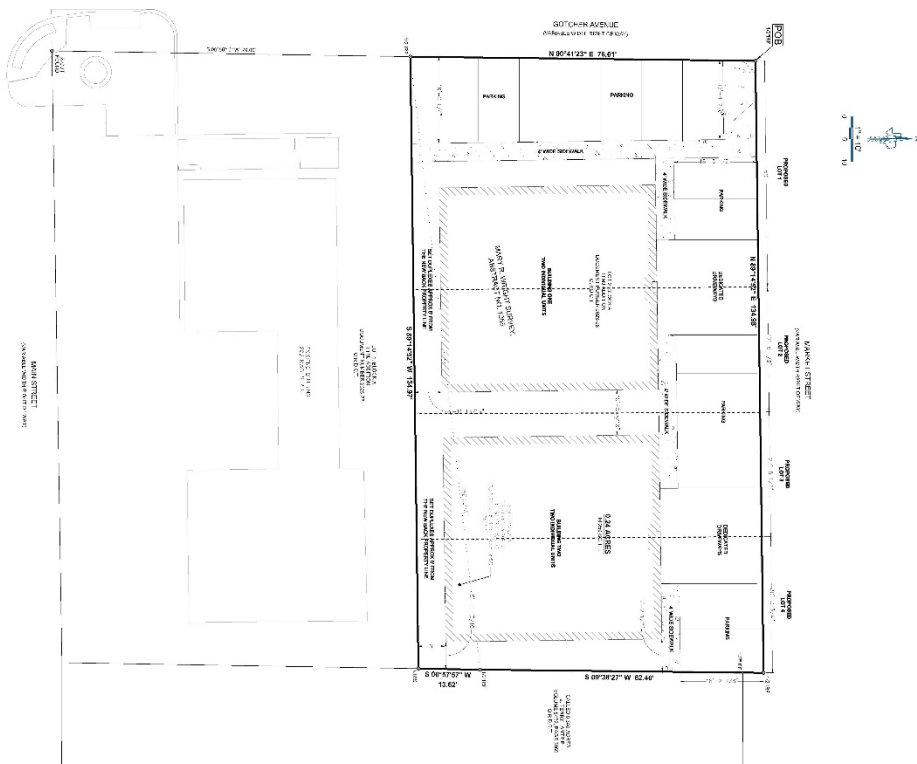
1. The editor requests that the author of a paper submitted for consideration to send a letter with the manuscript, indicating the priority of the paper.
2. The *Journal* does not accept unsolicited review articles. However, the Editor requests that authors of review articles submit them to the Editor, indicating the priority of the article.
3. Manuscripts for consideration should be sent to the Editor, indicating the priority of the manuscript. Manuscripts not accepted for consideration may be resubmitted at a later date, at the discretion of the Editor.

[illegible]

JOE MUMFORD	Eagle Surveying, LLC
2003-08-04-X	222 South Elm Street
DATE	Suite 200
04/09/2023	Denton, TX 76201
REVISION	940.222.3009
2/2/18	
CREATED BY	www.eaglesurveying.com
DE	TX Firm # 10194177

STARTYOR
Boris Staryor, LL.C.
"Cortest, My Back, etc."
222 S. 4th Street, Suite 200
Denver, CO 80202
(303) 733-8333

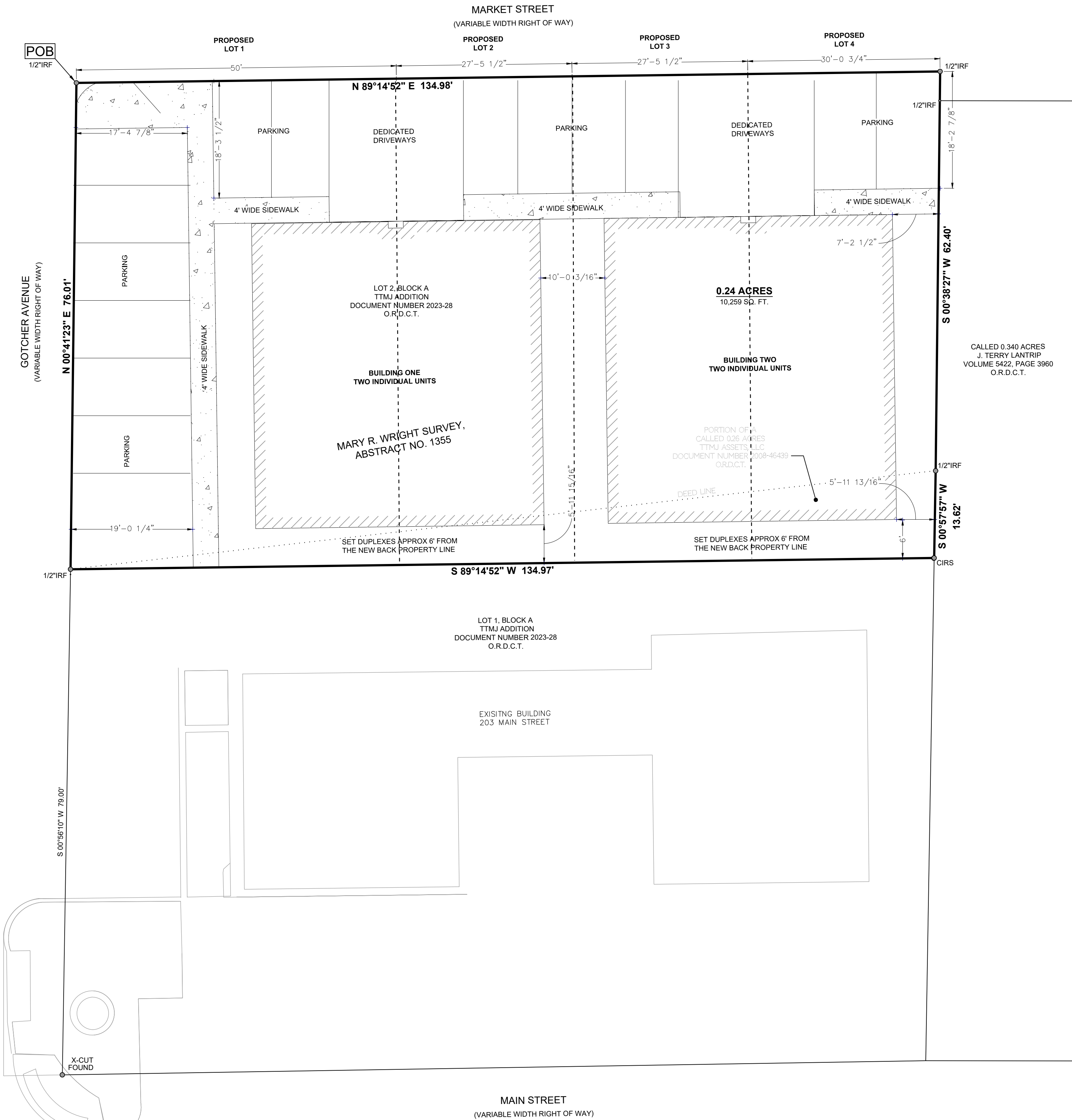
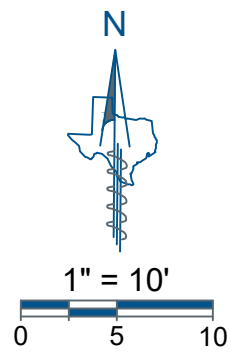
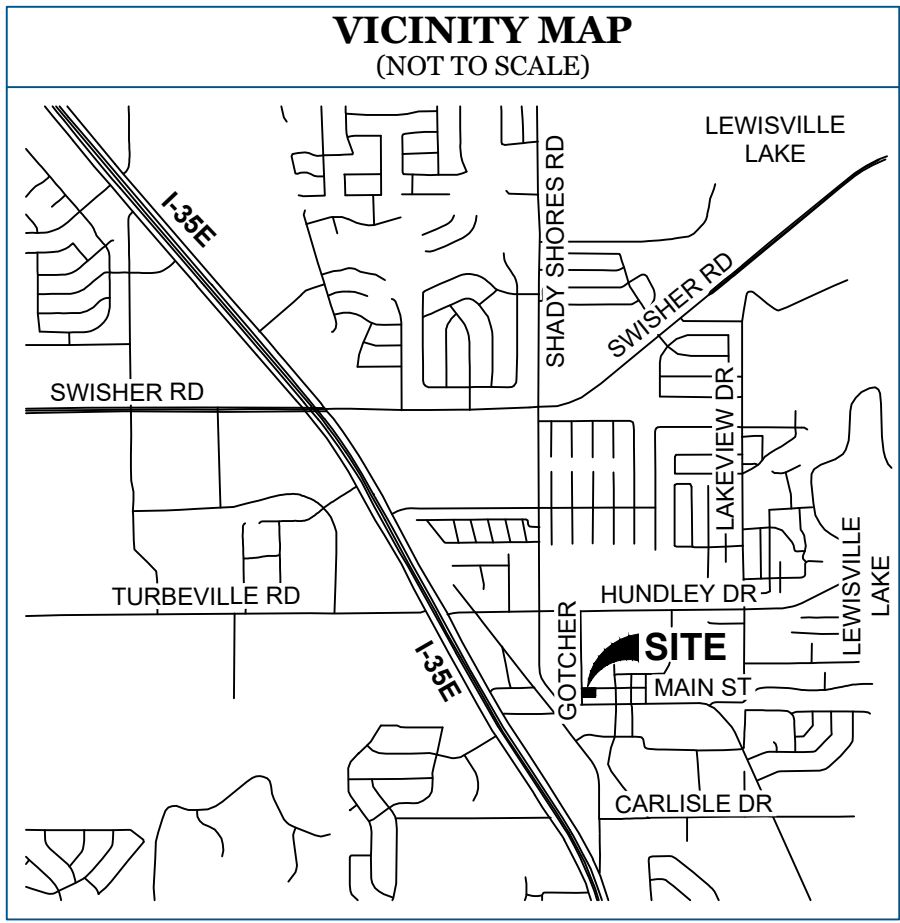
ONVIER
1141 Adams St.
Oak View Drive, Suite 100
Little Rock, AR 72205

[illegible][illegible]

BEING ALL OF LOT 2, BLOCK A, TTMJ ADDITION
RECORDED IN DOCUMENT NUMBER 2023-28,
BEING A 0.24 ACRE TRACT OF LAND IN THE
MARY R. WRIGHT SURVEY, ABSTRACT NO. 1355
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS.

AREA DESCRIPTION

[illegible]



GENERAL NOTES

- The sole purpose of this exhibit is to graphically depict an area of land to be used for rezoning the property by others.
- This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.
- Proposed improvements shown hereon per site plan provided by the property owner. To the surveyor's knowledge, no improvements exist on the property and the elements shown have not been surveyed.

LEGEND

R.O.W. = RIGHT-OF-WAY
PG. = PAGE
VOL. = VOLUME
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
"EAGLE SURVEYING"
DOC. NO. = DOCUMENT NUMBER
P.R.D.C.T. = PLAT RECORDS,
DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS,
DENTON COUNTY, TEXAS

AREA DESCRIPTION

BEING a 0.24 acre area of land out of the MARY R. WRIGHT SURVEY, ABSTRACT NO. 1355, situated in the City of Lake Dallas, Denton County, Texas, being all of Lot 2, Block A, TTMJ Addition, a subdivision of record in Document Number 2023-28, of the Official Records of Denton, County, Texas, also being all of a called 0.21 acre tract of land conveyed to TTMJ Assets, LLC, by Warranty Deed of record in Document Number 2008-46440 of said Official Records, also being a portion of a called 0.26 acre tract of land conveyed to TTMJ Assets, LLC by Warranty Deed With Vendor's Lien of record in Document Number 2008-46439, of said Official Records, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found at the intersection of the east right-of-way line of Gotcher Avenue (a variable width right-of-way) and the north right-of-way line of Market Street (a variable width right-of-way), at the northwest corner of said Lot 2;

THENCE, N89°14'52"E, along the south right-of-way line of said Market Street, being the common north line of said Lot 2, a distance of 134.98 feet to a 1/2" iron rod found at an angle point in the south right-of-way line of said Market Street, at the northeast corner of said Lot 2;

THENCE, S00°38'27"W, continuing along the south right-of-way line of said Market Street, being the common east line of said Lot 2, passing at a distance of 4.56 feet a 1/2" iron rod found at an angle point in the south right-of-way line of said Market Street, at the northwest corner of a called 0.340 acre tract of land conveyed to J. Terry Lantrip by deed of record in Volume 5422, Page 3960, of said Official Records, and continuing along the west line of said 0.340 acre tract, being the common east line of said Lot 2, a total distance of 62.40 feet to a 1/2" iron rod found in the west line of said 0.340 acre tract, at an angle point in said Lot 2;

THENCE, S00°57'57"W, along the west line of said 0.340 acre tract, being the common east line of said Lot 2, a distance of 13.62 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of said Lot 1 and the southeast corner of said Lot 2;

THENCE, S89°14'52"W, along the north line of said Lot 1, being the common south line of said Lot 2, a distance of 134.97 feet to a 1/2" iron rod found in the east right-of-way line of said Gotcher Avenue, at the northwest corner of said Lot 1 and the southwest corner of said Lot 2, from which an "X" cut in concrete found at the intersection of the north right-of-way line of Main Street (a variable width right-of-way) and the east right-of-way line of said Gotcher Avenue, at the southwest corner of said Lot 1, bears S00°56'10"W, a distance of 79.00 feet;

THENCE, N00°41'23"E, along the east right-of-way line of said Gotcher Avenue, being the common west line of said Lot 2, a distance of 76.01 feet to the **POINT OF BEGINNING** and containing an area of 0.24 Acres, or (10,259 Square Feet) of land, more or less.

NOTE: This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

ORDINANCE PROVISION	EXISTING R-2 TWO-FAMILY DISTRICT	DIVISION 3. DOWNTOWN DISTRICT	PD/R-2 REQUEST
LOT SIZE	3,600 SF FOR EACH DUPLEX	(Shall conform to R-2 base requirement)	2,000 SF FOR EACH INDIVIDUAL UNIT
LOT WIDTH	60 FT	(Shall conform to R-2 base requirement)	Minimum 27'
FRONT YARD SETBACK	25 FT	10 FT (from street curb)	10 FT (from street curb)
SIDE YARD	15 FT	0 FT	0 FT
REAR YARD SETBACK	30 FT	0 FT	0 FT
LOT DEPTH	100 FT	(Shall conform to R-2 base requirement)	Minimum 75 FT
MIN. DWELLING SIZE	1,200 SF	(Shall conform to R-2 base requirement)	1,200
PARKING	2 SPACES FOR EACH RESIDENCE	(Shall conform to R-2 base requirement. On street parking to be credited.)	One (1) garage space for each unit plus 16 on-street parking spaces.
BLDG. HEIGHT	35 FT	50 FT	50 FT
MASONRY REQUIRED	N/A	N/A	N/A

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

ZONING EXHIBIT
LOT 2, BLOCK A
TTMJ ADDITION

BEING ALL OF LOT 2, BLOCK A, TTMJ ADDITION
RECORDED IN DOCUMENT NUMBER 2023-28,
BEING A 0.24 ACRE TRACT OF LAND IN THE
MARY R. WRIGHT SURVEY, ABSTRACT NO. 1355,
CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS

JOB NUMBER
2203.039-XX
DATE
04/04/2023
REVISION
ZONING
DRAWN BY
BE



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