



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, November 16, 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. Appoint a Chair and Vice Chair to the City of Lake Dallas Planning and Zoning Commission.

5. Approval of the minutes of the July 20, 2023, regular meeting

6. Hold a discussion and receive training for the Planning and Zoning Commission members.

7. Conduct a public hearing and consider an ordinance to amend the development and use regulations of the Planned Development for R-3 Multi-Family Residence and C-1 Retail relating to the use and development of approximately 24.414 acres of land being a part of the H.H. Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424; generally located north of Swisher Road and east N. Shady Shores Road.

8. Conduct a public hearing and consider an ordinance to amend the regulations relating to the development and use of 13.305± acres out of the J.W. Simmons Survey, Abstract No. 1162, City of Lake Dallas, Denton County, Texas; generally located south of Swisher Road and 310± feet east of IH-35E by changing the zoning from C-2 Commercial District to Planned Development for M-1 Light Industrial Uses.

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 November 13, 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 and Zoning Commission met in a regular meeting July 20, 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

Lester Raborn
Annette Fuller
Melody Parlett
Christian Cline
Layne Cline

Chairperson.
Vice Chairperson.
Member Place 3.
Member Place 4.
Alternate 2

Absent:

None.

Staff Present:

Marilyn Rojas, Permits Tech.

2. Pledge of Allegiance

3. Approval of Minutes for the Meeting of April 20, 2023

Motion: Layne Cline made the motion to approve the minutes with amendments in regards his alternate and motion to vote. Lester Raborn second the motion.

Ayes: Lester Raborn, Annette Fuller, Melody Parlett, Christian Cline, Layne Cline.

Nays: None

Motion Passed 5-0

4 Conduct a public hearing and act on a proposed ordinance amending the development regulations of the Use Permit for Storage Facility previously granted by ordinance in relation to the development and use of Lots 2-A and 3-A, Block A. Gatlin Addition, generally located at 301 Carlisle Street, Lake Dallas, Texas.

Mr. Doug Powell from McAdams, current Sr. Planner for the City presented this request was made only to change the stormwater detention plan that was part of

the original SUP approval. Specifically, stormwater plans for the northeast corner of the site with this new submittal. The new plans have been reviewed and meet the City's requirements and standards. All other details of the SUP have remained the same and are not being proposed to be altered with this request.

One letter was received, Harron G. Manos, 316 Carlisle Dr opposing the request.

Motion: Melody Parlett made the motion to recommend approval of the proposed request, to amend the Specific Use Permit for a Storage Facility as described and presented. Annette Fuller seconded the Motion.

Ayes: Lester Raborn, Annette Fuller, Melody Parlett, Christian Cline, Layne Cline.

Nays: None

Motion Passed 5-0

5. 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. In order to address the Planning & Zoning Commission, please complete a Public Meeting Appearance Card and present it to the City Secretary prior to the start of the meeting. 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. Citizen presentation will be limited to five (5) minutes per person.

No one requested to speak.

6. Announcements or request for future agenda items.

Layne Cline presented an opportunity to add future members training to the agenda and update changes to members designations.

7. Adjournment of Regular Meeting.

Meeting was adjourned at 6:12 pm.

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

Lester Raborn, Chairperson

Attest:

Marilyn Rojas, Permits Tech



1



2



3

Regulations / Applications

Application Type	Decision Making Body	Basis of Decision
Comprehensive Plan		
Future Land Use Map		
Other • Mobility • Parks, Trails, and Open Space • Housing • Downtown	City Council after recommendation by PLZ	Community Values
Zoning		
Straight Zoning		
Planned Developments (PD)	City Council after recommendation by PLZ	Comprehensive Plan
Specific Use Permits		
Variances	BOA	
Site Plan		
Site Plan	City Council after recommendation by PLZ	Land Development Code
Plats		
Amending	Staff	
Preliminary Plat	City Council after recommendation by PLZ	Land Development Code
Minor Plat / Replat	Staff	
Major Plat / Replat	City Council after recommendation by PLZ	

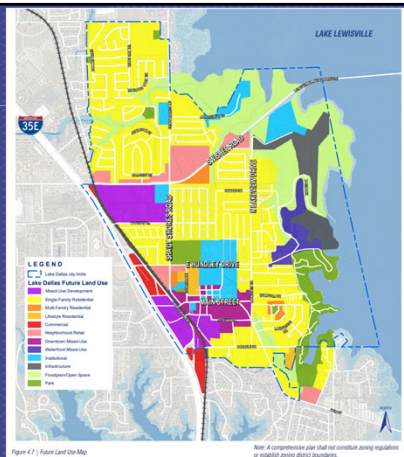
4

Regulations / Applications

Application Type	Decision Making Body	Basis of Decision
Comprehensive Plan		
Future Land Use Map		
Other • Mobility • Parks, Trails, and Open Space • Housing • Downtown	City Council after recommendation by PLZ	Community Values
Zoning		
Straight Zoning		
Planned Developments (PD)	City Council after recommendation by PLZ	Comprehensive Plan
Specific Use Permits		
Variances	BOA	
Site Plan		
Site Plan	City Council after recommendation by PLZ	Land Development Code
Plats		
Amending	Staff	
Preliminary Plat	City Council after recommendation by PLZ	Land Development Code
Minor Plat / Replat	Staff	
Major Plat / Replat	City Council after recommendation by PLZ	

5

Land Use



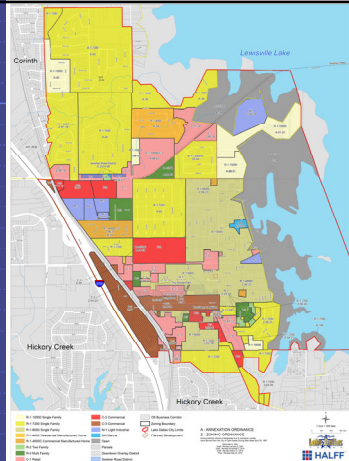
6

Regulations / Applications

Application Type	Decision Making Body	Basis of Decision
Comprehensive Plan		
Future Land Use Map		
Other • Mobility • Parks, Trails, and Open Space • Housing • Downtown	City Council after recommendation by PLZ	Community Values
Zoning		
Strategic Zoning		
Planned Developments (PD)	City Council after recommendation by PLZ	Comprehensive Plan
Specific Use Permits	BOA	
Variations		
Site Plan		
Site Plan	City Council after recommendation by PLZ	Land Development Code
Plats		
Amending	Staff	
Preliminary Plat	City Council after recommendation by PLZ	Land Development Code
Minor Plat / Replat	Staff	
Major Plat / Replat	City Council after recommendation by PLZ	

7

Zoning



8

Zoning

ARTICLE X. - C-3 COMMERCIAL DISTRICT

Sec. 122-401. - Permitted uses.

Sec. 122-402. - Use regulations.

Sec. 122-403. - Accessory uses.

Sec. 122-404. - Conditions for accessory buildings.

Sec. 122-405. - Height.

Sec. 122-406. - Front yards.

Sec. 122-407. - Side yards.

Sec. 122-408. - Rear yards.

Sec. 122-409. - Lot area.

Sec. 122-410. - Lot width.

Sec. 122-411. - Lot depth.

Sec. 122-412. - Maximum lot coverage.

Sec. 122-413. - Off-street parking.

Sec. 122-414. - Exterior surfaces.

Sec. 122-415. - Site plan approval.

Secs. 122-416—122-440. - Reserved.

9

Zoning

Sec. 122-401. - Permitted uses.
 In district C-3, no building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, moved or altered except for one or more of the following uses:

- (1) Any use permitted in district C-2;
- (2) Automobile sales, rental, repair and storage;
- (3) Boat sales, rental, repair and storage;
- (4) Motorcycles sales, rental, repair and storage;
- (5) Recreational vehicle sales, rental, repair and storage;
- (6) Bus and/or rail terminal;

(Ordinance 98-05, § 2, 3-22-95)

Sec. 122-402. - Use regulations.
 The following regulations apply in the C-3 commercial district:

- (1) Drive-up or drive-in service may be provided at any establishment;
- (2) Any manufacturing, assembly of products, or storage of materials for manufacturing or assembly of products as permitted above shall be entirely within a totally enclosed building;
- (3) No noise, smoke, radiation, vibration or concussion, heat or glare shall be produced that is perceptible outside a building; and no dust, fly ash or gas that is toxic, caustic or otherwise injurious to humans or property shall be produced.

(Ordinance 98-05, § 2, 3-22-95)

10

Zoning

Sec. 122-405. - Height.
 No building or structure shall exceed three stories nor be more than 50 feet in height.
(Ordinance 98-05, § 2, 3-22-95)

Sec. 122-406. - Front yards.

- (a) The minimum front yard setback shall be 25 feet.
- (b) There shall be no parking or storage of motor vehicles, boats or trailers within the front yard setback. Fire lanes and driveways may cross front yard setbacks as a means of vehicular access.

(Ordinance 98-05, § 2, 3-22-95)

Sec. 122-407. - Side yards.

- (a) The minimum side yard setback shall be ten feet.
- (b) There shall be no parking or storage of motor vehicles, boats or trailers within the side yard setback. Fire lanes and driveways may cross side yard setbacks as a means of vehicular access.

(Ordinance 98-05, § 2, 3-22-95)

Sec. 122-408. - Rear yards.

- (a) The minimum rear yard setback shall be 25 feet.
- (b) There shall be no parking or storage of motor vehicles, boats or trailers within ten feet of the property line. Fire lanes and driveways may cross rear yard setbacks as a means of vehicular access.

(Ordinance 98-05, § 2, 3-22-95)

Sec. 122-409. - Lot area.
 The minimum lot area shall be 5,000 square feet.
(Ordinance 98-05, § 2, 3-22-95)

11

Zoning

▼ **ARTICLE XV. - SPECIAL DISTRICTS**

- **DIVISION 1. - PD PLANNED DEVELOPMENT DISTRICT**
- **DIVISION 2. - IH-35E BUSINESS CORRIDOR DISTRICT**
- **DIVISION 3. - DOWNTOWN DISTRICT**
- **DIVISION 4. - SWISHER ROAD DISTRICT**

12

Zoning

Sec. 122-691. Uses permitted by special use permit.

Any of the following uses may be located in a specified district by special use permit of the city council, after public hearing and after recommendation by the commission, under such conditions as to operation, site development, parking, signs and time limit as may be deemed necessary in order that such use will not injure the appropriate use of neighboring property and will conform to the general intent and purpose of this chapter. Such uses shall comply with the height and area regulations of the district in which they may be located, except that radio, television and microwave towers may exceed such height regulations.

- (1) Amusement parks, racetracks, circuses, carnivals and fairsgrounds.
- (2) Cemetery.
- (3) Commercial baseball fields, athletic fields, golf driving ranges, swimming pools, arcades, riding stables, miniature golf and commercial recreation parks.
- (4) Churches and places of religious worship in districts other than residential.
- (5) Fraternal, civic organization clubhouses.
- (6) Day care facilities for child and elder care.
- (7) Walk-in theaters.
- (8) Gun clubs, skeet shoots, or target ranges.
- (9) Hospitals, rehabilitation centers, halfway houses, or penal or correctional institutions.
- (10) Radio, television, and microwave tower-antenna. Radio, television, microwave or other tower-antenna shall be setback from all property lines the distance equal to or greater than the height of the antenna.
- (11) Buildings, structures and premises for public utility service and public service corporations.
- (12) Group homes for the disabled.
- (13) Sexually-oriented businesses, as described in chapter 26, article II, as may be permitted in commercial areas in zoning district C-3 only.
- (14) Mini-warehouse storage in zoning district M-1 only.
- (15) Commercial parking lot.
- (16) Shops and stores for the sale of alcoholic beverages.
- (17) Establishments that [are] private clubs [that] derive at least 75 percent of the establishment's gross revenue from the on-premises sale of alcoholic beverages. This use is permissible by special use permit only in the C-1, C-2, and C-3 districts.

13

Zoning

Sec. 122-1073. Jurisdiction.

The board of adjustment has the following authority:

- (1) To hear and decide an appeal that alleges error in an order, requirement, decision, or determination made by an administrative official in the enforcement of this chapter. In exercising the authority under this subsection, the board may reverse or affirm, in whole or in part, or modify the administrative official's order, requirement, decision, or determination from which an appeal is taken and make the correct order, requirement, decision, or determination, and for that purpose the board has the same authority as the administrative official.
- (2) To authorize in specific cases a variance from the terms of this chapter if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of this chapter is observed and substantial justice is done.
- (3) When in its judgment the public convenience and welfare will be substantially served and the appropriate use of the neighboring property will not be substantially or permanently injured, the board of adjustment may, in specific cases, after public notice and public hearing, and subject to appropriate conditions and safeguards, authorize the following special exceptions to the regulations established in this chapter:
 - a. Permit the reconstruction, extension or enlargement of a building occupied by a lawful nonconforming use on the lot or tract occupied by such building, provided such reconstruction does not prevent the return of such property to a conforming use and permit the expansion of off-street parking or off-street loading for a nonconforming use.
 - b. Permit such modifications of the height, yard, area, coverage and parking regulations as may be necessary to secure appropriate development of a parcel of land which differs from other parcels in the district by being of such restricted area, shape or slope that it cannot be appropriately developed without such modification.
 - c. Require the discontinuance of nonconforming uses of land or structure under any plan whereby the full value of the structure and facilities can be amortized within a definite period of time, taking into consideration the general character of the neighborhood and the necessity for all property to conform to the regulations of this chapter. All actions to discontinue a nonconforming use of land and structure shall be taken with due regard for the property rights of the persons affected when considered in the light of the public welfare and the character of the area surrounding the designated nonconforming use and conservation and preservation of property. The board shall, on its own motion or upon cause presented by interested property owners, inquire into the existence, continuation or maintenance of any nonconforming use within the city.

14

Regulations / Applications

Regulations & Applications

Application Type	Decision Making Body	Basis of Decision
Comprehensive Plan		
Future land Use Map		
Other • Mobility • Parks, Trails, and Open Space • Housing • Downtown	City Council after recommendation by PBZ	Community Values
Zoning		
Straight Zoning		
Planned Developments (PD)	City Council after recommendation by PBZ	Comprehensive Plan
Specific Use Permits		
Variations	BOA	
Site Plan		
Site Plan	City Council after recommendation by PBZ	Land Development Code
Plat		
Amending	Staff	
Preliminary Plat	City Council after recommendation by PBZ	Land Development Code
Minor Plat / Replat	Staff	
Major Plat / Replat	City Council after recommendation by PBZ	

15

Site Plan

Sec. 122-639. Site plan approval.

- (a) **Nonresidential development.** Except as provided by the PD ordinance, all nonresidential development within a PD District shall require site plan approval in accordance with the city's ordinances. Nonresidential site plans may be approved if they (a) comply with the applicable PD ordinance, (b) comply with the other applicable provisions of the city's ordinances, and (c) are in substantial conformance with the approved development plan.
- (b) **Residential development.** Final plat approval shall constitute site plan approval for residential development.
- (c) **Mixed-use development.** If a development plan includes both residential and nonresidential development, only the non-residential portion of the development plan shall require site plan approval. If a development plan contains mixed-use lots or structures, site plan review and approval shall be required.

16

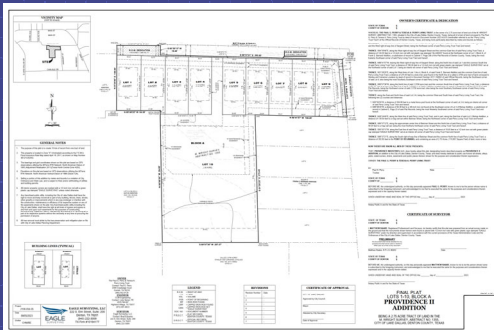
Regulations / Applications

Regulations & Applications

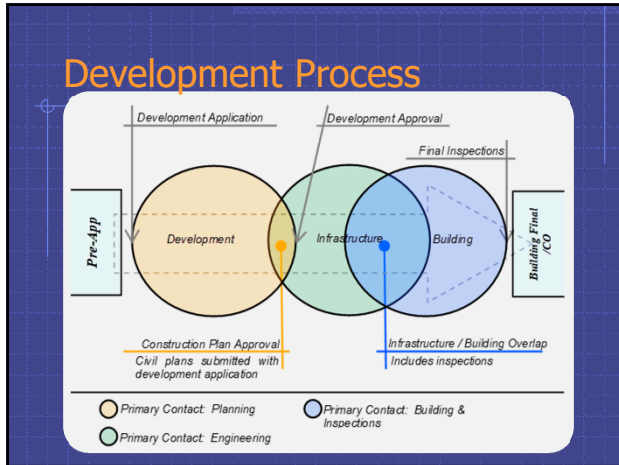
Application Type	Decision Making Body	Basis of Decision
Comprehensive Plan		
Future Land Use Map		
Other • Mobility • Parks, Trails, and Open Space • Housing • Downtown	City Council after recommendation by PLZ	Community Values
Zoning		
Straight Zoning	City Council after recommendation by PLZ	Comprehensive Plan
Planned Developments (PD)		
Specific Use Permits	BOA	
Variances		
Site Plan		
Site Plan	City Council after recommendation by PLZ	Land Development Code
Plats		
Amending	2/PLZ	
Preliminary Plat	City Council after recommendation by PLZ	Land Development Code
Minor Plat / Replat	2/PLZ	
Major Plat / Replat	City Council after recommendation by PLZ	

17

Plats



18



19



20



**PLANNING AND ZONNING COMMISSION
AGENDA MEMO**

Prepared By: Doug Powell, AICP, City Planning Consultant

November 16, 2023

Conduct a public hearing and consider an ordinance to amend the development and use regulations of the Planned Development for R-3 Multi-Family Residence and C-1 Retail relating to the use and development of approximately 24.414 acres of land being a part of the H.H. Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424,; generally located north of Swisher Road and east N. Shady Shores Road.

DESCRIPTION:

Conduct a public hearing and act on a proposed amendment to the PD standards for the Swisher Landing project. The property is zoned PD with R-3 and C-1 uses, approved in October 2022 (see attachment 1).

BACKGROUND INFORMATION:

This request is only to change the phasing that was tied to the PD approval. Specifically, the timing of the residential units vs. opening the commercial businesses is being requested to be changed by the applicant.

All other details of the PD have remained the same and are not being proposed to be altered with this request.

The following table is a comparison of the current and proposed language of Section I:

	Current Language	Proposed Language
(1)	Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road as shown on the Site Plan;	Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building construed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4,000 square feet in developed on any portion of Tract 1;

(2)	Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one or more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of not less than 7,000 square feet in addition to the building described in Paragraph (1), above;	Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one of more shell buildings designed for restaurant and/or retail use constructed on tract 1 containing a gross floor area of not less than 7,000 square feet, of which no less than 4,000 sf shall be constructed at the most southwesterly portion of Tract 1 at the intersection of Shady Shored Road and Swisher Road, in addition to the building described in Paragraph (1) above;
(3)	The square footage of only one (1) restaurant commonly referred to as a "quick service restaurant" may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.	

The original phasing language required that the convenience store on the corner be open prior to 260 residential units being occupied. The remainder of the residential units ((80) could not be occupied until and an additional 7,000 square feet of retail is constructed. Further, only one quick service restaurant could be counted towards the 7,000 square foot of retail required.

The proposed language would substitute a 4,000 square foot retail building for the required convenience store in paragraph 1, allowing up to the first 260 units. And the provision about limiting counting multiple quick service restaurants is deleted.

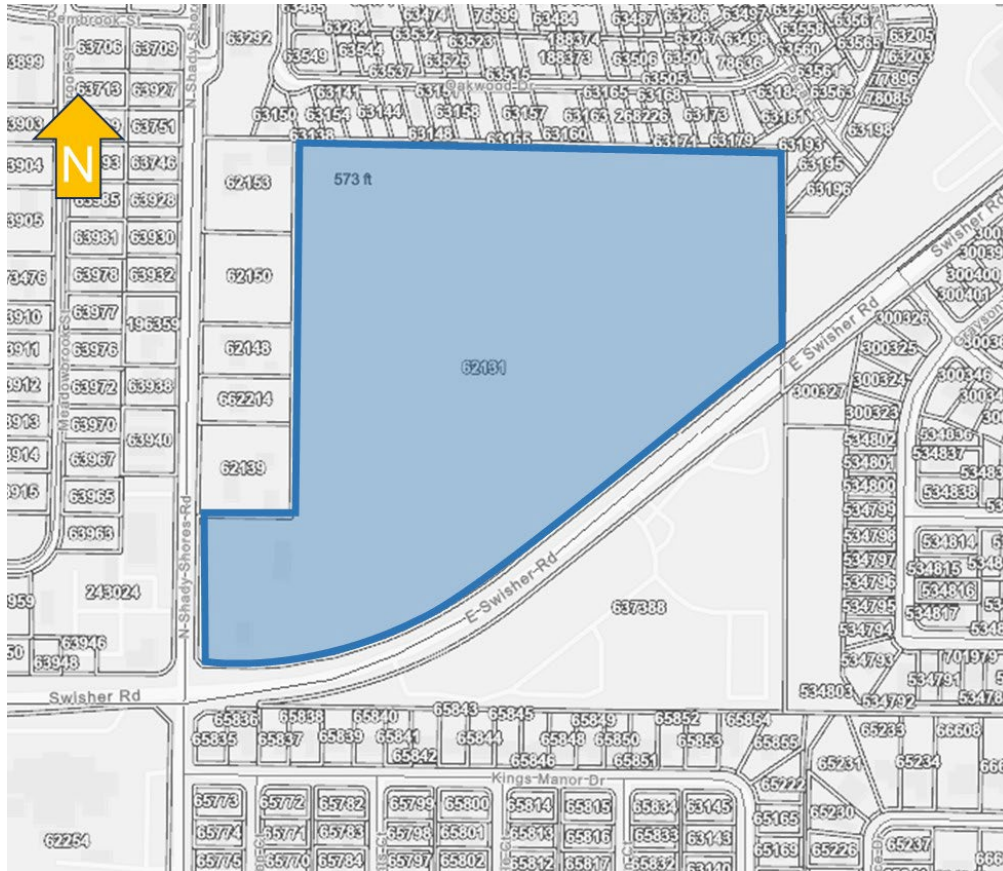
ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>PD, with R3 & C-1</i>	<i>Vacant</i>
North	<i>R-1 4000</i>	homes
South	<i>PD, with R3</i>	apartments
West	<i>C-1</i>	sports facility
East	<i>R-1 1000.</i>	Homes, vacant

RECOMMENDED MOTIONS:

It is recommended that the Planning and Zoning Commission: ***This request is only to amend the phasing for the project and a recommendation should reflect the applicant's ability to argue if the new provisions are acceptable to the City.***

Vicinity Map (Not to Scale)



ATTACHMENTS:

Attachment 1. – Existing PD ordinance

CITY OF LAKE DALLAS, TEXAS

ORDINANCE NO. 2022-09

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, AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 24.414± ACRES OUT OF THE H. H. SWISHER SURVEY, ABSTRACT NO. 1220 AND NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, BY CHANGING THE ZONING FROM C-1 RETAIL DISTRICT TO PD - PLANNED DEVELOPMENT DISTRICT FOR R-3 MULTI-FAMILY RESIDENCE AND C-1 RETAIL; ADOPTING DEVELOPMENT 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 24.414± acres out of the H.H. Swisher Survey, Abstract No. 1220 and 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 C-1 Retail District to PD - Planned Development District for R-3 Multi-Family Residence and C-1 Retail 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 following zoning district regulations:

- (1) The portion of the Property within the boundaries of the area shown on Exhibit “B,” attached hereto and incorporated by reference (the “Tract Exhibit”) identified as Tract 1 (“Tract 1”) shall be developed and used in accordance with regulations applicable to property located with a “C-1” Retail District; and
- (2) The portion of the Property located within the boundaries of the area identified on the Tract Exhibit as Tract 2 (“Tract 2”) shall be developed and used in accordance with regulations applicable to property located within an “R-3” Multifamily Residence District.

B. **Concept Plan:** The Property shall be used and developed substantially in accordance with the Concept Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the Concept Plan”). The size, number, and location of buildings, driveways, and parking areas constructed on the Property shall generally 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 Concept Plan comprising of the addition, removal, or relocation of drive entrances providing ingress and egress to Swisher Road and Shady Shores Road.

C. **Screening:**

- (1) A screening wall or fence that complies with Lake Dallas Municipal Code Section 122-1132(a) shall be constructed along the north boundary of Tract 1 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.
- (2) A screening wall or fence in compliance with Lake Dallas Municipal Code Section 122-1133(1) or Section 122-1133(5) shall be constructed along the east, north, and west property lines of Tract 2 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.

D. **Landscaping:**

- (1) Every property line of the Property, inclusive of the property lines between Tract 1 and Tract 2, shall be planted with landscaped screening as follows:

- (a) One (1) tree shall be planted adjacent to and along the entire length of the public street right-of-way areas at a distance of not greater than 50 linear feet apart;
- (b) One (1) tree shall be planted for every 400 square feet of interior landscape area within the Property;
- (c) Landscape buffers shall be established as follows:
 - (i) A 15-foot wide landscape buffer shall be established between all off-street parking areas and the abutting public right-of-way; and
 - (ii) A 10-foot wide landscape buffer, inclusive of required landscaping materials and irrigation, shall be established at all locations on the Property where an off-street parking area abuts an adjacent property line except where an opaque screening wall is installed on the adjacent property line;
- (2) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 1, 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 relating to Tract 1; provided, however, if Tract 1 is subdivided into multiple lots, a building, paving, grading, or construction permit relating to development of a lot within Tract 1 may be issued subject to approval of a landscape plan for such lot as provided above;
- (3) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 2, 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 relating to Tract 2;
- (4) All trees required to be planted on the Property by this Section 2.D., the Zoning Ordinance, and/or the approved landscape plan shall have a trunk diameter of not less than three (3) caliper inches measured four feet (4.0') above the top of the root ball.

E. Tract 1 Development Standards:

Tract 1 shall be developed and used in accordance with the "C-1" Retail District development regulations subject to the following modifications:

- (1) **Cross-Access:** Prior to or concurrently with the approval of a final plat for any portion of the Property, a mutual cross-access easement for vehicular and pedestrian movement over, across, and between all Tracts within the Property shall be granted between and among the respective owner(s) of each Tract or portion thereof;

- (2) **Maximum Building Height:** Buildings shall not exceed three (3) stories or exceed fifty (50) feet in height;
- (3) **Signs:** Two (2) monument signs with a sign face of not more than 60 square feet and a height of not more than twelve feet (12.0') may be installed on Tract 1 at the locations generally shown on the site plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 1 from adjacent streets.
- (4) **Dumpster Enclosures:** Solid waste dumpsters may be located within the side and rear setbacks provided they are screened in accordance with Section 122-1132(c) of the Municipal Code. No certificate of occupancy shall be issued for building on constructed on the Property that will be served by one or more solid waste dumpsters unless and until construction of the required dumpster screening is complete.
- (5) **Sidewalks:** Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road and Shady Shores Road as shown on the Site Plan.

F. Tract 2 Development Standards:

Tract 2 shall be developed and used in accordance with the "R-3" Multi-Family Residence District development regulations subject to the following modifications:

- (1) **Density:** No more than three hundred forty (340) multi-family dwelling units shall be constructed on Tract 2.
- (2) **Unit Mix:** The mix of dwelling units shall be set forth on the Concept Plan, provided:
 - (a) Efficiency and one-bedroom multi-family dwelling units shall not be less than 55% of the total number of dwelling units constructed; and
 - (b) Two-bedroom multifamily dwelling units shall not exceed 45% of the total number of dwelling units constructed.
- (3) **Minimum Dwelling Size:** No dwelling unit shall have an area of air conditioned space of less than 500 square feet;
- (4) **Elevations:** The buildings constructed on Tract 2 shall be designed and constructed to appear substantially as set forth on the building elevations set forth in Exhibit "D" attached hereto and incorporated herein by reference.

- (5) **Parking:** No fewer than 2.0 parking spaces shall be provided for each multi-family dwelling unit constructed on Tract 2;
- (6) **Sidewalks:** Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road;
- (7) **Maximum Building Height:** Buildings shall not exceed three (3) stories or exceed forty-five (45) feet in height;
- (8) **Open Space:** Tract 2 shall be developed with open space subject to the following:
 - (a) Not less than 300 square feet of usable open space shall be developed on Tract 2 for each dwelling unit constructed on Tract 2;
 - (b) Required yards and landscaped areas shall be credited as open space area; and
 - (c) A maximum of 50% of the detention pond area may count as open space provided the area is amenitized;
- (9) **Amenities:**
 - (a) Tract 2 shall be developed with not less than seven (7) of the following amenities:
 - (i) Walking trails not less than six feet (6.0') wide with benches or seating and trash receptacles;
 - (ii) Outdoor swimming pool, including wading area, with a water surface area of not less than 2400 square feet, which minimum area shall not include hot tub/spa or pool deck seating area;
 - (iii) Outdoor dog park with an area of not less than 2000 square feet;
 - (iv) Outdoor seating area with gazebo or similar shade structure;
 - (v) Dog wash or maintenance station (no more than one (1) can be counted toward requirement);
 - (vi) Detention/retention area with perimeter trail of not less than six feet (6.0') in width;
 - (vii) Outdoor grilling or cooking area (no more than two (2) can be counted toward requirement);
 - (viii) Outdoor sitting/gathering/open space area, with a minimum area of 40 feet x 40 feet;
 - (ix) Recreational water feature;
 - (x) Interior gym or fitness center with an area of not less than 400 square feet equipped with exercise apparatus for tenant use; or

- (xi) Interior office or professional space equipped with at least two public computer workstations, a publicly accessible printer, and public Wi-Fi access.
- (b) Certificates of occupancy shall not be granted for more than 210 dwelling units on Tract 2 unless and until construction of at least four (4) of the amenities listed in paragraph (a), above, has been completed.
- (c) Certificates of occupancy shall not be granted for more than 300 dwelling units on Tract 2 unless and until construction of a total of at least seven (7) of the amenities listed in paragraph (a), above, has been completed.
- (9) **Signs:** Monument signs with a sign face of not more than 50 square feet on each side of the sign and a height of not more than eight feet (8.0') may be installed on each lot within Tract 2 may be located only at the locations shown on the Site Plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 2 from adjacent streets.

G. Detailed Site Plan: No building or other permit shall be granted relating to development of the Property unless and until a development plan in compliance with Section 122-634 of the Municipal Code has been approved for the Property by the City Council in the same manner as required for an amendment to this Ordinance.

H. Traffic Improvements: No certificate of occupancy shall be issued for any building constructed on the Property until completion of construction of the following roadway improvements:

- (1) Northbound right turn deceleration lane along Shady Shores Road at the southwest corner of the Property as shown on the Site Plan; and
- (2) Westbound right turn deceleration lane along Swisher Road at the southwest corner of the Property as shown on the Site Plan.

I. Phasing: The Property shall be developed subject to the following phasing of construction:

- (1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road as shown on the Site Plan;
- (2) Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one or more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of

not less than 7,000 square feet in addition to the building described in Paragraph (1), above;

- (3) The square footage of only one (1) restaurant commonly referred to as a “quick service restaurant” may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.

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 13TH DAY OF OCTOBER 2022.

APPROVED:



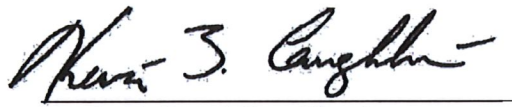
Andi Nolan, Mayor

ATTEST:



Codi Delcambre, City Secretary

APPROVED AS TO FORM:



Kevin B. Laughlin., City Attorney
(kbl:10/13/2022:131321)



Ordinance No. 2022-09
Exhibit A - Property Boundaries

The Property consists of the following described tracts, which is inclusive of the adjacent portion of Swisher Road approximately to its centerline:

Tract 1:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlsie D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow plastic cap stamped "RPLS 4561" found for corner of said Boliver tract of land, said iron rod being in the west line of said of Boliver tract of land and in the east right-of-way line of N. Shady Shores Drive(a variable width right-of-way);

THENCE North 89 degrees 56 minutes 53 seconds East, passing a one-half inch iron rod found for an angle point of said Boliver tract of land at a distance of a distance of 218.93 feet and continuing a total distance of 415.71 feet to a point for corner;

THENCE over and across said Boliver tract of land, the following courses and distances:

North 50 degrees 32 minutes 46 seconds East, a distance of 700.39 feet to a point for corner;

South 40 degrees 01 minutes 07 seconds East, a distance of 264.89 feet to a point for corner, said point being in or near the centerline of Swisher Road (80' width right-of-way);

THENCE along the centerline of said Swisher Road, the following courses and distances:

South 50 degrees 33 minutes 02 seconds West, a distance of 569.61 feet to a point for corner;

In a southwesterly direction, a distance of 597.25, having a central angle of 35 degrees 50 minutes 05 seconds, whose radius 954.93 feet a tangent length of 308.75 feet and whose chord bears South 68 degrees 27 minutes 25 seconds West a distance of 587.56 feet to a point for corner;

South 86 degrees 30 minutes 20 seconds West, a distance of 112.15 feet to a point for corner;

THENCE North 03 degrees 29 minutes 40 seconds West, a distance of 40.00 feet over and across said Swisher Road to a one-half inch iron rod with blue plastic cap stamped "Gorrondona" found for corner, said capped iron rod being at the south end of a corner clip between said Swisher Road and of said N. Shady Shores Drive;

THENCE North 46 degrees 25 minutes 20 seconds West, a distance of 33.93 feet along said corner clip to a five-eighths inch iron rod found for corner, said iron rod being at the north end of said corner clip and being in the east line of said N. Shady Shores Drive;

THENCE North 00 degrees 18 minutes 45 seconds West, a distance of 278.62 feet along the east right-of-way line of said N. Shady Shores Drive to the **POINT OF BEGINNING** and containing 340,561 square feet or 7.818 acres.

Tract 2:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlsie D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a six inch steel fence post found at the northeast corner of said Boliver tract of land;

THENCE South 00 degrees 26 minutes 03 seconds East, a distance of 482.89 feet to a point for corner, said point being in or near the centerline of Swisher Road;

THENCE South 50 degrees 33 minutes 02 seconds West, a distance of 206.16 feet along the centerline of said Swisher Road to a point for corner;

THENCE over and across said Boliver tract of land, the following course and distances:

North 40 degrees 01 minutes 07 seconds West, a distance of 264.89 feet to a point for corner;

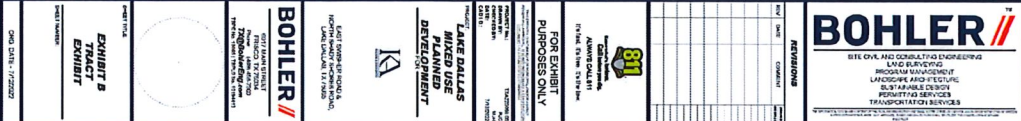
South 50 degrees 32 minutes 46 seconds West, a distance of 700.39 feet to a point for corner;

South 89 degrees 56 minutes 53 seconds West, a distance of 196.78 feet to a one-half inch iron rod found for an angle point of said Boliver tract of land;

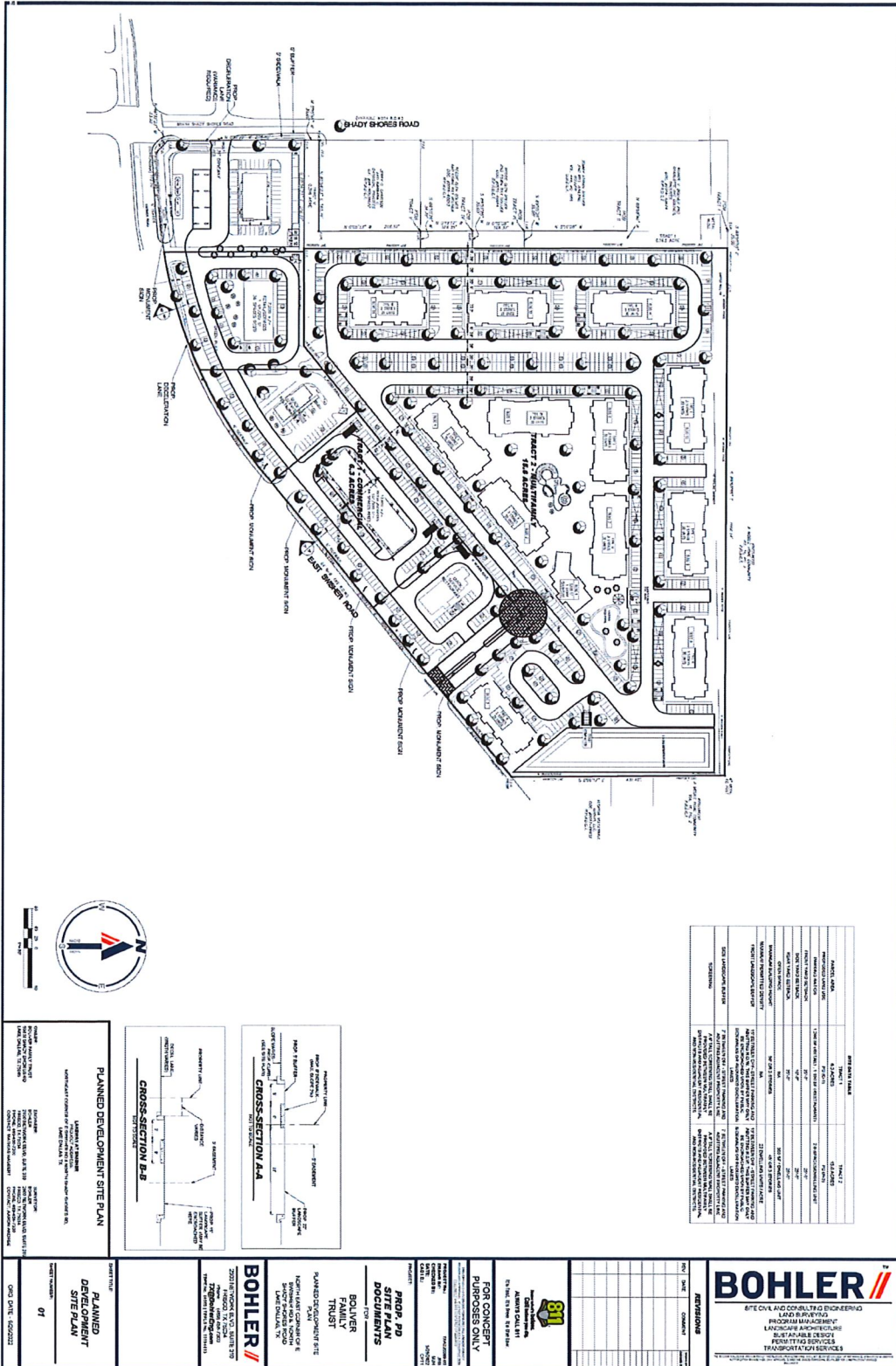
THENCE North 00 degrees 10 minutes 09 seconds West, a distance of 858.99 feet to a one-half inch iron rod found for corner, said iron rod being in the north line of said Boliver tract of land;

THENCE South 89 degrees 51 minutes 09 seconds East, a distance of 1,065.98 feet to the **POINT OF BEGINNING** containing 687,326 square feet or 15.779 acres.

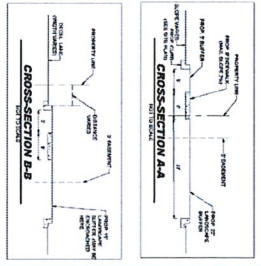
© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 399–406



Ordinance No. 2022-09 Exhibit C – Concept Plan



SITE DATA TABLE			
TABLE 1	TABLE 2	TABLE 3	TABLE 4
TABLE 5	TABLE 6	TABLE 7	TABLE 8
TABLE 9	TABLE 10	TABLE 11	TABLE 12
TABLE 13	TABLE 14	TABLE 15	TABLE 16
TABLE 17	TABLE 18	TABLE 19	TABLE 20
TABLE 21	TABLE 22	TABLE 23	TABLE 24
TABLE 25	TABLE 26	TABLE 27	TABLE 28
TABLE 29	TABLE 30	TABLE 31	TABLE 32
TABLE 33	TABLE 34	TABLE 35	TABLE 36
TABLE 37	TABLE 38	TABLE 39	TABLE 40
TABLE 41	TABLE 42	TABLE 43	TABLE 44
TABLE 45	TABLE 46	TABLE 47	TABLE 48
TABLE 49	TABLE 50	TABLE 51	TABLE 52
TABLE 53	TABLE 54	TABLE 55	TABLE 56
TABLE 57	TABLE 58	TABLE 59	TABLE 60
TABLE 61	TABLE 62	TABLE 63	TABLE 64
TABLE 65	TABLE 66	TABLE 67	TABLE 68
TABLE 69	TABLE 70	TABLE 71	TABLE 72
TABLE 73	TABLE 74	TABLE 75	TABLE 76
TABLE 77	TABLE 78	TABLE 79	TABLE 80
TABLE 81	TABLE 82	TABLE 83	TABLE 84
TABLE 85	TABLE 86	TABLE 87	TABLE 88
TABLE 89	TABLE 90	TABLE 91	TABLE 92
TABLE 93	TABLE 94	TABLE 95	TABLE 96
TABLE 97	TABLE 98	TABLE 99	TABLE 100



PLANNED DEVELOPMENT SITE PLAN

APPROVED FOR THE CITY OF BOHLER, ILLINOIS

DATE: 01/15/2023

PROJECT: 2022-09

PREPARED BY: BOHLER & ASSOCIATES, INC.

BOHLER & ASSOCIATES, INC.

1000 N. 10TH STREET, SUITE 100

BOHLER, ILLINOIS 60018

PHONE: (815) 231-1234

FAX: (815) 231-1235

WWW.BOHLER-ILL.COM

BOHLER

ENGINEERING AND CONSULTING SERVICES

1000 N. 10TH STREET, SUITE 100

BOHLER, ILLINOIS 60018

PHONE: (815) 231-1234

FAX: (815) 231-1235

WWW.BOHLER-ILL.COM

NO.	DATE	REVISIONS
1	01/15/2023	ISSUED FOR PERMITTING
2	01/15/2023	ISSUED FOR PERMITTING
3	01/15/2023	ISSUED FOR PERMITTING
4	01/15/2023	ISSUED FOR PERMITTING
5	01/15/2023	ISSUED FOR PERMITTING
6	01/15/2023	ISSUED FOR PERMITTING
7	01/15/2023	ISSUED FOR PERMITTING
8	01/15/2023	ISSUED FOR PERMITTING
9	01/15/2023	ISSUED FOR PERMITTING
10	01/15/2023	ISSUED FOR PERMITTING

PROPOSED SITE PLAN DOCUMENTS

BOHLER & ASSOCIATES, INC.

1000 N. 10TH STREET, SUITE 100

BOHLER, ILLINOIS 60018

PHONE: (815) 231-1234

FAX: (815) 231-1235

WWW.BOHLER-ILL.COM

BOHLER

ENGINEERING AND CONSULTING SERVICES

1000 N. 10TH STREET, SUITE 100

BOHLER, ILLINOIS 60018

PHONE: (815) 231-1234

FAX: (815) 231-1235

WWW.BOHLER-ILL.COM

PLANNED DEVELOPMENT SITE PLAN

APPROVED FOR THE CITY OF BOHLER, ILLINOIS

DATE: 01/15/2023

PROJECT: 2022-09

PREPARED BY: BOHLER & ASSOCIATES, INC.

BOHLER & ASSOCIATES, INC.

1000 N. 10TH STREET, SUITE 100

BOHLER, ILLINOIS 60018

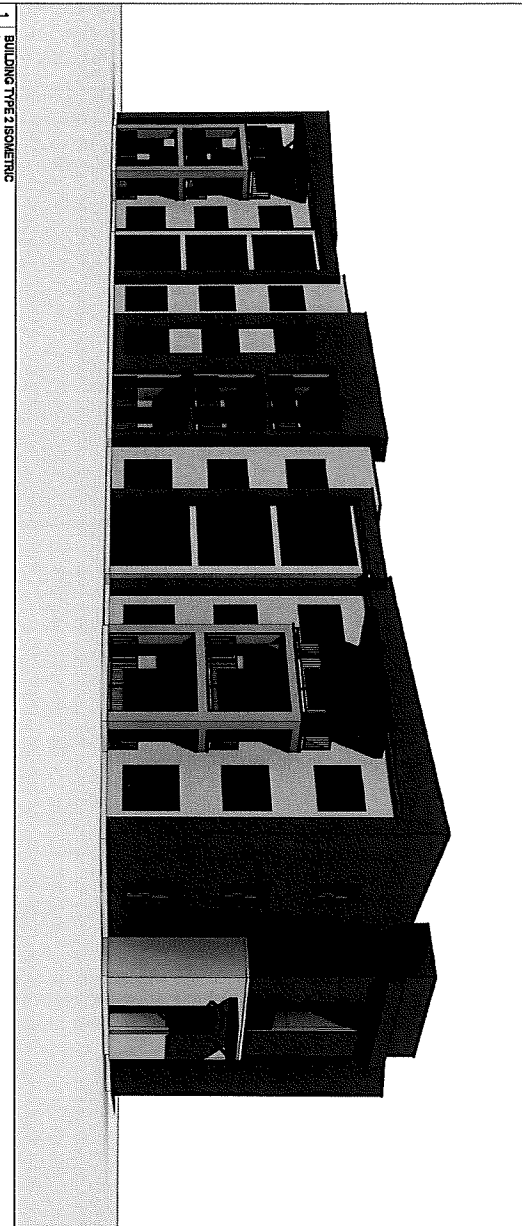
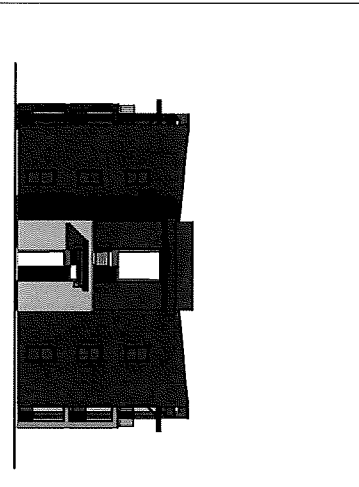
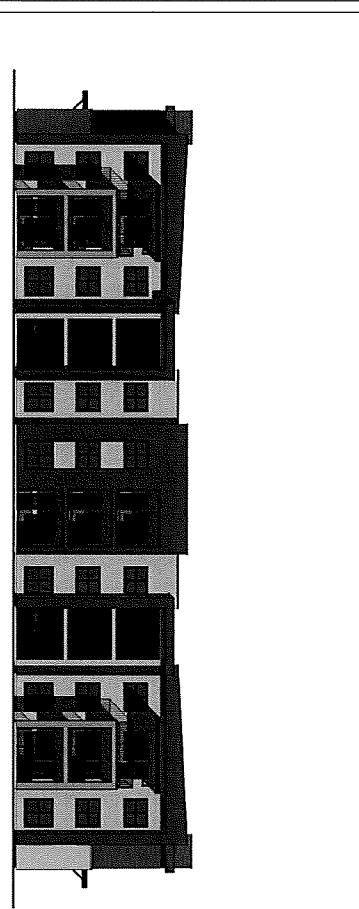
PHONE: (815) 231-1234

FAX: (815) 231-1235

WWW.BOHLER-ILL.COM

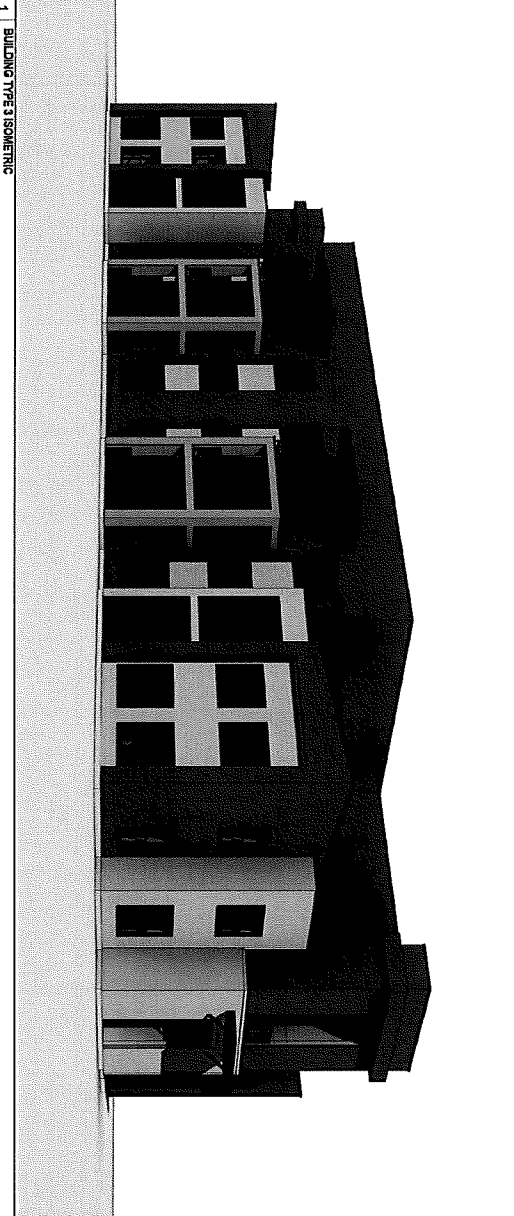
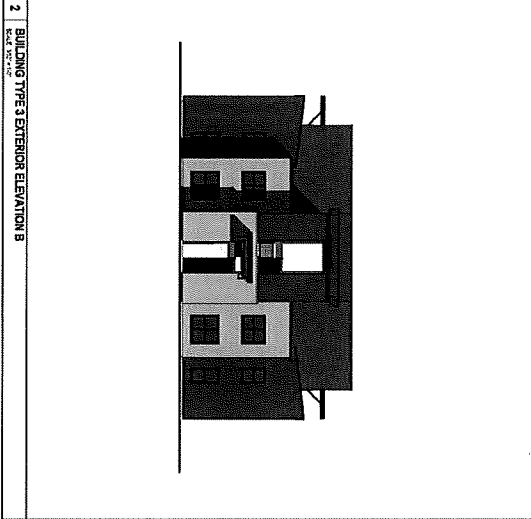
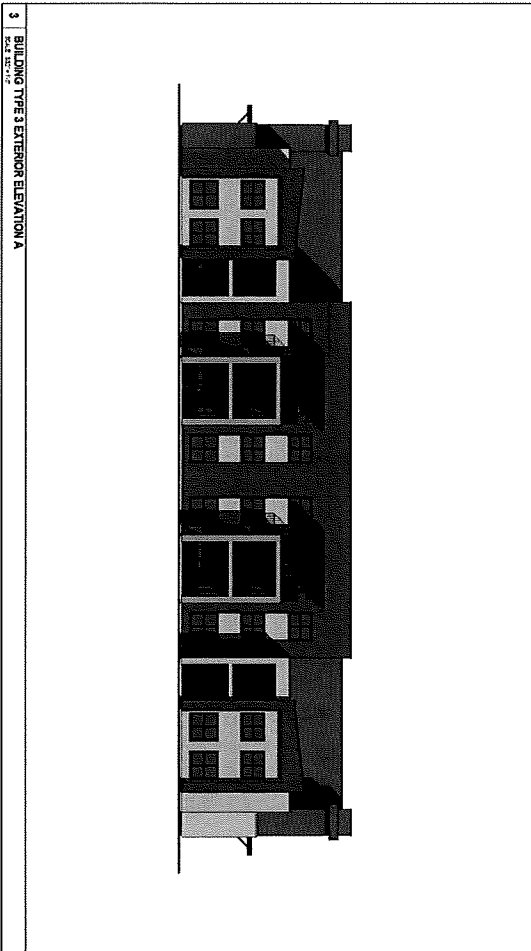
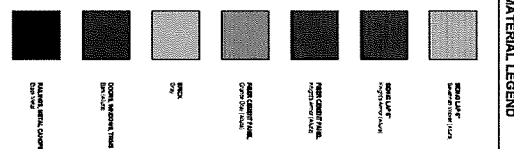
[illegible]

Ordinance No. 2022-09
Exhibit "D" -Building Elevations – Tract 2

1 BUILDING TYPE 2 ISOMETRIC  MATERIAL LEGEND <table style="width: 100%; text-align: center;"> <tr> <td style="width: 20%;"></td> <td>BRICK</td> </tr> <tr> <td></td> <td>STONE</td> </tr> <tr> <td></td> <td>DARK BRICK</td> </tr> <tr> <td></td> <td>LIGHT BRICK</td> </tr> <tr> <td></td> <td>DARK STONE</td> </tr> <tr> <td></td> <td>LIGHT STONE</td> </tr> <tr> <td></td> <td>DARK METAL</td> </tr> </table>		BRICK		STONE		DARK BRICK		LIGHT BRICK		DARK STONE		LIGHT STONE		DARK METAL	2 BUILDING TYPE 2 EXTERIOR ELEVATION B  3 BUILDING TYPE 2 EXTERIOR ELEVATION A 
	BRICK														
	STONE														
	DARK BRICK														
	LIGHT BRICK														
	DARK STONE														
	LIGHT STONE														
	DARK METAL														
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border: 1px solid black; padding: 5px;"> PROJECT NAME LAKE DALLAS PROJECT ADDRESS 8 Boulder Rd & North Shady Shores Road, Lake Dallas, TX CLIENT BALMER & ASSOCIATES, PC 17151 Preston Rd #2118, Dallas, TX 75248 </td> <td style="width: 30%; border: 1px solid black; padding: 5px;"> DATE 10/02/2022 STATE CONCEPT DESIGN PROJECT NUMBER 220201 DRAWN BY CTN </td> <td style="width: 40%; border: 1px solid black; padding: 5px;"> BUILDING TYPE 2 A2.00 </td> </tr> </table>		PROJECT NAME LAKE DALLAS PROJECT ADDRESS 8 Boulder Rd & North Shady Shores Road, Lake Dallas, TX CLIENT BALMER & ASSOCIATES, PC 17151 Preston Rd #2118, Dallas, TX 75248	DATE 10/02/2022 STATE CONCEPT DESIGN PROJECT NUMBER 220201 DRAWN BY CTN	BUILDING TYPE 2 A2.00											
PROJECT NAME LAKE DALLAS PROJECT ADDRESS 8 Boulder Rd & North Shady Shores Road, Lake Dallas, TX CLIENT BALMER & ASSOCIATES, PC 17151 Preston Rd #2118, Dallas, TX 75248	DATE 10/02/2022 STATE CONCEPT DESIGN PROJECT NUMBER 220201 DRAWN BY CTN	BUILDING TYPE 2 A2.00													

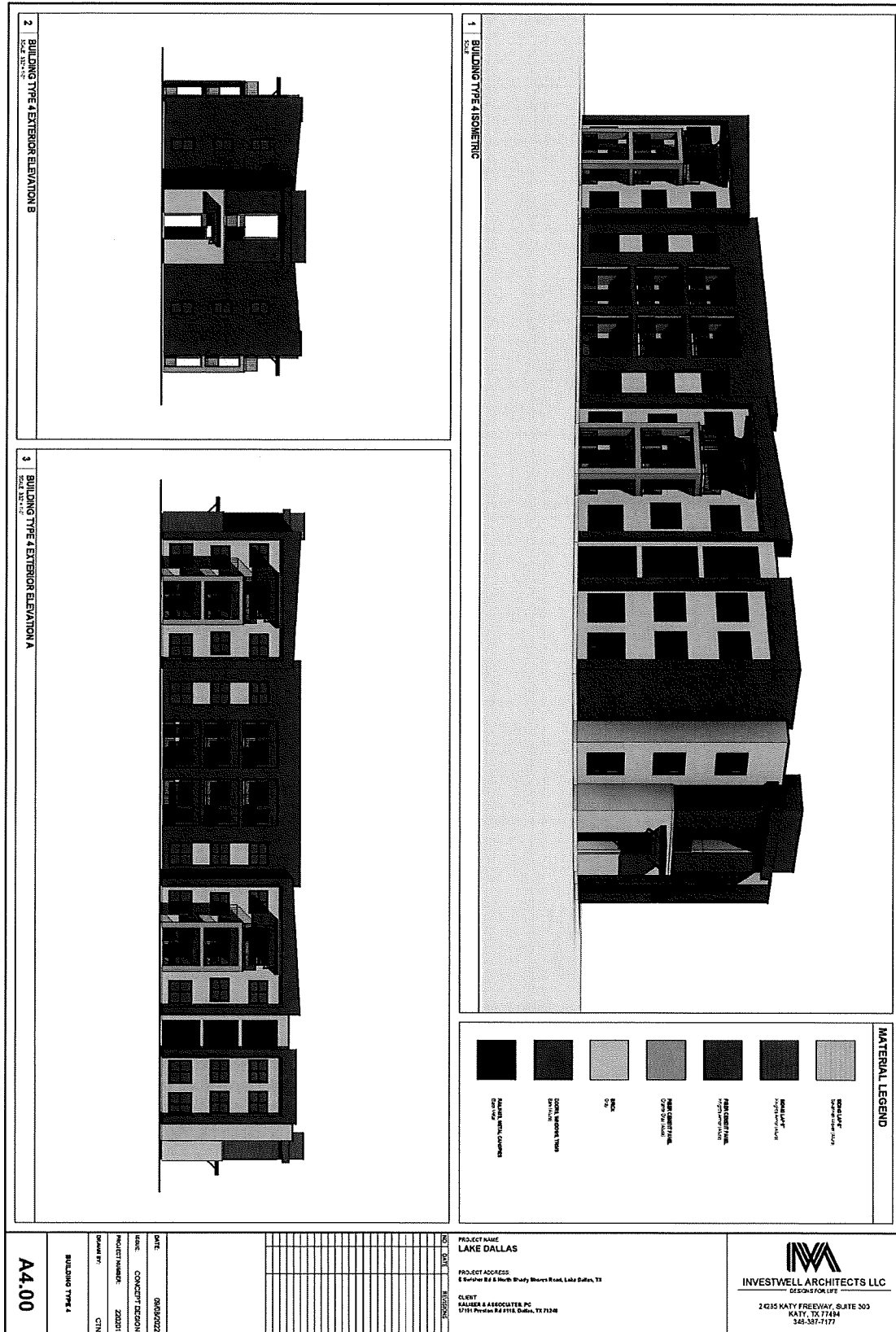
Ordinance No. 2022-09

Exhibit "D" -Building Elevations – Tract 2

1 Scale: 1/8" = 1'-0" BUILDING TYPE 3 ISOMETRIC		2 Scale: 1/8" = 1'-0" BUILDING TYPE 3 EXTERIOR ELEVATION B		3 Scale: 1/8" = 1'-0" BUILDING TYPE 3 EXTERIOR ELEVATION A													
MATERIAL LEGEND 																	
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border-bottom: 1px solid black;"> PROJECT NAME LAKE DALLAS </td> <td style="width: 70%; border-bottom: 1px solid black;"> CLIENT KALLER & ASSOCIATES, PC 1111 Preston Rd #1118, Dallas, TX 75240 </td> </tr> <tr> <td style="border-bottom: 1px solid black;"> PROJECT ADDRESS E. Surber Rd & North Shady Shores Road, Lake Dallas, TX </td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> DATE 10/02/2022 </td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> DESIGNER CONCEPT DESIGN </td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> PROJECT NUMBER 202001 </td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="border-bottom: 1px solid black;"> DESIGNED BY CTN </td> <td style="border-bottom: 1px solid black;"></td> </tr> </table>						PROJECT NAME LAKE DALLAS	CLIENT KALLER & ASSOCIATES, PC 1111 Preston Rd #1118, Dallas, TX 75240	PROJECT ADDRESS E. Surber Rd & North Shady Shores Road, Lake Dallas, TX		DATE 10/02/2022		DESIGNER CONCEPT DESIGN		PROJECT NUMBER 202001		DESIGNED BY CTN	
PROJECT NAME LAKE DALLAS	CLIENT KALLER & ASSOCIATES, PC 1111 Preston Rd #1118, Dallas, TX 75240																
PROJECT ADDRESS E. Surber Rd & North Shady Shores Road, Lake Dallas, TX																	
DATE 10/02/2022																	
DESIGNER CONCEPT DESIGN																	
PROJECT NUMBER 202001																	
DESIGNED BY CTN																	
BUILDING TYPE 3 A3.00  INVESTWELL ARCHITECTS LLC DESIGNS FOR LIFE 24235 KATY FREEWAY, SUITE 300 KATY, TX 77454 281-587-7177																	

Ordinance No. 2022-09

Exhibit "D" -Building Elevations – Tract 2





PLANNING AND ZONING COMMISSION
AGENDA MEMO

Prepared By: Doug Powell, AICP, City Planning Consultant

November 16, 2023

Conduct a public hearing and consider an ordinance to amend the regulations relating to the development and use of 13.305± acres out of the J.W. Simmons Survey, Abstract No. 1162, City of Lake Dallas, Denton County, Texas; generally located south of Swisher Road and 310± feet east of IH-35E by changing the zoning from C-2 Commercial District to Planned Development for M-1 Light Industrial Uses.

DESCRIPTION:

Conduct a public hearing and act on a proposed rezoning to allow for an industrial building to be constructed on the site.

BACKGROUND INFORMATION:

This item was noticed for the public hearing believing that the applicant would resubmit to address the initial comments. This has not occurred, so we are asking that the item be held to next month's meeting to give the applicant time to address the outstanding comments.