



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, September 19, 2024, 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 18, 2024, April 18, 2024 and May 17, 2024.

5. Conduct a public hearing and provide recommendation for a Planned Development and a Site Plan, on property currently zoned District C-3, to allow for an expansion of an existing building, expansion of an existing parking lot, and new elevations on Tract 17, of the Wright Survey, more commonly known as 215 Gotcher Ave, Lake Dallas, Denton County. Texas.

6. Announcements and requests for future agenda items.

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 September 16, 2024, at 5:00 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 City of Lake Dallas Planning & Zoning Commission met in a regular meeting on January 18, 2024, 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 Melody Parlett called the meeting to order at 6:08 p.m.

1. Roll Call

Melody Parlett
Layne Cline
Sam Park

Chairperson Member Place 1
Vice-Chairperson Member Place 2
Member Place 4

Absent

Christian Cline

Member Place 3

Staff Present: Marilyn Rojas Development Services Assistant, and Codi Delcambre City Secretary.

2. Pledges of Allegiance

Melody Parlett led the Pledge of Allegiance.

3. Citizen Agenda & Public Comments

Melody Parlett opened the Visitors/Citizens Agenda.
No one spoke.

4. Approval of Minutes for the Meeting of December 21, 2023

Motion: Layne Cline made the motion to approve the minutes with amendments discussed. Sam Park second the motion.

Ayes: Melody Parlett, Sam Park, Layne Cline.

Nays: None

Motion Passed 3-0

5. Conduct a public hearing and consider an ordinance to amend the regulations relating to the development and use of 13.305 +/- acres out of 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-35 by changing the zoning from C-2 Commercial District to Planned Development for M-1 Light Industrial uses.

Randi Rivera City Planner spoke about continuation of the public hearing application for site plan including landscaping requested from staff, Codi Delcambre spoke about the list of restricted use given by current property owner that was not allowed use regulations for the planned development district.

Trey Braswell, the applicant, spoke about continuing working with City staff for the planned development allowed use, as nothing has changed since the submitted application.

Two letters were received from two residents:
Eduardo Drewnich, opposed to request.
Lake Cities Municipal Authority, neutral to request.

Motion Layne Cline motioned approval to make recommendation, second by Sam Park.

Ayes: Sam Park, Melody Parlett, and Layne Cline.

Noes: None

Motion Passed 3-0

- 6. Conduct a public hearing and consider and act on a proposed amendment of a Planned Development 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.**

Melody Parlett opened the public hearing at 6:24 pm, not received/spoke comments. Public hearing closed 6:24pm

- 7. Announcements and requests for future agenda items.**
None.

8. Adjourn.

Chairperson Melody Parlett adjourned the meeting at 6:26 p.m.

Approved:

Melody Parlett, Chairperson

Attest:

Marilyn Rojas, Development Services Assistant

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on April 18, 2024, 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 Melody Parlett called the meeting to order at 6:00 p.m.

1. Roll Call

Melody Parlett
Layne Cline
Sam Park

Chairperson Member Place 1
Vice-Chairperson Member Place 2
Member Place 4

Absent

Christian Cline,

Member Place 3

Staff Present: Marilyn Rojas Development Services Assistant.

Pledges of Allegiance

Melody Parlett led the Pledge of Allegiance.

2. Citizen Agenda & Public Comments

Melody Parlett opened the Visitors/Citizens Agenda at 6:01pm.

No one spoke

Melody Parlett closed the Visitors/Citizens Agenda at 6:01pm.

3. Conduct a public hearing and provide recommendation for a Special Use Permit with special conditions on property currently zoned District R-1 -7200, to allow for a stand-alone garage for use as an accessory building on Block G, Lot 2 of the Oaks Lakes Subdivision, more commonly known as 525 Oakcrest Street Lake Dallas, Denton County, Texas.

Melody Parlett opened the public hearing at 6:07 pm

Lisa Copodici, 520 Oak Lake spoke neutral to the request of the Special Use Permit stand-alone garage.

Melody Parlett closed the public hearing at 7:13 pm

Motion Layne Cline motioned to approve to recommend for a Special Use Permit with special conditions on property.

Motion died due to lack of second

Motion: Sam Park motioned to extend public hearing of Special Use Permit with special conditions on property to **extend next meeting on May 17, 2024 at 6pm for the Special Use Permit for Oakcrest St Lake Dallas, TX 75065.**

Ayes: Layne Cline, Melody Parlett, Sam Park
Noes: None

Motion Passed 3:0

4. Announcements and requests for future agenda items.
None

5. Adjournment

Melody Parlett adjourned the meeting at 7:18 p.m.

Approved:

Melody Parlett, Chairperson

Attest:

Marilyn Rojas, Development Services Assistant

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

The Lake Dallas City Planning & Zoning Commission met in a regular meeting on May 17, 2024, 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 Melody Parlett called the meeting to order at 6:00 p.m.

1. Roll Call

Melody Parlett
Layne Cline
Sam Park

Chairperson Member Place 1
Vice-Chairperson Member Place 2
Member Place 4

Absent

Christian Cline

Member Place 3

Staff Present: Codi Delcambre City Secretary and Marilyn Rojas Development Services Assistant.

Pledges of Allegiance

Melody Parlett led the Pledge of Allegiance.

2. Citizen Agenda & Public Comments

Melody Parlett opened the Visitors/Citizens Agenda at 6:01pm.

No one spoke

Melody Parlett closed the Visitors/Citizens Agenda at 6:01pm.

3. Conduct a public hearing and provide recommendation for a Special Use Permit with special conditions on property currently zoned District R-1 -7200, to allow for a stand-alone garage for use as an accessory building on Block G, Lot 2 of the Oaks Lakes Subdivision, more commonly known as 525 Oakcrest Street Lake Dallas, Denton County, Texas.

Melody Parlett opened the public hearing at 6:02 pm

Lisa Copodici, 520 Oak Lake spoke neutral to the request of the Special Use Permit stand-alone garage.

Melody Parlett closed the public hearing at 7:13 pm

Motion Sam Park motioned to approve to recommend for a Special Use Permit with special conditions on property, Layne Cline seconded.

Ayes: Layne Cline, Melody Parlett, and Sam Park.

Noes: None

Motion Passed 3-0

4. Announcements and requests for future agenda items.

None

5. Adjournment

Melody Parlett adjourned the meeting at 6:09 p.m.

Approved:

Melody Parlett, Chairperson

Attest:

Marilyn Rojas, Development Services Assistant



**P&Z COMMISSION
AGENDA MEMO**

Prepared By: Patricia Fant, AICP, City Planning Consultant

September 19, 2024

Conduct a public hearing and provide recommendation for a Planned Development and a Site Plan, on property currently zoned District C-3, to allow for an expansion of an existing building, expansion of an existing parking lot, and new elevations on Tract 17, of the Wright Survey, more commonly known as 215 Gotcher Ave, Lake Dallas, Denton County. Texas.

DESCRIPTION:

Planning and Zoning Commission shall consider the request for Planned Development and a Site Plan for the property at 215 Gotcher Ave (Tract 17, of the Wright Survey) to allow the for the expansion of the existing building, expansion of the existing parking lot, and new elevations.



PROJECT LOCATION

BACKGROUND INFORMATION:

The property of 215 Gotcher Ave consists of an existing restaurant named Walter’s Tavern and a single-family residence. The restaurant recently expanded their footprint to include a covered entrance on the north side of the building. In addition, a previous fire necessitates the need for an internal and external remodeling of most of the restaurant building. Therefore, the owner is requesting a Planned Development zoning to provide updated standards for the site to include

an expanded parking area, landscaping, conceptual elevations, and to allow for both uses – the restaurant and the residence.

PROJECT SUMMARY:

The dining areas of the restaurant building total 1,956 square feet which includes 1,083 square feet of outdoor patio and 871 square feet of indoor dining area. The required parking ratio is 1 space for every 100 square feet which would total 20 parking spaces. The plan proposes to provide 29 parking spaces as well as possible overflow parking at the City Hall parking area, which has 20 parking spaces. There are currently 15 parking spaces within the existing concrete parking lot. The plan proposes to expand parking with a gravel parking area to provide 14 spaces, which brings the provided parking total to 29 spaces.

There was an existing 40” post oak tree that was decaying around the base and was determined to be a nuisance. Therefore, staff provided approval of removing said tree to the property owner in July.

ZONING:

The property is currently zoned as C-3 District with the Downtown Overlay District. The requested zoning is Planned Development (PD) for C-3 Commercial District and R-1-6000 Single-Family Dwelling District. The PD provides for two “subdistricts” to separate the commercial area from the single family residential area. Each of those subdistricts are subject to the development standards provided in PD as well as the base zoning requirements of C-3 for the commercial area and R-1—6000 for the single family area. In addition, the PD provides certain development standards that deviate from the existing regulations. Those standards are described below.

DEVELOPMENT STANDARDS:

1. Parking

Requirement	PD Standard
Sec 122-686(4) Off-street parking lots and entry driveways- approaches to such parking lots shall be paved with concrete or asphalt.	Section 2(F)2i: Parking areas may be paved with concrete, asphalt, or gravel in accordance with the Site Plan.

2. Landscaping

Requirement	PD Standard	Reason
<p>Sec 122-1228(2): All parking lots and vehicular use areas shall be screened from all abutting properties and/or rights-of-way with a wall, fence, hedge, berm or other durable landscape barrier.</p>	<p>Section 2(E)1: The north and west property lines of the Property, within the Commercial Tract, shall be screened with a wall or fence.</p> <p>Section 2(E)2: A screening hedge, berm, or landscape barrier is only required along the gravel parking area of the Commercial Tract, as shown on the Site Plan, along Gotcher Avenue, as shown on the Landscape Plan. No such screening hedge, berm, or landscape barrier is required elsewhere on the Commercial Tract.</p>	<p>Due to the existing pavement and landscaping that will remain unaffected by the new construction, it is requested that the requirement for living plant material barrier be limited to the new landscape areas only. This approach will ensure that the new construction integrates seamlessly with the existing environment while still providing the intended aesthetic and functional benefits.</p>
<p>Sec 122-1228(2a): whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area.</p>	<p>Section 2(E)3: For off-street parking and vehicular use areas abutting adjacent property lines and public rights-of-way, a minimum perimeter landscape buffer area shall not be required.</p>	<p>Due to the limited horizontal space available for a development of this size and the existing onsite infrastructure, we request a reduction or elimination of the landscape buffer width at the rights-of-way. Where feasible, landscape areas will be enhanced to provide optimal buffering.</p>
<p>Sec 122-1228(2b): whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least ten feet in width shall be maintained between the edge of the parking area</p>		

and the adjacent property line.		
Sec 122-1228(2c): perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.	Section 2(E)4: For off-street parking and vehicular use areas abutting the Gotcher Avenue public right-of-way, the perimeter landscape buffer area shall have a minimum of two (2) trees.	Due to the existing pavement that will remain unaffected by the new construction it is requested to reduce the number of trees required along main street as there is currently not the optimal space for trees.

3. Single Family Lot Development Standards

The existing residence is to remain, no additional residential dwellings are proposed. Since the time the residence was constructed, city regulations have been updated. Therefore, certain development standards needed to be provided in this PD to address the non-conformity.

Item	Requirement	PD Standard
Conditions for Accessory Uses	10 feet from other buildings	5 feet from other buildings
	Setbacks to match primary building	No setback requirement from lot line
Maximum Number of Lots		1
Maximum Height	2 ½ stories or more than 35 feet in height	2 ½ stories or more than 35 feet in height
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback	5 feet, 15 feet adjacent to a side street	2 feet
Minimum Rear Yard Setback	30 feet	10 feet
Minimum Lot Area	6,000 square feet	6,000 square feet
Minimum Lot Width	50 feet	50 feet
Minimum Lot Depth	90 feet	90 feet
Minimum Dwelling Size	1,200 square feet of living area.	1,200 square feet of living area.

Section 122-771(a): Of the City of Lake Dallas Code of Ordinances shall not apply and a gravel surface parking area may be used for up to 5,500 sq ft of area as shown and approved on this Site Plan.

ATTACHMENTS:

Draft Ordinance

Site Plan

Landscape Plan

Property Use Exhibit

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2024-____**

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 0.74± ACRES OUT OF THE M. WRIGHT SURVEY, ABSTRACT NO. 1355 DESCRIBED IN EXHIBIT “A” HERETO FROM C-3 COMMERCIAL DISTRICT TO PLANNED DEVELOPMENT (PD) FOR C-3 COMMERCIAL DISTRICT AND R-1-6000 SINGLE-FAMILY DWELLING DISTRICT; ADOPTING DEVELOPMENT REGULATIONS; 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 0.74± 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 “C-3” Commercial District to “PD” Planned Development for C-3 Commercial District and R-1-6000 Single Family Dwelling District 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, subject to the following modifications:

- A. **Base Zoning.** Subject to the modifications or additions set forth in this Section 2:
 - (1) The Commercial Tract of the Property, as designated on Exhibit “C”, attached hereto and incorporated herein by reference (the “Use Plan”) shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the C-3 Commercial District and the Downtown District, except as modified by this ordinance.
 - (2) The Residential Tract of the Property, as designated on the Use Plan) shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the R-1-6000 Single-Family Dwelling, except as modified by this ordinance
- B. **Site Plan.** The Property shall be used and developed substantially in accordance with the Site Plan attached hereto as Exhibit “B” and incorporated herein by reference (the “Site Plan”). The City Manager may authorize minor changes to the Site Plan as provided in Section 122-636 of the Zoning Ordinance.
- C. **Residential Lot Development Standards.** The Residential Tract shall be developed with no more than one (1) single-family residential units. The Residential Tract shall comply with the following development standards:

Conditions for Accessory Uses	5 feet from other buildings No setback requirement from lot line
Maximum Number of Lots	1
Maximum Height	2 ½ stories nor more than 35 feet in height
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	2 feet
Minimum Rear Yard Setback	10 feet
Minimum Lot Area	6,000 square feet
Minimum Lot Width	50 feet
Minimum Lot Depth	90 feet
Minimum Dwelling Size	1,200 square feet of living area.

- E. **Landscaping.** The Property shall be developed substantially in accordance with the Landscape Plan, attached hereto as Exhibit “D” and incorporated herein by reference (the “Landscape Plan”), and the following:
 - (1) The north and west property lines of the Property, within the Commercial Tract shall be screened with a wall or fence.

- (2) A screening hedge, berm, or landscape barrier is only required along the gravel parking area of the Commercial Tract, as shown on the Site Plan, along Gotcher Avenue, as shown on the Landscape Plan. No such screening hedge, berm, or landscape barrier is required elsewhere on the Commercial Tract.
- (3) For off-street parking and vehicular use areas abutting adjacent property lines and public rights-of-way, a minimum perimeter landscape buffer area shall not be required.
- (4) For off-street parking and vehicular use areas abutting the Gotcher Avenue public right-of-way, the perimeter landscape buffer area shall have a minimum of two (2) trees.
- (5) All landscaped areas shall be irrigated.

F. Parking.

- (1) Residential Tract. The Residential Tract shall be required to have two (2) off-street parking on the Residential Tract.
- (2) Commercial Tract.
 - (i) Parking areas may be paved with concrete, asphalt, or gravel in accordance with the Site Plan.
 - (ii) Concrete wheel stops shall be provided for each parking space within a gravel parking area.

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 ___th day of September 2024.

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:



Joseph J. Gorfida, Jr., City Attorney

ORDINANCE NO. 2024-_____
EXHIBIT “A” -PROPERTY DESCRIPTION

BEING all that certain lot, tract, or parcel of land situated in the M. Wright Survey Abstract Number 1355 in the City of Lake Dallas, Denton County, Texas, being all that certain tract of land conveyed by deed from Veronica Mary Peters to Christopher Walter recorded under Document Number 2017-143985, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for corner in the east line of the remnant of that certain tract of land conveyed by deed from Joyce W. Lindauer, Trustee, to Altman Enterprises, Inc. recorded in Volume 4759, Page 320, Real Property Records, Denton County, Texas, said point being the southwest corner of that certain tract of land conveyed by deed from Fannie Mae to Luz Maria Frias and Bernardo Sanchez recorded under Document Number 2012-144343, Real Property Records, Denton County, Texas;

THENCE N 87° 17' 13" E, 165.20 feet with the south line of said Frias and Sanchez tract to an iron rod found for corner, said point being the northwest corner of that certain tract of land conveyed by deed from Roger L. Darby and June Darby to Deborah Ann Churchill recorded under Document Number 2013-138874, Real Property Records, Denton County, Texas

THENCE S 00° 03' 47" E, 60.00 feet with the west line of said Churchill tract to a capped iron rod marked RPLS 4561 set for corner, said point being the southwest corner of said Churchill tract;

THENCE N 87° 17' 13" E, 85.00 feet with the south line of said Churchill tract to a mag nail in a tree set for corner in the west line of Gotcher Avenue, a public roadway having a right-of-way of 50.0 feet;

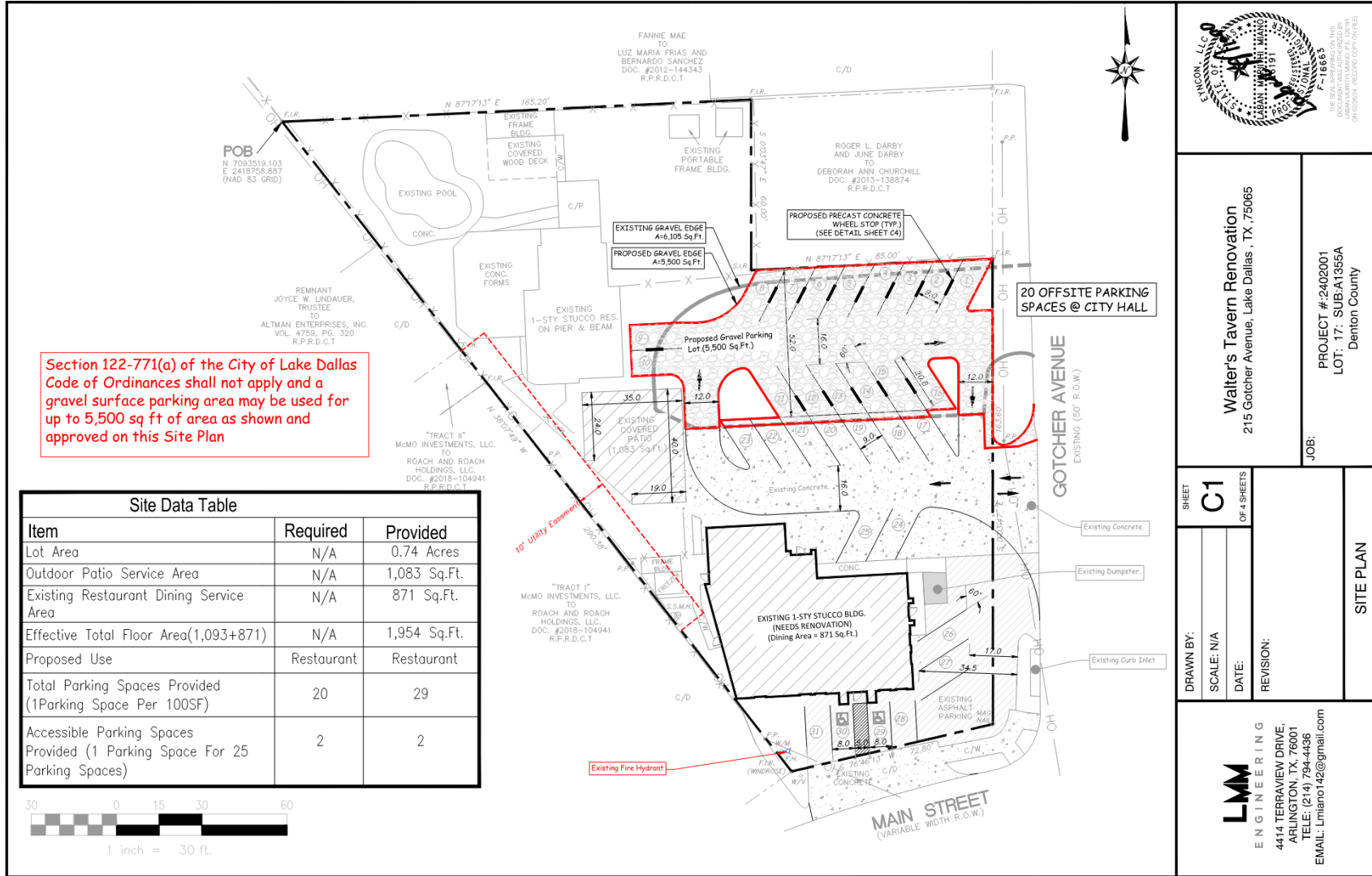
THENCE S 00° 03' 47" E, 163.60 feet with said west line of said Gotcher Avenue to a mag nail found for corner in the north line of Main Street, a public roadway having a variable width right-of-way;

THENCE S 76° 46' 13" W, 72.80 feet with said north line of said Main Street to a capped iron rod marked Windrose found for corner, said point being the southeast corner of that certain "Tract I" of land conveyed by deed from McMo Investments, Inc. to Roach and Roach, LLC. Recorded under Document Number 2018-104941, Real Property Records, Denton County, Texas;

THENCE N 38° 07' 49" W, 290.38 feet with the east line of "Tract I" and "Tract II" of said Roach and Roach Holdings tracts and with the east line of said Altman Enterprises remnant tract to the **PLACE OF BEGINNING** and containing 0.745 acre of land.

ORDINANCE NO. 2024-_____

EXHIBIT "B" -SITE PLAN



Site Data Table		
Item	Required	Provided
Lot Area	N/A	0.74 Acres
Outdoor Patio Service Area	N/A	1,083 Sq.Ft.
Existing Restaurant Dining Service Area	N/A	871 Sq.Ft.
Effective Total Floor Area(1,093+871)	N/A	1,954 Sq.Ft.
Proposed Use	Restaurant	Restaurant
Total Parking Spaces Provided (1Parking Space Per 100SF)	20	29
Accessible Parking Spaces Provided (1 Parking Space For 25 Parking Spaces)	2	2

Walter's Tavern Renovation
 215 Gotcher Avenue, Lake Dallas, TX, 75065

PROJECT #: 2402001
 LOT: 17; SUB: A1355A
 Denton County

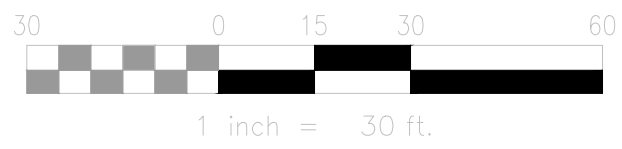
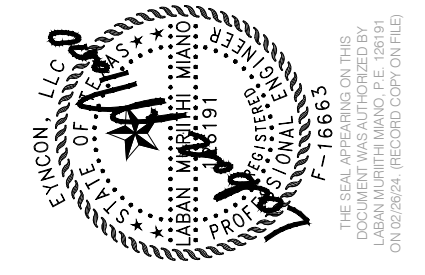
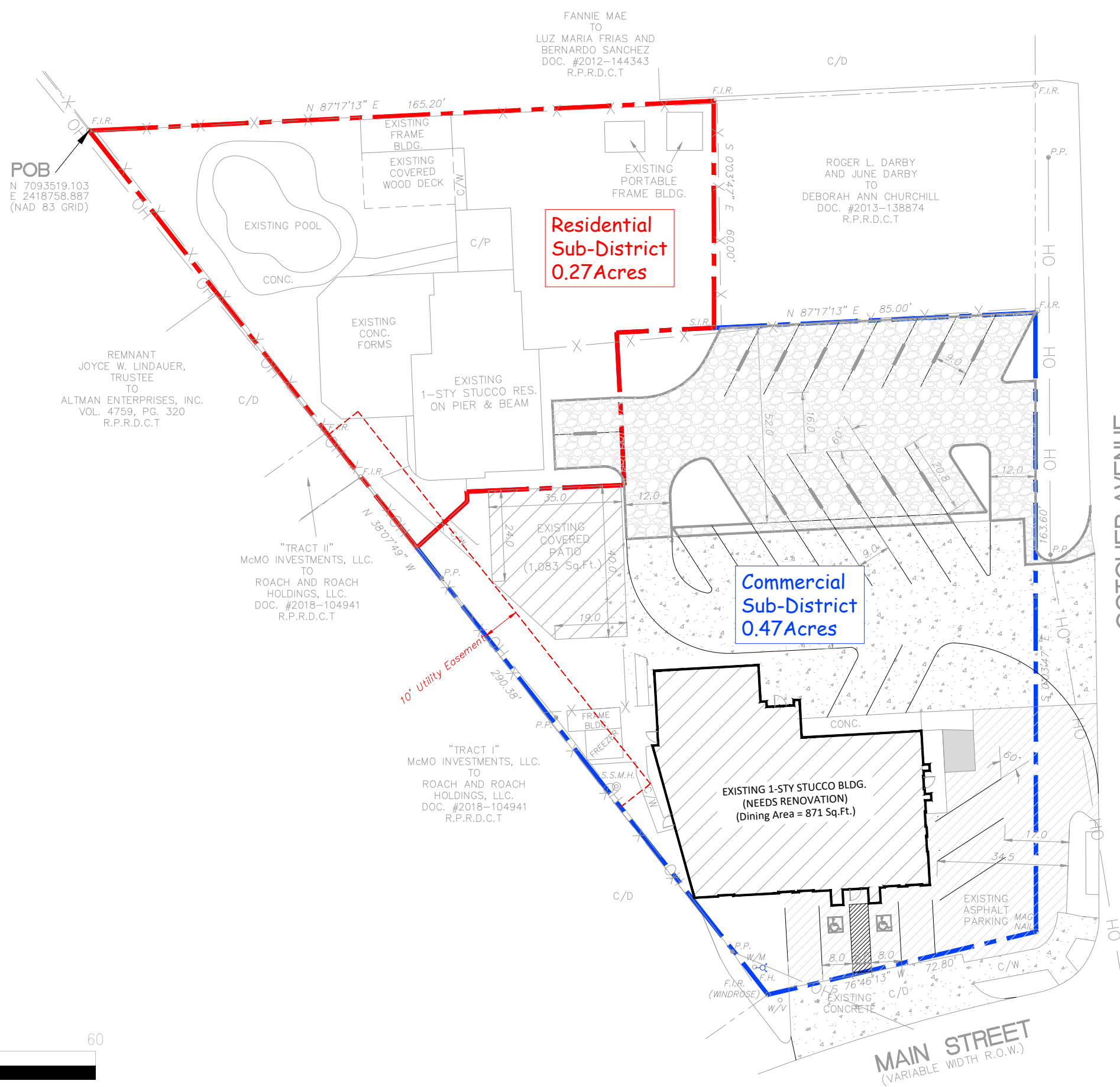
JOB:

SHEET
C1
OF 4 SHEETS

SITE PLAN

DRAWN BY: SCALE: N/A
 DATE: REVISION:

LMM ENGINEERING
 4414 TERRAVIEW DRIVE,
 ARLINGTON, TX, 76001
 TELE: (214) 794-4436
 EMAIL: Lmiano142@gmail.com



Walter's Tavern Renovation
215 Gotcher Avenue, Lake Dallas, TX, 75065

JOB:
PROJECT #: 2402001
LOT: 17: SUB:A1355A
Denton County

SHEET
C5
OF 5 SHEETS

DRAWN BY:

SCALE: N/A

DATE:

REVISION:

PROPERTY USE EXHIBIT

LMM ENGINEERING
4414 TERRAVIEW DRIVE,
ARLINGTON, TX, 76001
TELE: (214) 794-4436
EMAIL: Lmiano142@gmail.com

Walter's Tavern Development Review Timeline

03/14/2024	1 st Submittal Applicant submitted a Site Plan and Commercial Building Permit that was incomplete.
03/28/2024	2 nd Submittal
04/12/2024	Comments Provided for 2 nd Submittal
06/07/2024	3 rd Submittal
06/20/2024	Comments Provided for 3 rd Submittal
06/26/2024	4 th Submittal
07/10/2024	Comments Provided for 4 th Submittal
07/11/2024	Provided approval to remove existing tree
07/12/2024	5 th Submittal and Variance Application Submittal. Comments were satisfied with exception of the procedure for the requested variances.
08/05/2024	Met with City Attorney to discuss procedure for variances. Determined PD was the preferred path forward. Provided feedback to the applicant and timing of public hearings for 9/19/2024 PZ Meeting and 9/26/2026 Council Meeting.
Current	Attorney drafting zoning ordinance. The City Attorney will be preparing the PD ordinance for the applicant. Usually, the applicant would provide staff with the ordinance information but staff is preparing the ordinance for the applicant.
09/19/2024	P&Z Commission Public Hearing for Zoning
09/26/2024	City Council Public Hearing for Zoning

Once the Zoning is approved the applicant will have to submit his building plans for approval.