

A G E N D A
Planning and Zoning Commission Meeting
Lake Dallas City Hall
212 Main Street

November 12, 2015 at 7:00 PM

Notice is hereby given as required by Title 5, Chapter 551.041 of the Texas Government Code that the Planning and Zoning Commission will meet in a special meeting on November 12, 2015 at 7:00 PM at the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas. The agenda follows:

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Citizen's Agenda - Residents and visitors invited to speak on items not on a public hearing. In accordance with the Open Meetings Act, the Commission is prohibited from acting on or discussing (other than factual responses to specific question) any items brought before them at this time. Citizen's comments will be limited to three (3) minutes.

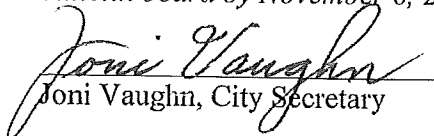
E. Business:

- 1) Consideration and Action to approve the minutes of the October 15, 2015 meeting.**
- 2) Public hearing to hear comments on an application for exemption to the requirement of 80 percent masonry for exterior surfaces on the proposed storage building located behind the main commercial structure 1st Source Restaurant Sources Inc to be located at 111 Gotcher, City of Lake Dallas, Denton County, Texas. The legal description for this property is Gotcher Addition, Block 2, Lot 13. Chapter 122, Zoning, of the Code of Ordinances of the City of Lake Dallas, Section 122-374 (b), allows for application to be made.**
- 3) Consideration and Action to approve recommendation of an exemption to the requirement of 80 percent masonry for exterior surfaces on the proposed storage building located behind the main commercial structure 1st Source Restaurant Sources Inc to be located at 111 Gotcher.**
- 4) Consideration and Action to recommend a final plat for the property at 222 Betchan.**
- 5) Consideration and Action to recommend a site plan for Lot 1 of the property at 222 Betchan.**

F. Future Agenda Items

G. Adjournment

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City bulletin board by November 6, 2015 at 5:00 pm.


Joni Vaughn, City Secretary



Executive Session:

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein. This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 940-497-2226 or (TDD) 1-800-RELAY-TX (1-800-735-2989) to reach 940-497-2226.

I certify that the above notice and agenda of items to be considered by the Planning and Zoning Commission was removed by me from the City Hall bulletin board on the ____ day of November, 2015

Joni Vaughn, City Secretary

City of Lake Dallas
Planning and Zoning Commission
October 15, 2015

State of Texas
County of Denton
City of Lake Dallas

The Planning and Zoning Commission of the City of Lake Dallas met on October 15, 2015 at 7:00 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 551.041 of the Texas Government Code.

A. Call to Order

B. Roll Call

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, and Bob Davis;
Community Development Director Char DuPree, and Planning and Zoning Secretary Khara Sherrill.

C. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance.

D. Citizen's Agenda

No one came forward and Chairperson Gilbert closed the Citizen's Agenda.

E. Business:

1) Consideration and Action to approve the minutes of the September 17, 2015 meetings.

Motion to approve the minutes for September 17, 2015 was made by Clyde Fisher; second by Bob Davis.

Ayes: Fisher, Davis, Gilbert, Shelton

Noes: None

Motion Passed

2) Public hearing to hear comments on a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B, City of Lake Dallas, Denton County, Texas from 2 lots into 11 lots. This property is located at 224 and 226 Wilson Street and is zoned R-1-6000.

Mike Mayberry, 500 Waters Edge Dr, Unit 212 explained that the civil plans have been reviewed by the City Engineer and he is in agreement that the plans, including the drainage plan, meet or exceed what is required by City Code. The plan includes a detention area which will retain the water instead of running down the street. Mr. Mayberry also reviewed the Texas law which states that since he has met all the requirements the Commission has no reason to deny the final plat.

Clyde Fisher asked Mr. Mayberry if he would be interested in financially helping the City widen the streets. Mr. Mayberry is not against offering financial assistance and has offered an extra five feet of his property in order to make the streets wider. However, he is not willing to wait six months to start the project in order to have the streets widened. It does not state anywhere in the code that he cannot build a house unless the street is a certain width. The area is not a thoroughfare, people are only in that area for a specific reason.

Bob Davis asked Mr. Mayberry what kind of fencing he will be building and if he will be including an irrigation system on each house. Mr. Mayberry answered that he plans on building a six foot cedar fence and including irrigation in the front yard only.

Mr. Mayberry advised his main concern is that the neighbors below him are not flooded when there is the a torrential downpour. In working with his engineer he feels confident that they have developed a plan that meets all his goals including having a drainage easement on a third of lot number six.

Les Lorimer, who lives at 606 Myers and borders Mr. Mayberry's property, is in agreement for the eleven homes. He has lived in Lake Dallas for over thirty years and has seen a lot of changes. He sees more families with young children and feels these homes will only make the area more desirable.

Aaron Finch, residing at 711 Mosely and Dean Drozd, 108 Noyes, have both lived in the area for their entire lives. They are both concerned about drainage, the condition of the streets and are against the development of the property.

No one else came forward and the Public Hearing was closed.

3) Consideration and Action to approve recommendation of a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B from 2 lots into 11 lots.

Clyde Fisher and Bob Davis both agreed they cannot recommend the project unless the streets were widened. Bob Davis also feels that the drainage issues need to be addressed as well. Char DuPree reiterated that the City trusts the City Engineer's expert opinion and they have signed off on the project.

Motion to deny the recommendation of a final plat of Abstract #924 of the MEP & PRR Survey, Lakeview Camp, Block B from 2 lots into 11 lots was made by Bob Davis; second by Clyde Fisher.

Ayes: Fisher, Davis

Noes: Gilbert

4) Consideration and Action to approve recommendation of a proposed site plan for the property at 224 and 226 Wilson.

Clyde Fisher stated he is not against the site plan but the substandard streets. He does not feel it is right to recommend the site plan until his concerns on the streets are resolved.

Motion to recommend the proposed site plan for the property at 224 and 226 Wilson was made by Bob Davis; second by Ben Gilbert.

Ayes: Davis, Gilbert

Noes: None

Abstain: Fisher

F. Future Agenda Items

The only thing in the works is the possible site plan for 222 Betchan Dr which includes the Event center, office park and mini storage.

G. Adjournment

Motion to adjourn was made by Clyde Fisher; second by Bob Davis

The meeting adjourned at 8:15 PM.

Ben Gilbert, Chair

Khara Sherrill, Planning and Zoning Secretary

**Planning and Zoning Commission
Business Agenda E-2 & 3
November 12, 2015**

November 9, 2015

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Community Development: Char DuPree

SUBJECT: Masonry Exemption for Storage Building at 111 Gotcher

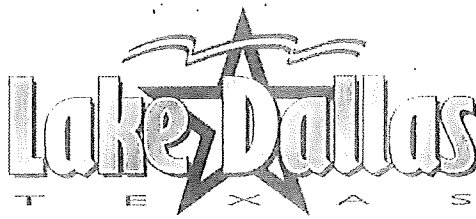
Request: To approve the a 0 – 30% masonry exemption for a new storage building located at 111 Gotcher, 1st Restaurant Service

Zoning: Property is currently zoned C-1 Commercial

Background: Property and business owner, Travis Fogle, of 1st Restaurant Service located at 111 Gotcher, initially applied for a commercial storage building permit on September 25, 2015. The application package was sent to Bureau Veritas for plan review, which was denied on October 1, 2015 due to incomplete construction plans and foundation design. These items received, another issue developed due to the welded steel framing of the building. Since the weight of this building is significantly higher than if using the conventional lightweight framing as described in the building code (either wood or cold-formed steel such as c-channel) when adding the 80% masonry to the building, Mr. Fogle is requesting an exemption allowing 0 to 30% masonry on the building. This storage building will be behind the main structure, which has a wood siding exterior.

Coordination: Community Development Department and Bureau Veritas

Attachments: Application, Bureau Veritas (BV) project detail record, review notes from David Chulak (BV Lead Plan Reviewer), and survey



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

Petition for Masonry Exemption

The Property Address: 111 Gotcher Ave lake dallas tx 75065

Legal Description of Property: Commercial

The variance is requested based on the following information: bulding is not going to be immediately visble or be used for public gathering buildings use is for inventory for items sold by 1st source restuarnt services.

0-30% Masonry -

Owner: 1 st source Restaurant Services inc

Address: 111 Gotcher Ave Lake Dallas Tx 75065

Phone: 214-551-5338 Email: Travis@arcstx.com

An accurate survey of the property and a site plan showing all setbacks of the property must be attached to this application. You may attach comments concerning the existence of any hardship.

One 11 X 17 copy must be submitted.

A non-refundable filing fee of \$500.00 must accompany this application. The owner or a representative of the property must be present at the Public Hearing before the Planning & Zoning Commission and City Council.

Circle One: Property Owner / Agent

President 1st Source Restaurant Services
Signature Travis Forke President
Please Print Name

10-29-2015
Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make an application for a Masonry Exemption on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I

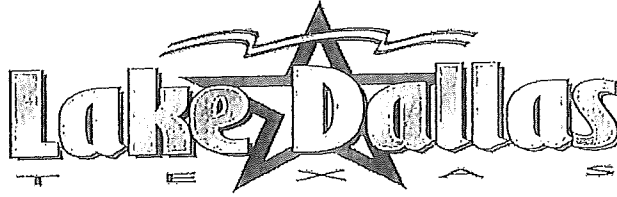
_____, hereby certify that I am owner of the property for which this application is made:

Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: 10/29/15 Received by: Charl Dufree Amount: \$ 500.00

Probable Planning and Zoning Commission Date: 11/12/15 Probable City Council Date: 11/19/15



212 Main Street • Lake Dallas, Texas 75065 • (940) 497-2226 • (940) 497-4485 Fax
www.lakedallas.com • lakedallas@lakedallas.com

General Commercial Building Permit Application

Address: 111 Archer Lake Dallas Tx
Business Owner: Travis Foster Phone: 214-551-5338 Fax: _____
Owner's Address: 610 Pk 5252 Allen Tx 75002 Email: Travis@ArcsTx.Com
Contractor/Company: Dr Source Restaurant Services Inc
Address: 111 Archer Lake Dallas Tx Email: Travis@ArcsTx.Com
Contact: Travis Foster Phone: 214-574-2387 Fax: _____
Construction Value: 40,000

Foundation Repair \$100/\$250 ☐ Concrete \$200 ☐ Roof Repair \$100 ☐
Roof Replacement \$250 ☐ Accessory/Storage: Use Commercial Fee Schedule ☒

Description of Work (please be specific) Build Storage Buildings for Equipment And
For Stock

****A Permit shall not be valid until the required fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Any work commencing before a permit is issued shall be subject to fees being doubled. This shall be in addition to the required permit fees.**

Contractor/Applicant Signature Date

Please submit 3 sets of Plans with Permit Application

For Office Use Only

Revised 10/03/2013

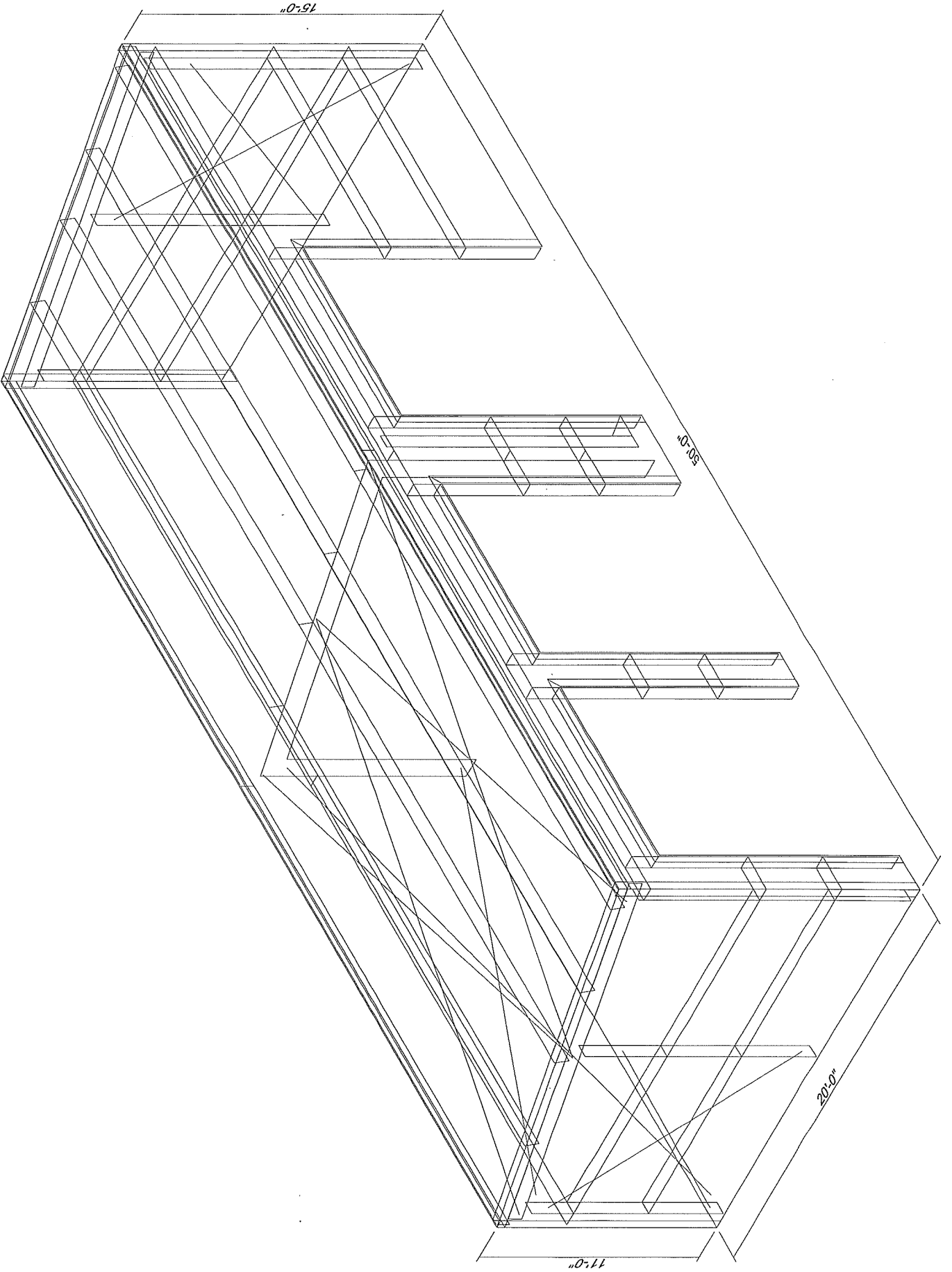
Permit Issuance Date _____ Permit No. _____

Building Valuation Determined _____ Permit Fee _____

Plan Review Fee _____ Total Fee \$ _____

Permit Tech Date

RECEIVED SEP 25 2015





**BUREAU
VERITAS**

Project Detail

Project No. 2015-014301
Commercial Misc. Structure
111 Gotcher
Lake Dallas, TX 75065

Project Information

Status: In Review
Client: City of Lake Dallas
Applicant: Business Owner
Legal Info: Block: Lot: Phase:
Subdivision:
Description: 1st Source Restuarant Service
Contact: Travis Fogle
Created By: Susan Vinson
Date Created: 09/29/2015

Permit Information

Permit Type	Permit Number	Issued	Expires
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Occupancy Information

Description	Occupancy Type	Sq Ft.	Occupancy Load	ConstructionType
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Plan Information

Plan Name:	1000 sq. ft storage building				
Valuation:	\$40,000.00	No. Units:	-1	No. Floors	-1
Zoning:	Left: 0	Right:	0	Front:	0
				Rear:	0

Jurisdictional Instructions

Project Notes

Inspection Detail

Group A	Visit	Status	Performed	Resulted	Scheduled
Plan Review	1	Failed	David Chulak 10/01/2015	David Chulak 10/01/2015	*Auto Scheduled 09/29/2015

Plan Review

2

Failed

David Chulak

David Chulak

Susan Vinson

10/22/2015

10/22/2015

10/21/2015

Khara Sherrill

From: david.chulak@us.bureauveritas.com
Sent: Thursday, October 22, 2015 11:07 AM
To: travis@arcstx.com
Cc: Char Dupree; Khara Sherrill
Subject: Fw: 1st Source - Plan Review

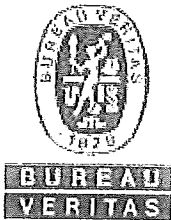
Travis,

While my comments (further below) indicated that no engineering would be required, you somewhat through a curve which will now require engineering. Let me fully explain and provide an option.

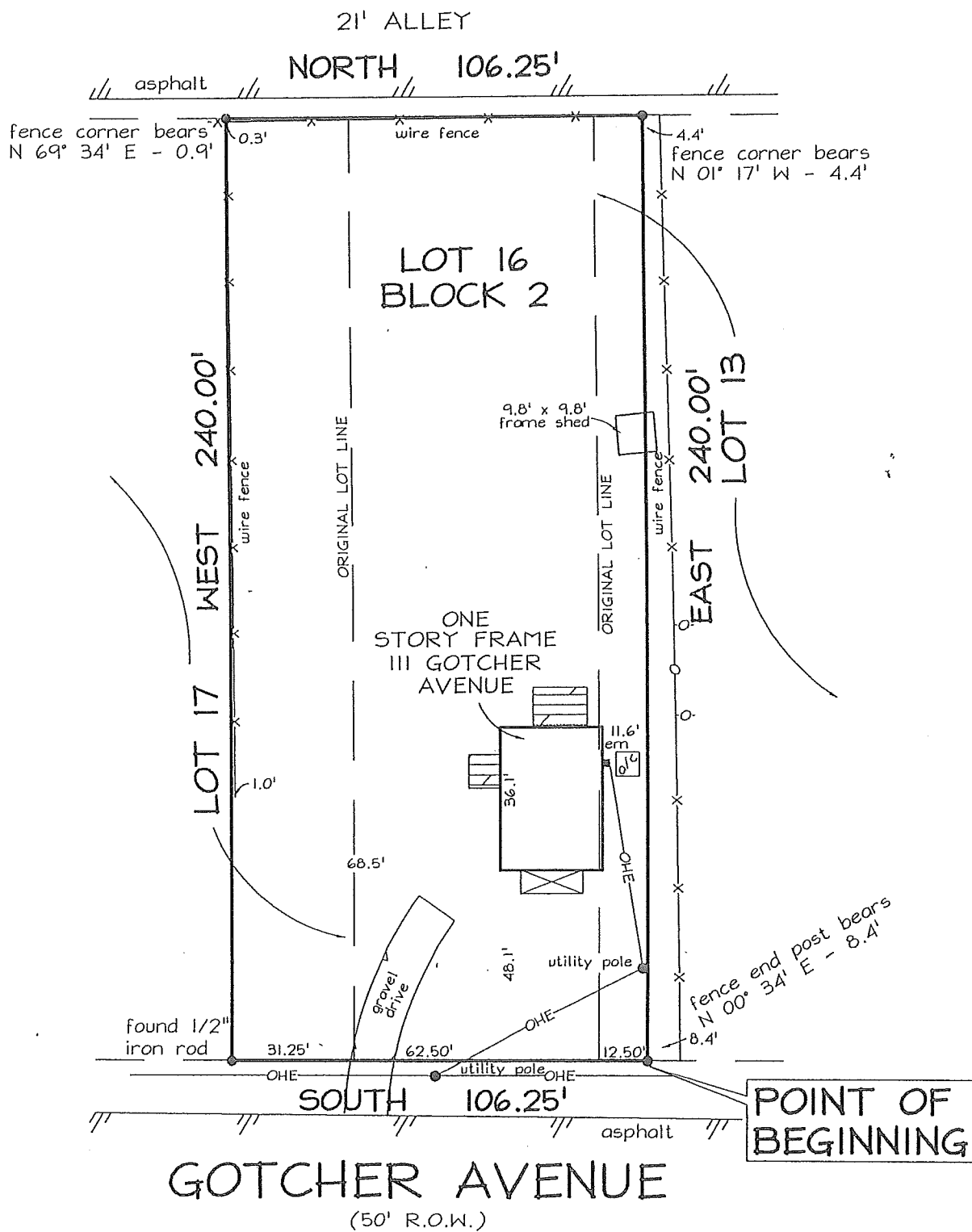
The code has prescriptive requirements for both foundations and framing for typical lightweight conventional framing. Since you are constructing a steel building with welding, this does not meet the definition for any of the prescriptive requirements. The foundation schedule and framing schedules cannot be used for this structure. Therefore, you can either get an engineer to approve and inspect the building and foundation or you can change to conventional lightweight framing as described in the code.

Lastly, the ComCheck submitted indicates that the envelope portion is TBD or "to be determined" and "invalid areas". I need the ComCheck to show that it passes.

If you decide to go to conventional lightweight framing (either wood or cold-formed steel such as c-channel), that would be prescriptive and I can supply you with a pre-approved foundation drawing. You would just need to show how you were framing it. Let me know. Email me with any questions.



David Chulak
Lead Plan Reviewer, Facilities Division
Bureau Veritas North America, Inc.
100 East 15th Street, Suite 630; Fort Worth, Texas 76102
P: 877.837.8775 F: 877.837.8859
D: 972.244.6913
david.chulak@us.bureauveritas.com
www.us.bureauveritas.com



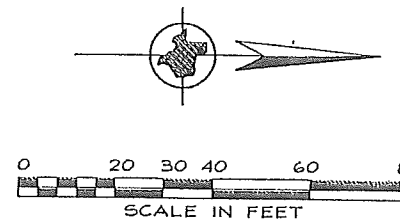
NOTES:

BEARINGS ARE ASSUMED.

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.

THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 111 GOTCHER AVENUE, and Being more fully described on Exhibit "A" attached hereto and made a part thereof.

There are no visible conflicts or protrusions except as shown



**Planning and Zoning Commission
Business Agenda E-4
November 12, 2015**

November 9, 2015

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Community Development: Char DuPree

SUBJECT: Final Plat for 10.87 Acres: Abstract A1355 of the M. Wright Survey

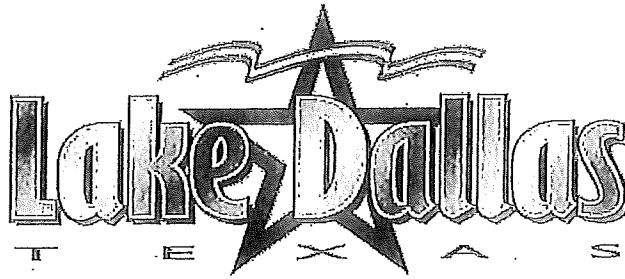
Request: To approve the final plat for a proposed commercial property previously sub-divided property located at 222 Betchan Drive, 10.87 acres, into three (3) lots for future development of an event Center, business Park and mini-storage park.

Zoning: Property is currently zoned C-1 Commercial

Background: Property Developer and co-owner, Marykay Smith, wants to build a multi-use development that will have three (3) commercial entities: event center, business center and a mini storage facility.

Coordination: Community Development Department and City Attorney

Attachments: Application and final plat



212 Main Street, Lake Dallas, TX 75065

940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

☐ Minor Replat ☒ Major Replat ☐ Commercial Site Plan ☐ Residential Site Plan ☐ Preliminary Plat

PRE-LEM. & FINAL PLA

Owner: Marykay Smith

Address: P.O. Box 254 Lake Dallas, Tx 75065

Phone: 940.453.4969 Email: marykay.smith5@gmail.com

Location of Property (Address if Applicable): 222 Betchan

Engineer/Surveyor: Jeff Crannell

Address: PO Box 295429 Lewisville Tx 75029

Phone: 972.691.6605 Email: jeff@ccm-eng.com

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

Proposed Subdivision Name: _____

Survey Name: M. Idright Survey A-1355 Abstract No.: _____

Existing Zoning of Property: C1 Is this a re-plat or an existing recorded subdivision? ☒ Yes ☐ No

If yes, name of original subdivision: n/a

Circle One: ☒ Property Owner/ Agent

[Signature]
Signature

Marykay Smith
Please Print Name

8.4.15
Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make application for a _____ on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I _____, hereby certify that I am owner of the property for which this application is made:

Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: _____ Received by: _____ Amount: \$ _____

Probable Planning and Zoning Commission Date: _____ Probable City Council Date: _____

RECEIVED AUG 19 2015

**Planning and Zoning Commission
Business Agenda E-5
November 12, 2015**

November 9, 2015

MEMORANDUM

TO: Planning and Zoning Commission

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Community Development: Char DuPree

SUBJECT: Site Plan: Lot 1 for the property located at 222 Betchan Drive

Request: To approve the site plan for lot 1 of the platted property located at 222 Betchan Drive

Zoning: Property is currently zoned C-1 Commercial

Background: Property project developer and co-owner, Marykay Smith wants to build an event center called The Mill on this property. The Mill will consist of an 8,000 sq. ft. building to hold events such as weddings, receptions, graduation parties, fundraising events, reunions, business meetings or seminars and city events. The open area of the property will be enclosed with a cedar creosol fence, proper landscaping and a detention pond designed in the low lying area of the land. This facility will have a concrete parking lot to accommodate all guests, without any parking on public streets.

Coordination: Community Development Department and City Attorney

Attachments: Application, proposed event center development detail, site plan and final plat



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

☐ Minor Replat ☐ Major Replat ☒ Commercial Site Plan ☐ Residential Site Plan ☐ Preliminary Plat

Owner: MaryKay Smith
Address: PO Box 254
Phone: 940 453 4969 Email: MaryKaySmith5@gmail.com
Location of Property (Address if Applicable): 222 Betchan
Engineer/Surveyor: Jeff Crannell
Address: PO Box 295429 Louisville TX 75029
Phone: _____ Email: _____

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

Proposed Subdivision Name: n/a
Survey Name: n/a Abstract No.: n/a
Existing Zoning of Property: n/a Is this a re-plat or an existing recorded subdivision? ☐ Yes ☐ No
If yes, name of original subdivision: n/a
Circle One: (Property Owner) Agent

[Signature] MaryKay Smith 10.23.15
Signature Please Print Name Date

~~If you are submitting this application on behalf of the property owner the following must be completed:~~

~~I am authorized to make application for a _____ on behalf of the owner of this property.~~

~~Signed: _____ (Agent)~~

~~The above person is my representative, authorized to make application for a subdivision on my behalf, and I
_____, hereby certify that I am owner of the property for which this application is
made:~~

~~_____
Notary Public Signature~~

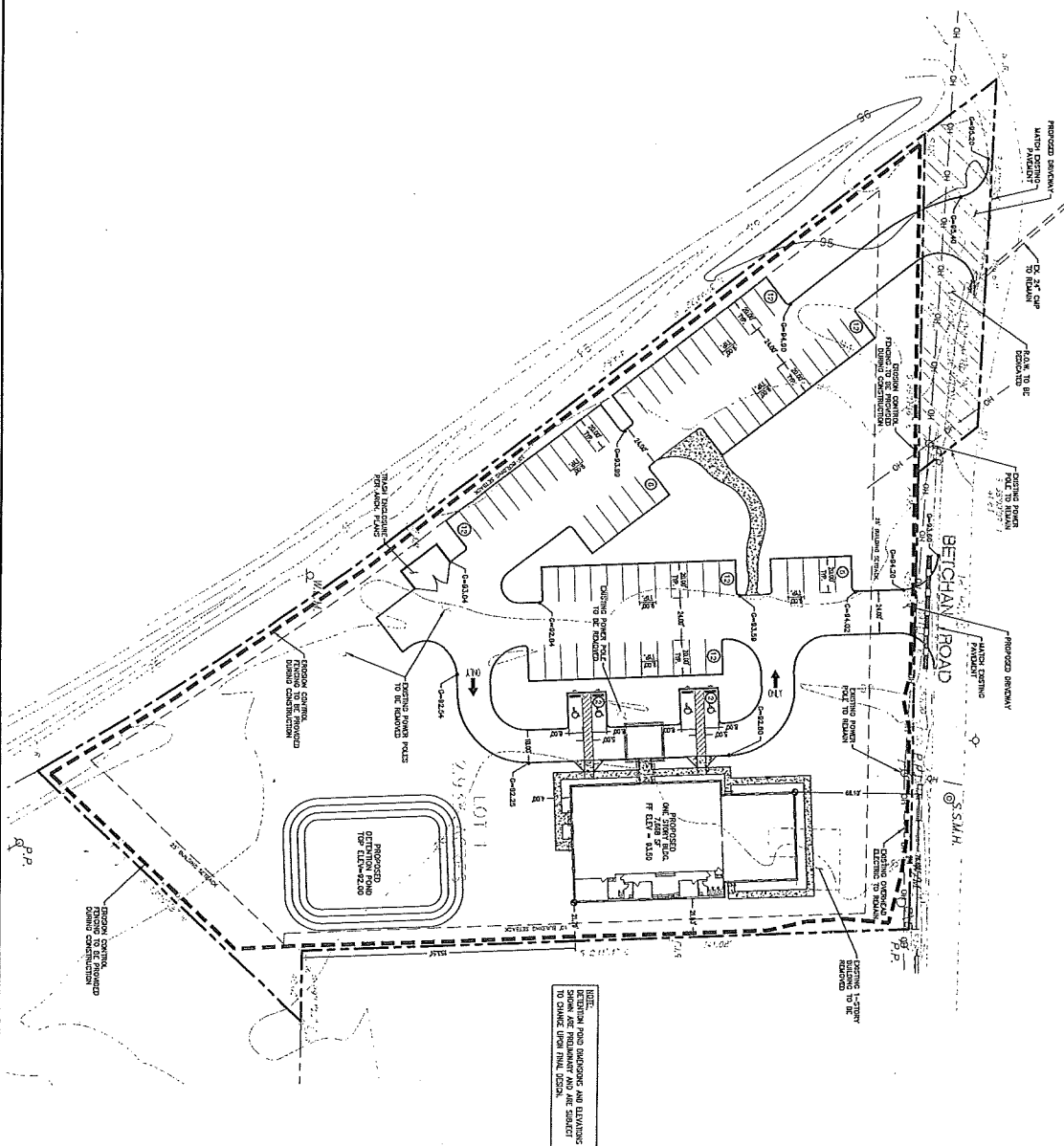
Information listed below to be completed by City Staff:

Date Submitted: _____ Received by: _____ Amount: \$ _____

Probable Planning and Zoning Commission Date: _____ Probable City Council Date: _____

PAID

CK. NO. 1573
DATE 10/23/15

[illegible]

CAUTION!!!
Ending underground/overhead utilities. Contractors to call for locations and find verify the locations, utilities, stakes in all existing utilities prior to excavation.



GRAPHIC SCALE
SCALE: 1" = 20'

LEGEND

- | | |
|---|--------------------------|
|  | BUILDING CONTROL POINT |
|  | PROPOSED PARKING SPACE |
|  | EXISTING PROPERTY LINE |
|  | WATER METER |
|  | EROSION CONTROL, FENCING |
|  | CUTLER ELEVATION |
|  | FIRE HYDRANT |
|  | POWER POLE |

GENERAL NOTES

1. ALL BUILDINGS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED LANDSCAPING TO COMPLY WITH THE ORDINANCES AND REGULATIONS OF THE CITY OF LAKE DALES.
3. ARCHITECTURAL DESIGN SHALL MEET OR EXCEED THE CITY OF LAKE DALES AESTHETIC REQUIREMENTS.
4. ARCHITECTURAL DESIGN SHALL MEET 2008 IRC, PLUMBING, MECHANICAL, AND THE CODES AND THE 2008 EICC.
5. THIS PROJECT IS NOT LOCATED WITHIN A FEMA FLOOD ZONE PER FEMA FIRM MAP 48210C0336 DATED APRIL 18, 2010.

PARKING
PLATE

PARKING SPACES REQUIRED:	75 SPACES
PARKING SPACES PROVIDED:	71 SPACES
	4 HANDICAPPED SPACES
	75 SPACES TOTAL

NOTE:
DETENTION POND DIMENSIONS AND ELEVATION
SHOWN ARE PRELIMINARY AND ARE SUBJECT
TO CHANGE UPON FINAL DESIGN.

FOR PRELIMINARY REVIEW ONLY	THIS WORKSET IS RELEASED FOR THE PURPOSE OF PERMITTING THE CITY OF DALLAS TO REVIEW AND COMMENT ON THE CONSTRUCTION PERMITS ON 11/6/2015 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.	Site Plan	Event Center City of Lake Dallas, Denton County, Texas	Engineer:  CANNELL & MARTIN Engineering Corporation TYPE Firm #605 2570 FM 407, Suite 208 Highland Village, Texas 75077 Ph: 972.591.6533
				DESIGN: CDM DRAWN: CDM DATE: 11/6/15 SCALE: NOTES: FILE:
REVISIONS				

❖ Event Center:

- ❖ 8,000 square ft. building
- ❖ Type of events: weddings, receptions, graduation parties, fundraising events, reunions, business meeting, city functions
- ❖ Promotes economic growth for local businesses such as restaurants, gas stations, convenience stores
- ❖ Exterior will be 80% masonry per your code
- ❖ Landscaping will include drought tolerate plants
- ❖ Food and Beverage: all food will be catered by approved vendors with proper licensing; will apply for SUP for alcohol; security will be on site if alcohol is served
- ❖ Traffic: low impact to area as event will be primarily on week-ends vs 7 days per week
- ❖ Hours of operation: Monday - Thursday by appointment with scheduled events until 10pm; Friday and Saturday open until Midnight
- ❖ Entrance off Betchan: 170 feet off Lake Dallas Drive
- ❖ Grand Opening: approximately 6 months from construction start date

❖ Fence:

- ❖ Cedar creosol

❖ Parking:

- ❖ Concrete parking lot
- ❖ Spaces, including handicap, per cities parking ordinance

❖ Landscaping including Trees

- ❖ Landscape will be drought tolerant
- ❖ Trees, not in the buildable area, will remain and additional trees will be planted.
- ❖ Developer will abide by current tree ordinance - Division 3: Tree Preservation.

❖ Signage:

- ❖ One monument sign will be placed at Betchan entrance per Lake Dallas 6) Monument Sign ordinance.

❖ Pond:

- ❖ Pond will be a detention pond designed in a low lying area on the land to hold a set amount of water and providing adequate drainage capacity for 12 acres. Pond level will be maintained at a certain level but will allow for additional volume.
- ❖ Partner with Lake Dallas EDC to install illuminated fountain in the center of the pond for aesthetics and provide aeration for the pond.
- ❖ Pond will be located on private property with proper signage posted.
- ❖ Rock wall along edge with "Welcome to Lake Dallas" illuminated at night.

