



**City of Lake Dallas
City Council
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, February 23, 2017 at 7:30 p.m.
Agenda**

Section I – Presentations

- 1. Call to Order & Determination of Quorum**
- 2. Invocation & Pledges of Allegiance**
- 3. Announcements & Special Recognitions**

A. City Manager's Report

The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

4. Citizen Agenda & Public Comment

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council or another City Board or Commission at a later date. In order to address the Council, please complete a Public Meeting Appearance Card and present it to the City Secretary prior to the start of the Council meeting. The Texas Open Meeting Act prohibits deliberation by the City Council of any subject which is not on the posted agenda, therefore the Council 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.

Section II – Consent Agenda

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

5. Consider and Act on the Consent Agenda

- A. Approval of Minutes of the Regular Meeting held on February 9, 2017.**
- B. Approval of an Ordinance amending Section 2.51 of the Lake Dallas Municipal Code, amending the start time of the regular city council meetings.**

Section III – Planning & Development

- 6. Consider and act on a Commercial Site Plan for a proposed 3,000 square foot commercial building on property commonly known as 106 Adolphus Avenue, being situated west of N. Lakeview Drive. The subject property is zoned C-1 Commercial district and is platted as Lot 27, Block A, Garza Beach Estates. (Development Services Director Kevin Lasher)**
- 7. Discussion on proposed Preliminary Plat of 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, said property being generally located at the southwest corner of Dobbs Road and River Oak Way (Development Services Director Kevin Lasher)**
- 8. Discussion on proposed rezoning of approximately 0.94 acres of land out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, from C-1 Commercial district to R-2 Two-Family district, said property generally located on the north side of the 100 block of Market Street, west of Alamo Avenue. (Development Services Director Kevin Lasher)**
- 9. Discussion on proposed rezoning of approximately 0.49 acres of land platted as Lots 27 and 28 of Block F, Oak Lake Addition, from C-1 Commercial district to C-3 Commercial district for the purpose of establishing an auto sales business, said property being generally located at the northwest corner of Swisher Road and Ridgewood Street. (Development Services Director Kevin Lasher)**

Section IV- General Items

- 10. Receive Presentation on Solid Waste Collection Process. (TJ Gilmore, Waste Management)**
- 11. Discuss Financing Options for 2017 City's Capital Improvements and Fleet Replacement Schedule. (City Manager Matt Shaffstall)**

Section V – Elected Official Requested Items

12. Discussion Only: Amending Land Use, Zoning, Building Code Standards to allow Tiny Homes (Councilmember Price)

13. Discussion of forming a Road Committee (Councilmember Nolan)

14. Mayor & Council Member Announcements.

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited a proposal to place the subject on an agenda for a subsequent meeting.

Section VI – Executive Session

- A. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to discuss and deliberate the duties of, and conduct an six-month evaluation of, the City Manager.**

Section VII – Return to Open Session

Reconvene into Open Session and take appropriate action, if any, regarding the matter(s) discussed in Executive Session.

Section VII – Adjournment

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before February 17, 2017 at 6:00 p.m.



Codi Delcambre, TRMC
City Secretary

Note: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened at any time into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

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. 118 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 Council met in a special meeting on February 9, 2017 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. Mayor Barnhart called the meeting to order at 7:30 p.m.

1. Roll Call

Michael Barnhart	Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Steve Forgey	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

Staff Present: City Manager Matt Shaffstall, City Secretary Codi Delcambre, City Attorney Kevin Laughlin, Finance/Human Resource Director Donna Boner, Community Development Director Kevin Lasher, Police Chief Dan Corolla, Public Works Manager, Devin Shields.

2. Invocation and Pledges of Allegiance

Councilmember Steve Forgey, First Baptist Church of Lake Dallas, led the invocation. Mayor Barnhart led the pledges.

3. Announcements

A. City Manager's Report

City Manager Shaffstall reported the City's bonding rating has officially raised from A- to AA-. The intern program with UTA will begin on February 10. The Library is celebrating Dr. Seuss' birthday on Saturday March 4. The City's Mardi Gras parade will be Friday, February 24, starting around 5:00 p.m.

4. Visitors/Citizens Agenda

Mayor Barnhart opened the Visitors/Citizens Agenda.
No one came forward to speak.
Mayor Barnhart closed the Visitors/Citizens Agenda.

5. Approve and Act on Consent Agenda

A. Approval of Minutes of the Regular Meeting held on January 26, 2017.

B. Receive Annual 2016 Racial Profiling Report.

(Item 5A was removed from the consent agenda)

Motion to approve the Item 5B. Annual 2016 Racial Profiling report was made by Councilmember Nolan and second by Councilmember Brownlee.

Ayes: Councilmembers Ray, Brownlee, Forgey, Price, and Nolan

Noes: None

Motion Passed

6. Consider a Resolution in support of an application by HVM Lake Dallas 2017, Ltd. for the Texas Department of Housing and Community Affairs (TDHCA) Competitive Housing Tax Credit Program and in-kind permit fee credit of \$250 towards the project relating to redevelopment of Shady Shores Apartments located at 401 Shady Shores Road. (Applicant representatives Lynn Jackson & Benita Thomas)

Motion to approve Resolution in support of an application by HVM Lake Dallas 2017, Ltd. for the Texas Department of Housing and Community Affairs (TDHCA) Competitive Housing Tax Credit Program and in-kind permit fee credit of \$250 towards the project

relating to redevelopment of Shady Shores Apartments located at 401 Shady Shores Road was made by Councilmember Forgey and second by Councilmember Nolan.

Ayes: Councilmembers Forgey, Ray, Brownlee, Price, and Nolan

Noes: None

Motion Passed

**7. Discussion on the Planning review process and development submittal calendar.
(Development Services Director Kevin Lasher)**

Council received a presentation from Development Services Director Kevin Lasher regarding planning review process and development submittal calendar.

8. Receive Presentation from Hilltop Securities regarding Debt Issuance Process and Financing of Capital Improvements through Certificates of Obligation. (City's Financial Advisor Boyd London)

Council received a presentation from the City's Financial Advisor Marti Shaw regarding debt issuance process and financing of Capital Improvements through Certificates of Obligation.

9. Receive Presentation regarding the City's Capital Improvement Fleet Replacement Schedule. (City Manager Matt Shaffstall, Police Chief Dan Carolla, and Public Works Manager Devin Shields)

Council received a presentation from Public Works Manager Devin Shields and Police Chief Carolla regarding the City's Capital Improvement fleet replacement schedule.

10. Receive Monthly Budget & Financial Report. (Finance/HR Director Donna Boner)

Finance/HR Director Donna Boner presented the financial report for the month of January.

11. Receive Presentation on Police Department Operations and Reporting. (Police Chief Dan Carolla)

Council received a presentation from Police Chief Carolla regarding the Police operations and reporting.

12. Discussion and/or action regarding changing Council Meeting and Workshop start time. (Councilmember Price)

Councilmember Price suggested that the council start time be moved to 7:00 p.m. Council directed to staff to prepare an Ordinance changing the City Council's meeting start time to 7:00 p.m.

13. Request staff to prepare a report on allowing golf carts to drive on city streets (Councilmember Forgey).

Councilmember Forgey stated that David Delmer contacted him about golf carting in the City.

David Delmer of 215 S. Lakeview stated that he would like the Council to consider allowing the golf carts on city streets. He stated that he has done a lot of research on the use of golf carts in other cities, which he brought for the Council to review. He stated that certain areas of Lake Dallas are perfect for allowing the use of golf carts.

14. Mayor & Council Member Announcements.

No Council announcements.

15. The City Council shall convene into Executive Session in accordance with Texas Government Code Sec. 551.074 PERSONNEL MATTERS:

A. To discuss and deliberate the duties of, and conduct the six-month evaluation of City Manager Matt Shaffstall

Mayor Barnhart adjourned the meeting to go into Executive Session at 9:27 p.m.

Mayor Barnhart reconvened the meeting into Open Session at 11:25 p.m.

No action was taken.

Mayor Barnhart adjourned the meeting at 11:26 pm.

Approved

Michael Barnhart, Mayor

Attest:

Codi Delcambre, City Secretary



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

To: Honorable Mayor and Councilmembers
From: Codi Delcambre, City Secretary
Date: February 23, 2017
Item Number:
Subject: Consider and act on approval of an Ordinance of the City of Lake Dallas, Texas, amending Section 2.51 of the Lake Dallas Municipal Code, amending the start time of the regular meetings

Detail Memo

City Council Action Requested:

Approved the proposed Ordinance.

Background Information:

At the February 9, 2017, Council directed staff to draft an Ordinance changing the Council meeting starts time to 7:00 p.m.

Board/Citizen Input: N/A

Financial Consideration: N/A

Attachment(s): Ordinance



CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO: _____

**AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS AMENDING
CITY OF LAKE DALLAS CODE OF ORDINANCES SECTION 2-51
“REGULAR MEETINGS” BY AMENDING THE START TIME OF
REGULAR COUNCIL MEETINGS; PROVIDING FOR SEVERABILITY
CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Section 3.09 of the City Charter of the City of Lake Dallas provides that the City Council shall fix, by ordinance, the date and time of the regular meetings of the City Council; and

WHEREAS, the City Council finds it to be in the public interest to change the time its regular meetings begin to 7:00 p.m.;

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

SECTION 1. Section 2-51 of the Code of Ordinances of the City of Lake Dallas is amended to read as follows:

“Sec. 2.51 Regular Meetings.

The council shall hold its regular meetings in the Council Chamber at City Hall on the second and fourth Thursdays of each month beginning at 7:00 p.m. unless otherwise officially established by the council.”

SECTION 2. Should any provisions of this ordinance be held or determined to be unconstitutional, illegal or invalid, such holding shall not affect the remaining portions hereof, which are declared to be severable.

SECTION 3. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law in such cases provides.

DULY PASSED BY the City Council of the City of Lake Dallas, Texas on the 23rd day of February, 2017.

APPROVED:

Michael Barnhart, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:2/17/17:83924)



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To: Honorable Mayor and members of the Lake Dallas City Council

From: Kevin J. Lasher, AICP, Director of Community Development

Date: February 23, 2017

Item Number: 6

Subject: Commercial Site Plan for a proposed 3,000 square foot commercial building on property commonly known as 106 Adolphus Avenue, being situated west of N. Lakeview Drive.

Detail Memo Consider and act on a Commercial Site Plan for a proposed 3,000 square foot commercial building on property commonly known as 106 Adolphus Avenue, being situated west of N. Lakeview Drive. The subject property is zoned C-1 Commercial district and is platted as Lot 27, Block A, Garza Beach Estates. (The applicant is John Lugenheim)

Background Information: This site plan application would be for the third building within this platted subdivision. The applicant's plan reflects a proposed 30' x 50' building, two stories in height, that would be constructed with a 100% brick masonry exterior. The two-story structure would contain 3,000 square feet of building area. Access to this site is from a fourteen-foot (14') wide drive approach extending from an existing 20-foot-wide fire lane off of N. Lakeview Drive. This drive approach is concrete paved and is situated within a twenty foot (20') wide shared access easement. The right-of-way for Adolphus Avenue appears to be un-improved. It is noted that the approved and recorded plat for this property (Lot 27, Block A, Garza Beach Estates) does not appear to be in conformance with the lot area and width requirements specified in the Lake Dallas Zoning Ordinance for the C-1 Commercial district. These discrepancies with code requirements are deemed to be legal non-conforming conditions due to the age of the subdivision.

In February 2015, a Special Use Permit (SUP) was approved by the City that permitted the proposed buildings to be used as live/work units. Therefore, parking ratios for the ground floor space (1,500 SF) will be applied at one space for every 200 square feet of area. The upper floors will be parked at two (2) spaces per living unit.

Sec. 122-335. Site plan approval, of the Lake Dallas Zoning Ordinance states:

"No building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered in district C-1 unless and until a site plan has first been approved by the city council. In reviewing any site plan, the planning and zoning commission and the city council shall consider the public health, safety and welfare, the resulting effect on traffic flow and patterns and the protection and preservation of places and areas of historical, cultural and architectural importance and significance. The site plan must

show compliance with the requirements of this article as well as other requirements imposed by this chapter. (Ordinance 06-09, sec. 2, adopted 3/23/06)”

The level of compliance with C-1 District requirements, as demonstrated by this site plan application, is shown in the chart below.

ORDINANCE PROVISION C-1 District	REQUIRED STANDARD	PROVIDED BY APPLICANT	IN COMPLIANCE
FRONT YARD SETBACK	25 FT	25 FT	YES
SIDE YARD	10 FT	10 FT	YES
REAR YARD SETBACK	25 FT	25 FT	YES
LOT AREA	7,000 SF	5,000 SF	LEGAL NON- CONFORMING CONDITION BY PLAT
LOT WIDTH	60 FT	50 FT	LEGAL NON- CONFORMING CONDITION BY PLAT
LOT DEPTH	90 FT	100 FT	YES
LOT COVERAGE	50%	30%	YES
PARKING 1 SPACE / 200 SF PLUS 2 SPACE FOR RESIDENCE	10 REQ'D.	7 PROVIDED PLUS 4 SHARED SPACES	YES – PER SHARED PKG EASEMENT RECORDED 1-17-2017
BLDG. HEIGHT	50 FT	25 Ft	YES
EXTERIOR MASONRY	80 %	100%	YES
LANDSCAPING FOR 10% OF PARKING AREA	325 SF	362 SF	YES
PLANTER ISLANDS	TO BE LOCATED NO FURTHER THAN EVERY 12 PARKING SPACES	PLANTERS ON NORTH AND WEST END OF BUILDING PROVIDED	YES

50 PERCENT OF REQ'D. LANDSCAPING BEING LOCATED IN THE REQUIRED FRONT YARD	163 SF REQ'D (ALONG ADOLPHUS AVE.).	68 SF	NO
SCREENING, ALTERNATE E FENCE REQUIRED	8' HIGH, BOARD-ON-BOARD FENCE REQ'D ALONG WEST PROP.LINE	8' WOOD FENCE TO BE CONSTRUCTED ADJACENT TO EXISTING RESIDENTIAL LOT.	YES

From the above compliance analysis, the following variance will be required as a condition of site plan approval.

1. Section 122-1229, (3), b. of the city's Landscape Ordinance requires a minimum of 15 percent of the total site area to be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard. Approximately 163 SF of landscaped area is required along the Adolphus Avenue frontage. Only 68 SF appears to be provided.

Staff recommends that this Commercial Site Plan request be approved, including the requested variance listed above.

Board/Citizen Input: On February 16, 2017, the Planning and Zoning Commission recommended approval of this Commercial Site Plan application by a vote of 4 to 0.

Financial Consideration: N/A

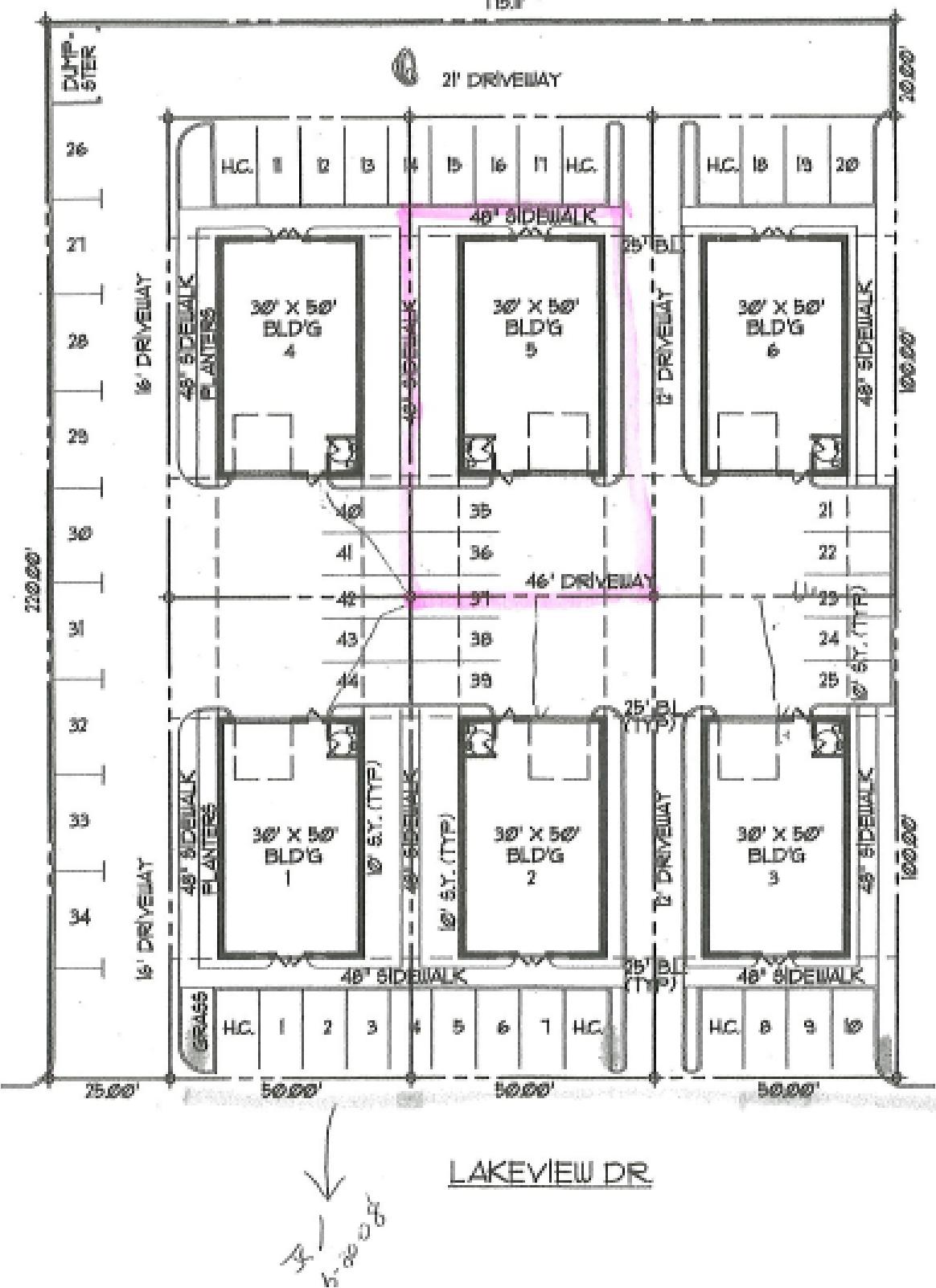
Vicinity Map (Not to Scale)



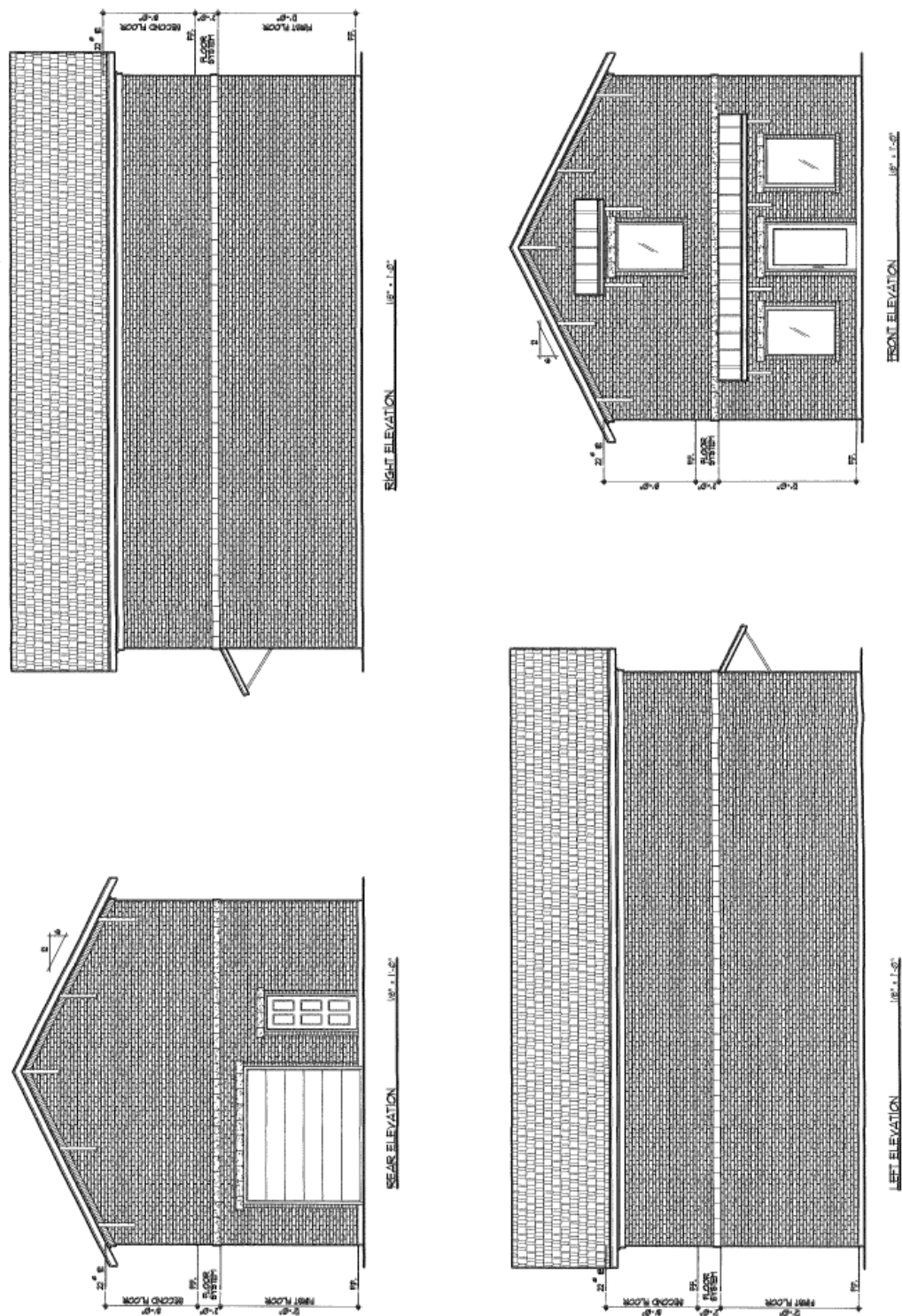
Attachments:

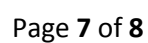
- 1. Site Plan**
- 2. Building Elevations**
- 3. Lot Survey**
- 4. Detailed Plot Plan**

Site Plan

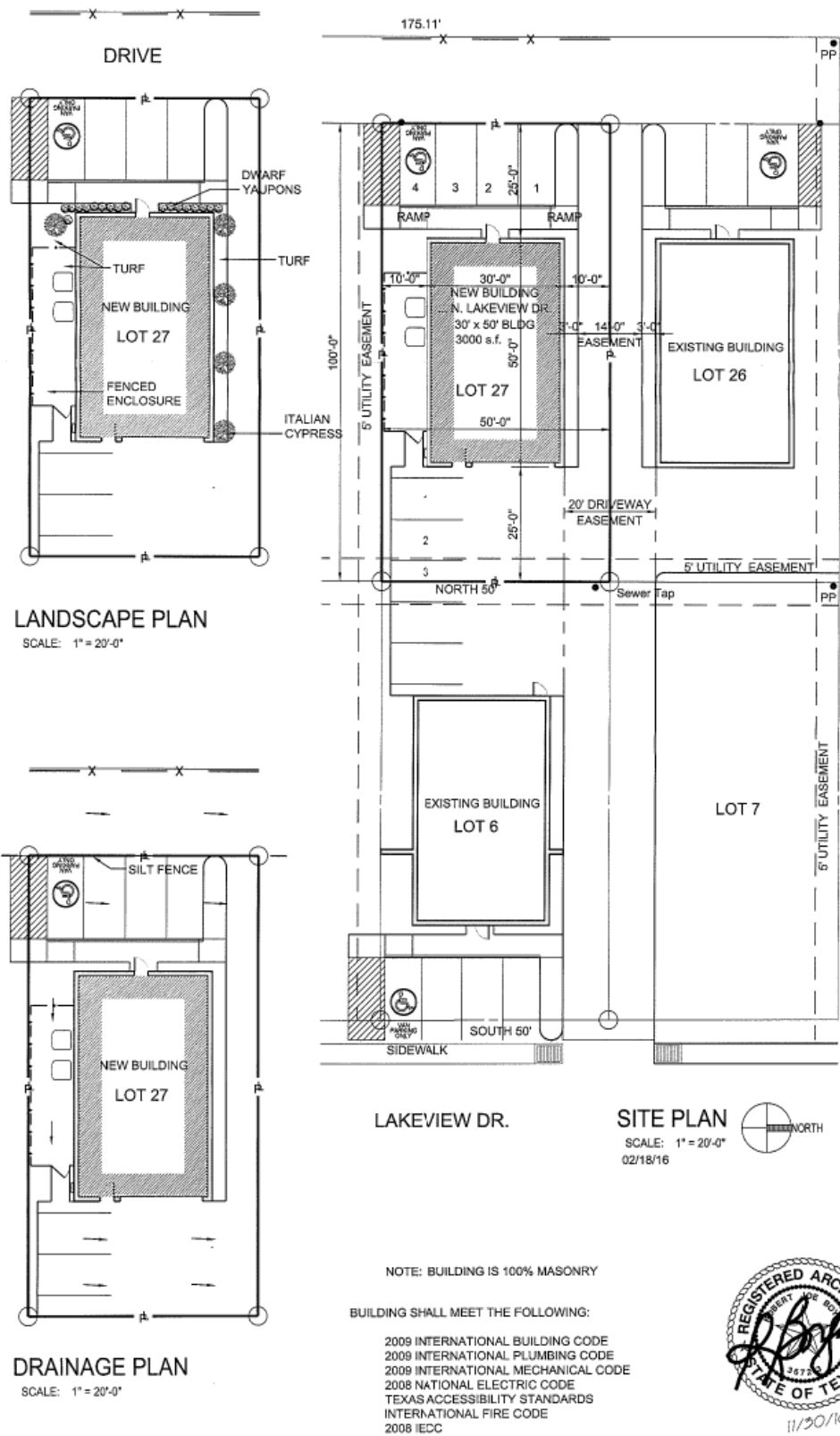


Building Elevations





Detailed Plot Plan





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To: Honorable Mayor and members of the Lake Dallas City Council

From: Kevin J. Lasher, AICP, Director of Community Development

Date: February 23, 2017

Item Number: 7

Subject: Discussion Only: Proposed Preliminary Plat of 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot.

Detail Memo

City Council Action Requested: To discuss the proposed Preliminary Plat of 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot. This property is commonly known as being located at the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County Texas. (The applicant is George M. Bown)

Background Information: George M. Bown, owner of Mentor Custom Homes in Shady Shores, is purchasing this property with the intent of building 15 new single family homes. These homes are projected to sell for approximately \$250,000.00. The previous Preliminary Plat showed 18 single family lots with minimum of 7,200 SF each. Six proposed lots were shown to be fronting on Dobbs Road with the remaining lots facing River Oak Way.

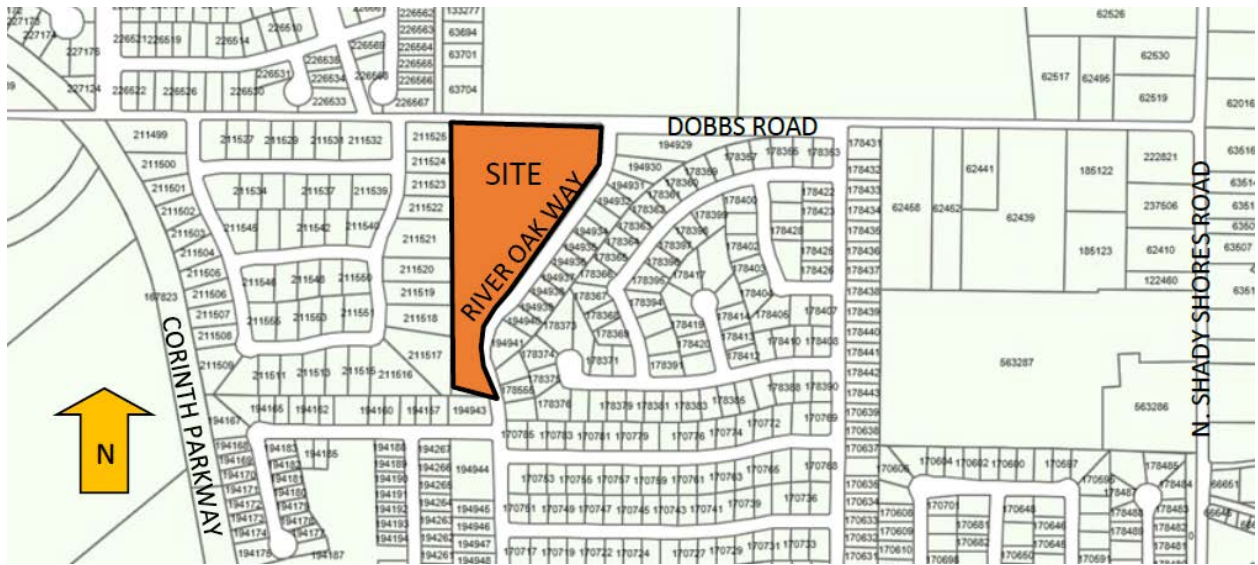
The revised layout reflects 15 single family lots facing River Oak Way containing an average lot size of 12,000 SF. No lots are facing Dobbs Road due to the location of a flood plain area running in a generally parallel direction with the road alignment.

Discussion Items allow the applicant to receive preliminary comments from the Council. Plat applications discussed in this section are deemed to be incomplete by staff and will be returned to the Planning and Zoning Commission for a formal recommendation to the City Council once city submittal requirements have been satisfied by the applicant.

Board/Citizen Input: On February 16, 2017, the Planning and Zoning Commission reviewed this discussion item and provided comments to the applicant. This item will be returned to the Commission for action on March 16th. City Council action is scheduled for March 23rd.

Financial Consideration The applicant has indicated the property's current assessed value is \$30,716.00, generating approximately \$205.20 tax revenue. The expected value of this project is \$4,500,000.00.

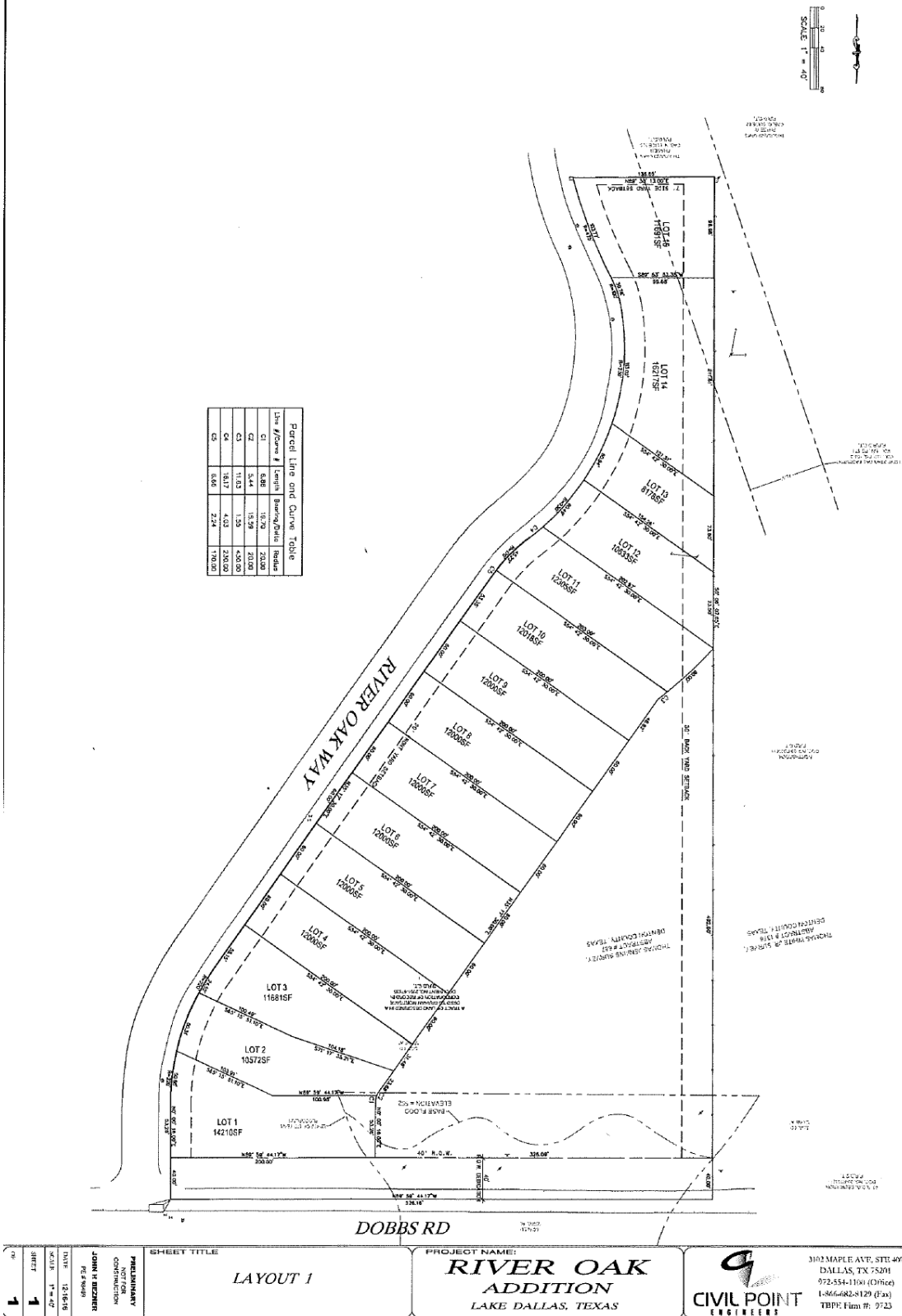
Vicinity Map (Not to Scale)



Attachments:

1. Revised Preliminary Plat.

Revised Preliminary Plat.





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To: Honorable Mayor and members of the Lake Dallas City Council

From: Kevin J. Lasher, AICP, Director of Community Development

Date: February 23, 2017

Item Number: 8

Subject: Discussion Only: Proposed rezoning of approximately 0.94 acres of land out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, from C-1 Commercial district to R-2 Two-Family district.

Detail Memo

City Council Action Requested: To discuss the proposed rezoning of approximately 0.94 acres of land out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, from C-1 Commercial district to R-2 Two-Family district. This property is commonly known as being located on the north side of the 100 block of Market Street, west of Alamo Avenue. (The applicant is Terry Lantrip)

Background Information: Mr. Terry Lantrip, owner of the subject property, is seeking a zoning change from C-1 Commercial district to R-2 Two-Family district. Discussion Items allow the applicant to receive preliminary comments from the Council. The Council can take no action or vote and can only act in an advisory capacity in deliberating such items. The differences in the density and dimensional requirements between these two districts are shown below:

ORDINANCE PROVISION	C-1 COMMERCIAL DISTRICT	R-2 TWO-FAMILY DISTRICT
FRONT YARD SETBACK	25 FT	25 FT
SIDE YARD	10 FT	15 FT
REAR YARD SETBACK	25 FT	30 FT
LOT AREA	7,000 SF	3,600 SF for 2-plex 7,200 SF for single
LOT WIDTH	60 FT	60 FT
LOT DEPTH	90 FT	100 FT
DWELLING SIZE	N/A	1,200 SF
LOT COVERAGE	50%	30%

[illegible]

1. Amenity List
2. Rough Building Elevations
3. Rough Site Plan

Amenity List

Lake Dallas Bungalows

100 block of Market Street
Lake Dallas Downtown District

One and Two Bedroom Homes

- Spacious floorplans
- Upgrades throughout
- Open concept living/kitchen/dining
- Ceiling fans throughout
- Marble countertops
- Tile floors throughout
- Dishwashers, washers and dryers
- Courtyard with pergola
- Little Free Library on site
- Two blocks from Lake Cities Library
- Two blocks from elementary and middle schools
- Two blocks from two city parks
- Three blocks from I-35E
- Walk to lake

Urban-Retro

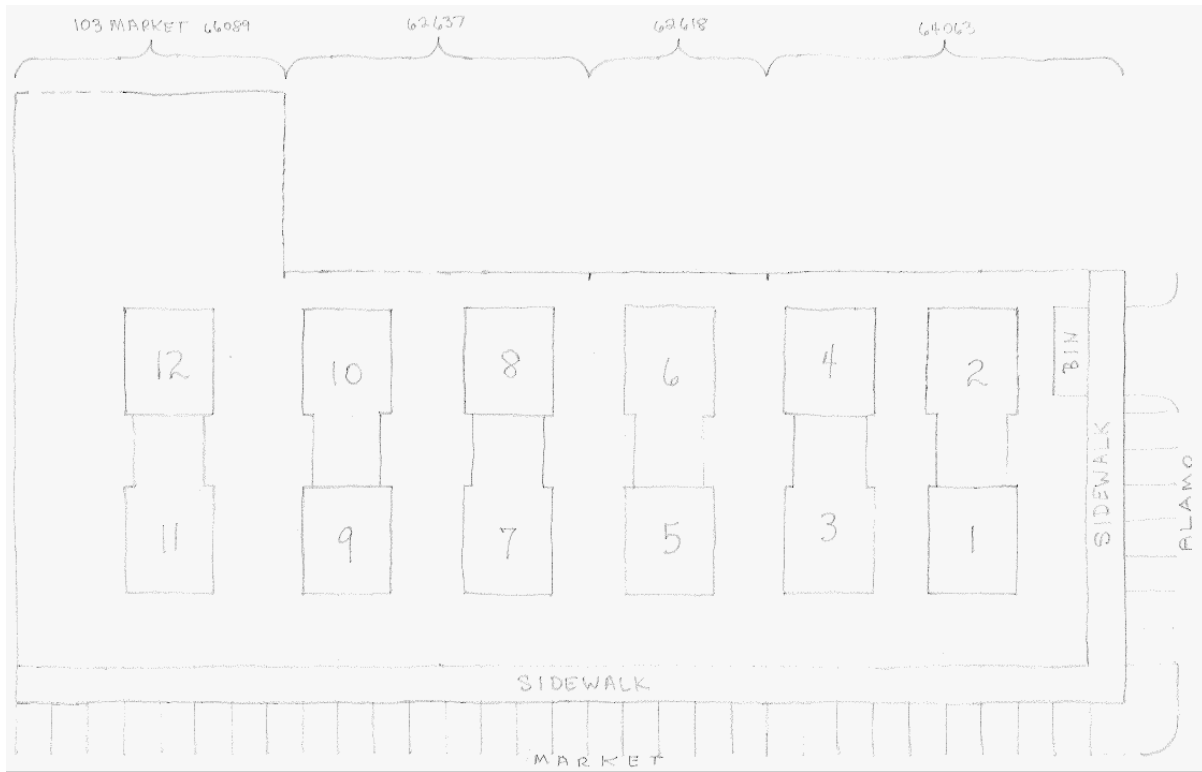
Live - Work - Shop - Dine

For availability, call Terry Lantrip at (972) 523-9940



Rough Building Elevations

February 23, 2017- Lake Dallas City Council – Market Street Rezone



Rough Site Plan



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To: Honorable Mayor and members of the Lake Dallas City Council

From: Kevin J. Lasher, AICP, Director of Community Development

Date: February 23, 2017

Item Number: 9

Subject: **Discussion Only: Proposed rezoning of approximately 0.49 acres of land platted as Lots 27 and 28 of Block F, Oak Lake Addition, from C-1 Commercial district to C-3 Commercial district.**

Detail Memo

City Council Action Requested: Proposed rezoning of approximately 0.49 acres of land platted as Lots 27 and 28 of Block F, Oak Lake Addition, from C-1 Commercial district to C-3 Commercial district for the purpose of establishing an auto sales business. This property is commonly known as being located at the northwest corner of Swisher Road and Ridgewood Street. (The applicant is Sira de Oramas)

Background Information: The applicant is seeking a zoning change from C-1 Commercial district to C-3 Commercial district for the purpose of establishing an auto sales business. Auto sales uses are not permitted within the C-1 Commercial district.

The site adjoins property zoned R-1-7200 to the north known as the Oaks Lake neighborhood. Should this zoning change be approved, staff will recommend that the required Commercial Site Plan reflect a Type A screening fence being constructed along the north property line adjoining the residential subdivision. A Type A screening fence consists of a solid masonry or concrete wall to a minimum height of six feet.

It should be further noted that the Zoning Ordinance prohibits the parking or storage of motor vehicles, boats or trailers within the front yard setback in the C-3 district. Fire lanes and driveways may cross front yard setbacks as a means of vehicular access.

Discussion Items allow the applicant to receive preliminary comments from the Council. The Council can take no action or vote and can only act in an advisory capacity in deliberating such items. The differences in the density and dimensional requirements between these two districts are shown below:

ORDINANCE PROVISION	C-1 COMMERCIAL DISTRICT	C-3 COMMERCIAL DISTRICT
FRONT YARD SETBACK	25 FT	25 FT
SIDE YARD	10 FT	10 FT
REAR YARD SETBACK	25 FT	25 FT
LOT AREA	7,000 SF	8,000 SF
LOT WIDTH	60 FT	70 FT
LOT DEPTH	90 FT	90 FT
LOT COVERAGE	50%	50%
PARKING	1 SPACE / 200 SF OF BUILDING	1 SPACE / 200 SF OF BUILDING
BLDG. HEIGHT	50 FT	50 Ft
MASONRY REQUIREMENT	80%	80%

Board/Citizen Input: On February 16, 2017, the Planning and Zoning Commission reviewed this discussion item and provided comments to the applicant. This item will be returned to the Commission for action on March 16th. City Council action is scheduled for March 23rd.

Financial Consideration: N/A

Attachments:

1. Location Map
2. Area Map

Location Map

Denton CAD Webmap

Main DCAD Site *Oak Lakes, BLK F, Lot 27 & 28*



