



**Board of Adjustments
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Wednesday, January 26, 2022 at 6:00 p.m.
Agenda**

EARLY WORK SESSION

City Council Chambers- 6:00 P.M.

- 1. Receive annual Board of Adjustment training**

OPEN SESSION

City Council Chambers- 7:00 P.M.

- 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 and Chair and Vice-Chair of the Board of Adjustments.**
- 5. Receive public comment and testimony regarding a request for a variance to the Lake Dallas Municipal Code, Chapter 122 "Zoning", Article III. "R-1-6000 Single-Family Dwelling District," specifically Sec. 122-87 relating to rear yard setbacks for the construction of a single-family residential home. The property is located at Lot 10, J.V. Thompson Subdivision, commonly known as 313 Dolphin Street, and is zoned R-1-6000 Single-Family Residential.**
- 6. Announcements**
- 7. Adjourn.**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before January 21, 2022 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.



BOARD OF ADJUSTMENTS
AGENDA MEMO

Prepared By: Angie Manglaris, AICP, Director of Development Services

January 26, 2022

313 Dolphin Variance Request

DESCRIPTION:

Receive public comment and testimony regarding a request for a variance to the Lake Dallas Municipal Code, Chapter 122 “Zoning”, Article III. “R-1-6000 Single-Family Dwelling District,” specifically Sec. 122-87 relating rear yard setbacks for the construction of a single-family residential home. The property is located at Lot 10, J.V. Thompson Subdivision, commonly known as 313 Dolphin Street, and is zoned R-1-6000 Single-Family Residential.

EXISTING CONDITIONS:

The property is zoned R-1-600 Single-Family Residential (R-1-6000). In August 2020, a demolition permit was pulled for the structures located on the subject tract. The lot is currently unimproved, consists of open pasture, and is accessed off Dolphin Street.

ADJACENT LAND USES AND ZONING:

- North: Single-Family Residential Zoned R-1-6000
- East: Single-Family Residential Zoned R-1-6000
- South: Single-Family Residential Zoned R-1-7200
- West: Single-Family Residential Zoned R-1-6000

BACKGROUND INFORMATION:

The applicant, Mr. Hien Nguyen, has submitted a variance request for a reduction of the rear yard building setbacks as required in the R-1-600 Zoning District in order to construct a new single-family residential home on the subject property.

313 Dolphin Street was platted as part of the J V Thompson Subdivision prior to the adoption and codification of the R-1-6000 Zoning District Regulations, which occurred in 2006. The subject property is legal-nonconforming and does not comply with the required lot dimensions as specified in the Municipal Code. Below is a summary of how the existing lot dimensions compare to the minimum requirements of the R-1-6000 Zoning District:

	313 Dolphin	R-1-6000 Requirements
Width	82.5’	50’
Depth	70.40’	90’
Area	5421 SQ FT	6000 SQ FT

The applicant has submitted a building permit for the construction of a new single-family home. Due to the configuration and size of the lot, the applicant is unable to configure the home in a manner that satisfies all the building setbacks as required in the R-1-6000 Zoning District. Setback requirements for primary structures in R-1-6000 are as follows:

Front: 25'
Sides: 5'
Rear: 30'

The applicant has submitted a site plan that demonstrates compliance with the front and side setback requirements of the zoning district. However, due to the configuration of the lot, and the shallower than required lot depth, the applicant is requesting a variance to the rear setback requirement. The applicant is requesting a reduction of the rear setback from 30' to 15' for the construction of this home. The new residential unit will be 1655 SQ FT which satisfies the minimum home size requirement of 1200 SQ FT.

FINANCIAL CONSIDERATION:

NA

RECOMMENDED MOTION:

After conducting the public hearing and holding discussion, staff recommends the following motion:

I move to **APPROVE/DENY** a request for a variance to the Lake Dallas Municipal Code, Chapter 122 "Zoning", Article III. "R-1-6000 Single-Family Dwelling District," specifically Sec. 122-87 relating rear yard setbacks for the construction of a single-family residential home. The property is located at Lot 10, J.V. Thompson Subdivision, commonly known as 313 Dolphin Street, and is zoned R-1-6000 Single-Family Residential.

ATTACHMENTS:

- Request for Variance
- Proposed Site Plan



Engineering & Design

July 14, 2021

City of Lake Dallas
Development Services – Planning Department
212 Main Street
Lake Dallas, Texas 75065

RE: *Letter of Hardship – Rear Setbacks Variance Request*
313 Dolphin Lane, Lake Dallas, TX 75065 – Residence
Lot 10, of the J.V. Thompson Subdivision

Dear Sir or Madam:

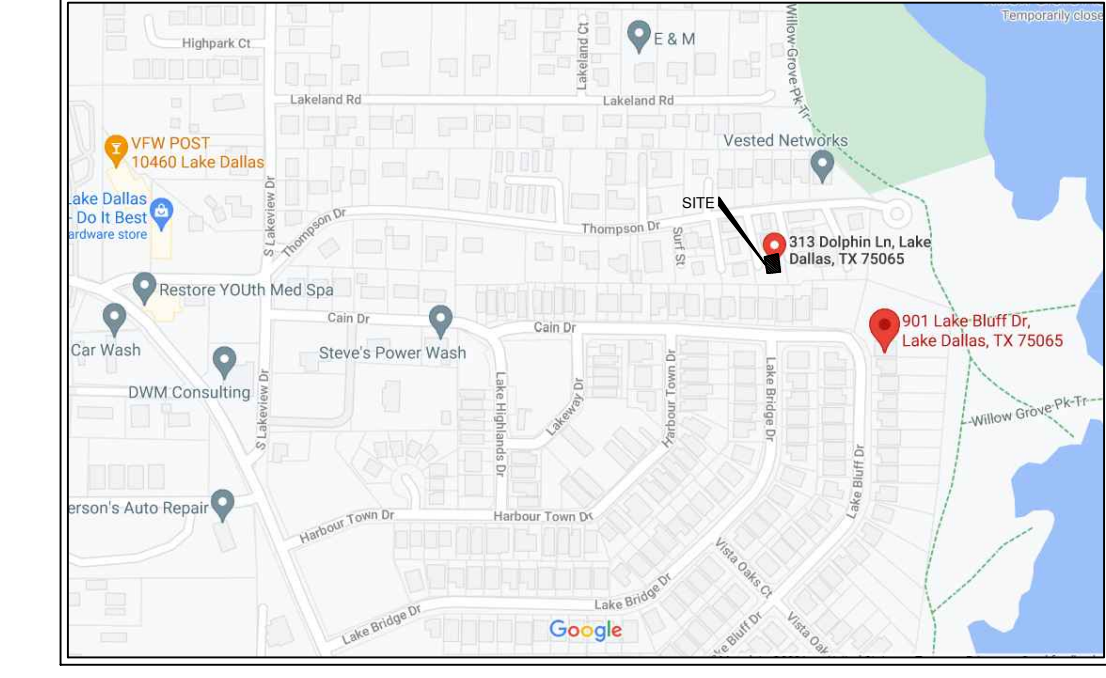
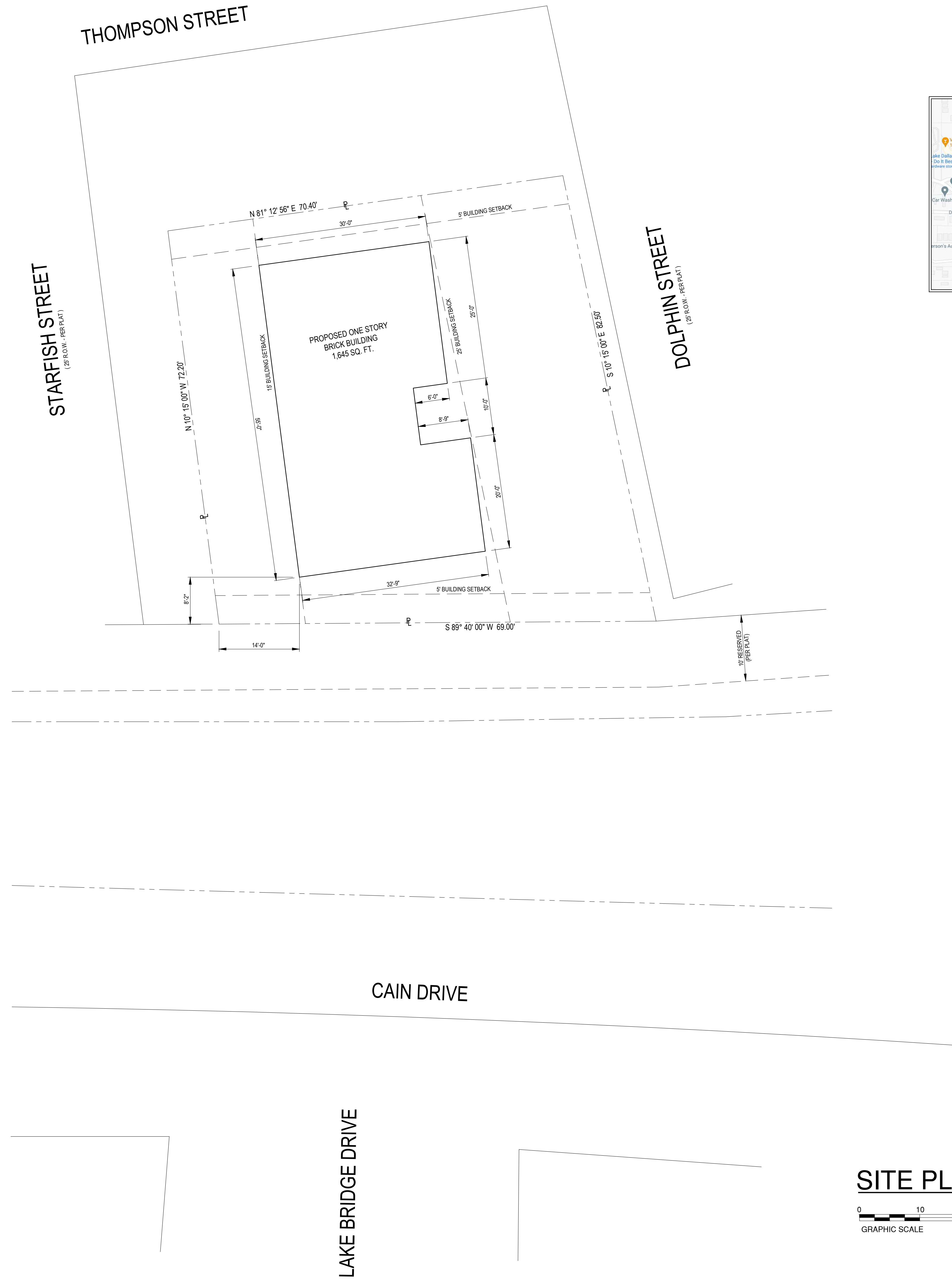
Please accept this correspondence as the formal Letter of Hardship to variance the property which is an approximately 0.12-acre tract on the west side of Dolphin Lane and approximately 172 feet south of Thompson Drive from “30 Feet Rear Setbacks” to “15 Feet Rear Setbacks” – Current Zoning R-1-6000.

Thank you for your time and consideration in this matter. Should you have any questions, please feel free to contact me.

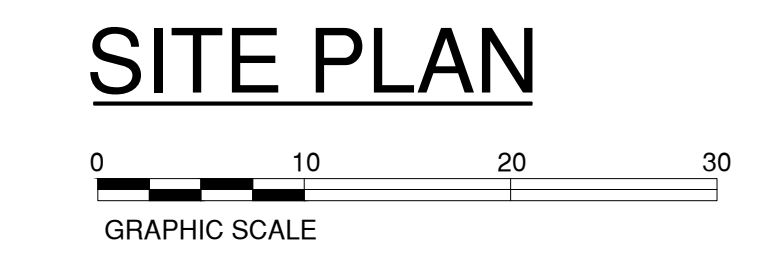
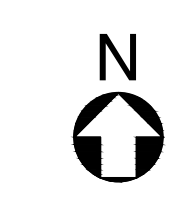
Sincerely,

Hien Nguyen, P.E. (TX)
Project Engineer

LEGAL DESCRIPTION OF THE LAND:
 LOT 10, OF THE J.V. THOMPSON SUBDIVISION, AN ADDITION TO THE CITY OF LAKE DALLAS,
 DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME
 342, PAGE 58, PLAT RECORDS, DENTON COUNTY, TEXAS.



VICINITY MAP



G + H
 Engineering & Design, Llc
 7204 George Finger Road
 Arlington, Texas 76002
 Phone: 469-583-5766
 Email: info@ghengr.com
 TBPE FIRM NO. P-19819

REVISIONS:

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RESIDENTIAL HOUSE
 313 Dolphin Lane
 Lake Dallas, Texas 75065

TVO, INC.
 Custom Homes & Remodeling
 20252 CR 649
 Farmersville, Texas 75442
 Phone: 972-322-8170
 Email: tvotim@yahoo.com

DRAWING TITLE:
 SITE PLAN

SHEET NUMBER:

C1