



Denton County Development Services  
3900 Morse Street, 2<sup>nd</sup> Floor  
Denton, TX 76208  
Phone - 940-349-2990  
Fax - 940-349-2991



## Lake Ray Roberts Land Use Ordinance

### Request for Zoning Change

Case # 2A-22-05 R # 179618 Fees Paid \$ 250<sup>00</sup>

Property Description / Survey Name: W. Gorham  
Abstract No. 469 Tract No. 10B  
Subdivision Name: R#179618 Lot No. N/A Block No. N/A

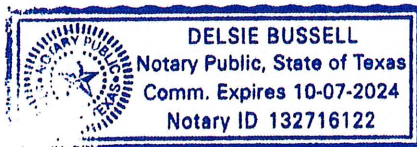
Name of **Property Owner**: Lawrence E II & Julie F. Nicodemus  
Mailing Address: 10942 Merrill Rd, Pilot Point, TX 76258  
Phone Number(s): 940-595-0288

Name of **Applicant or Corporate Officer**: Allison Engineering Group, Inc. Lee Allison  
Mailing Address: 2415 N. Elm St., Denton, TX 76201  
Phone Number(s): 940-380-9453

Applicant Signature: [Signature] Date: 9/30/2022

Lee Allison, personally appeared before me, and first being duly sworn, declared that they signed this application in the capacity designated, if any, and further states that they have read the above application, and the statements contain therein are true.

Subscribed and sworn to before me this 30 day of September 20 22



Notary Public Signature: [Signature]  
Notary Printed Name: Delsie Bussell  
My Commission Expires: 10/7/2024

Application and fees in the amount of \$ 250<sup>00</sup> received on 10/4/22 by Karina

PLEASE REFER TO THE LAKE RAY ROBERTS LAND USE ORDINANCE

Present Zoning District: AG Requesting Zoning District: RC

**State reason for request below and attach a scaled map showing property location and any other supporting documents which may be required.**

The owner desires to convert the 15.23 acre ranch into a wedding/event venue.

The site currently consists of a house, swimming pool, barn/shop, small lake, and auxiliary building. The site will be developed in phases. Phase one consists of:

\* The house being converted into a five bedroom guest-house. The garage is being re-purposed as living quarters. It will primarily be used to house key guests for weddings and events.

Between activities it may be used to house travelers, particularly visitors to nearby ranches.

\* The barn/shop is being converted into an event center with changing rooms, kitchen, prep for food services, and restrooms.

\* An outdoor stage is planned for the east end of the barn. Music performances, as well as other entertainment activities, will be staged here.

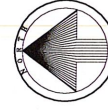
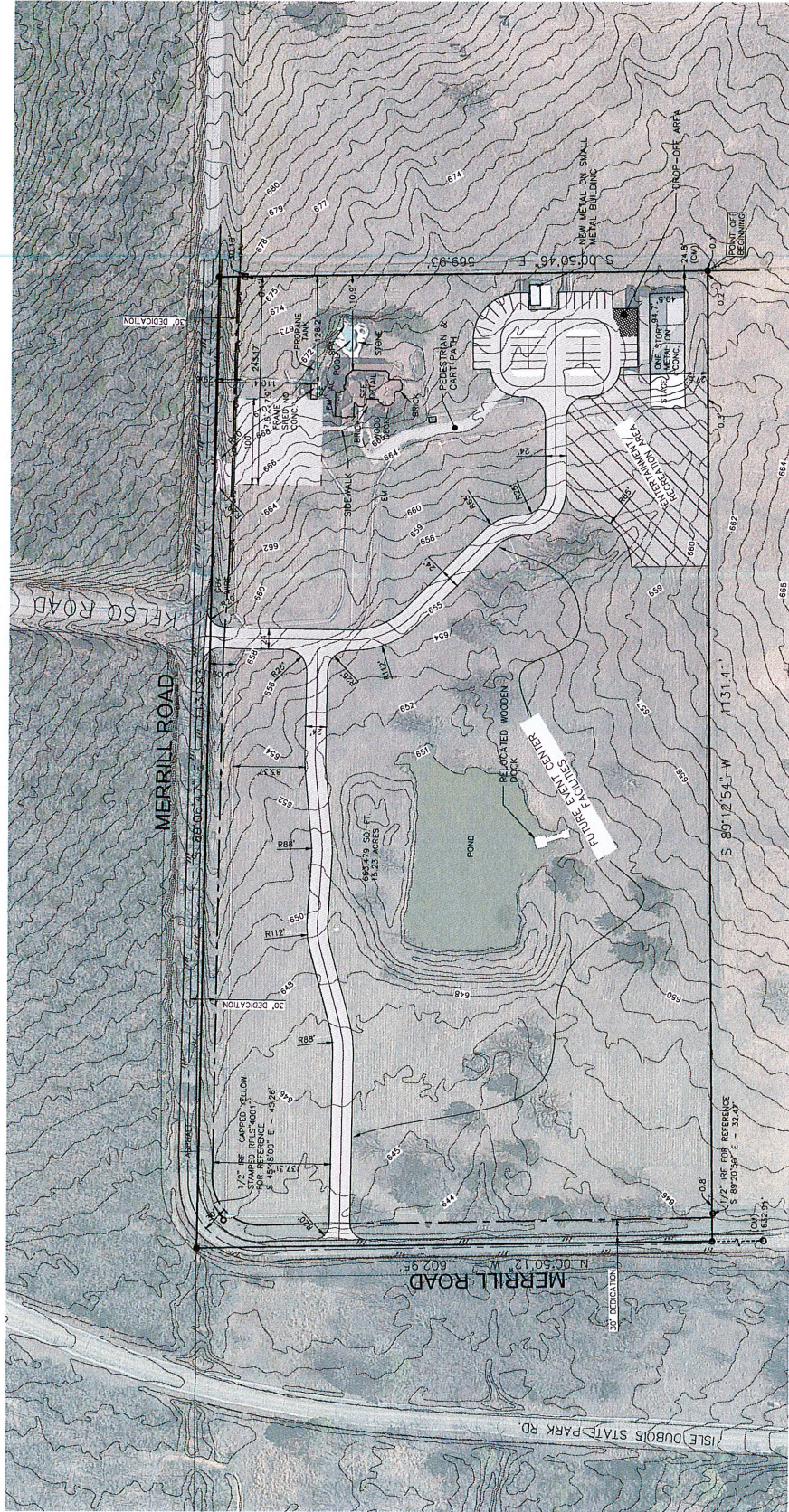
The remainder of the site, approx 12 acres, will be devoted to the future phases. The plans for construction will be determined by the patron's and the market's demand for event activities.

Though the site does not require platting, a 30 ft. strip measured from the center of the pavement is reserved for right of way purposes.

See attached concept plan exhibit for the layout of Phase 1 facilities.

\* The house being converted into a five bedroom guest-house. The garage is being re-purposed as living quarters. It will primarily be used to house key guests for weddings and events





SCALE 1"=40'

ZONING EXHIBIT  
CONCEPT PLAN  
FOR

GENE NICODEMUS  
A0497A W. GORHAM, TR 10B, 15.239 ACRES  
10942 MERRILL RD  
PILOT POINT, TX 76258-7304



2418 N. ELM STREET  
PILOT POINT, TEXAS 76258  
PHONE (817) 366-4451  
FAX (817) 366-4451  
www.allisoneng.com

Total Board of  
Professional Engineers  
Registration Number 171288



Denton County Development Permits

3900 MORSE ST  
TX 76208

## Sales Receipt

Date	Sale No.
10/4/2022	55

Sold To
Jason Faigle 2415 N Elm St Denton TX 76201

Project Address
179618 EN2208 Nicodemus

Reference No.	Rep
100252113131	JP

Item	Description	Amount
08 LRR	Zoning Change Request	250.00
Total		\$250.00