



**Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, November 18, 2021, at 7:00 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 October 21, 2021, regular meeting.

5. Conduct a public hearing and consider an Ordinance amending Lake Dallas Municipal Code Chapter 122 "Zoning," Article XVI. titled "Special Use Permits" setting forth regulations governing Specific Use Permits requirements for on-premise sales of alcoholic beverages.

6. Receive a report, hold a discussion and take appropriate action regarding a site plan amendment for the Public Works Service Center- Lot 1, Block A, Public Works Addition (commonly known as 351 Betchan Avenue) generally located along the north portion of Betchan Street and to the east of Goliad Avenue.

7. Receive annual Planning and Zoning Commission training.

8. Announcements and requests for future agenda items.

- a. Updates on projects considered by Council.
- b. Announcements of future projects.
- c. Requests for future items.

9. 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 November 15, 2021, 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.

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

Minutes: Planning and Zoning Commission Minutes

The Lake Dallas Planning and Zoning Commission met in a regular meeting on October 21, 2021, at Lake Dallas City Hall, 212 Main Street, Lake Dallas, TX 75065; with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Chairperson Lester Raborn called the meeting to order at 7:03 p.m.

1. Roll Call: Planning and Zoning Commission

Lester Raborn	Chairperson, Member Place 1
Carol Ann Connors	Member Place 2
Christian Cline	Vice Chairperson, Member Place 3
Annette Fuller	Member Place 4

Absent:

Melody Parlett	Member Place 5
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Staff present: Angie Manglaris, Development Services Director, and Marilyn Rojas, Permit Tech/Administrative Assistant.

2. Pledge of Allegiance was led by Chairperson Member Place 1 Lester Raborn.

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 were limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Planning and Zoning Commission of any subject which was not on the posted agenda.

No public input was received.

4. Appoint a Chairperson and Vice Chairperson to the city of Lake Dallas Planning and Zoning Commission.

Motion: Member Cline nominated Lester Raborn to serve as Chair. Member Connors seconded the motion.

Ayes: Lester Raborn, Carol Ann Connors, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

Motion: Member Connors, nominated Christian Cline to serve as Vice Chair. Member Fuller seconded the motion.

Ayes: Lester Raborn, Carol Ann Connors, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

5. Approval of minutes for Meeting held on September 16, 2021.

Motion: to approve the minutes for meeting of September 16, 2021, as presented was made by Chairperson Raborn and seconded by Vice Chairperson Cline.

Ayes: Lester Raborn, Carol Ann Connors, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

6. Conduct a public hearing and consider a Specific Use Permit request for 4.767 acres land being located at Block A, Lot 2-A Gatlin Addition, and located in the City of Lake Dallas, Denton County, Texas; generally located north on Carlisle Drive and to the east of the DCTA Rail Trail for the use "Storage Facility".

Angie Manglaris, Director of Development Services gave a presentation on the purpose of the Specific Use Permit and provided an overview of the background of the project. Ms. Manglaris explained the property is zoned Retail (C-1) and is currently underdeveloped, consisting of open pasture with clusters of mature trees throughout the site. The property is situated in an area of minimal flood hazard with a slight ridgeline that runs from northwest portion of the property to the southwest portion of the property. Any on-site drainage will need to be addressed during the site plan review process. The proposed development, when built out, would generate additional sales tax for the outdoor storage of recreational vehicles. There is not sales tax collected for indoor storage facilities in the State of Texas.

Recommendations by DRC and Lake Cities Fire Department as of 9/27/2021 and included in the agenda, along with the Article VIII – C-1 RETAIL DISTRICT. Letters were also distributed among interested parties and on October 1, 2021, with two (2) letters received back opposing motion to proceed.

The applicant and owner, Ms. Mary Kay Smith, proposed a conceptual plan indicating the project would consist of storage units around the perimeter of the lot, in various sizes, and including space for the outdoor storage of recreational vehicles. Ms. Smith also owns Lot 3-A, Gatlin Addition, immediately to the west of the subject track, Lot 3-A is zoned C-3 and would be incorporated into the overall site plan should the SUP request approved. The applicant and owner, John Smith confirmed the proposed and conceptual plan.

The public hearing opened at 7: 29 p.m. No public input was received. The public hearing was closed 7:29 p.m.

Motion: Chairperson Raborn recommended City Council approve a Specific Use Permit request for 4.767 acres of land being located at Block A, Lot 2-A, Gatlin Addition, and being in the city of Lake Dallas, Denton County, Texas; generally located north on Carlisle Drive and to the east of the DCTA Rail Trail for the use “Storage Facilities”. Member Connors seconded the motion.

Ayes: Lester Raborn, Carol Ann Connors, Christian Cline, Annette Fuller

Nays: None

Motion Passed 4-0

7. Conduct a public hearing and make appropriate recommendations on a request to replat the north ½ of lot 25, Block H, Garza Beach Estates Addition. The property is more commonly known as 306 Bolivar Avenue (RP-21-006)

Ms. Manglaris gave an overview of the staff report and presented the proposed replat. Ms. Manglaris stated the plat generally conforms with the City of Lake Dallas Subdivision and Zoning Ordinances, with exception of the following items: right-of-way width dedicated, minimum lot width and minimum lot area.

Chairperson Raborn opened the public hearing at 7:30 p.m.

Representative of the applicant, Mr. Michael Young, realtor with Berkshire Hathaway, 4280 West Main Street Suite 100 Frisco, TX 75033 stated the development is already situated in a residential zone and the applicant is planning to add three new homes averaging 1400-1500 square feet, as already existing in the area.

Resident of Lake Dallas Chris Bessera, 323 Bolivar Ave., Lake Dallas, TX 75065, spoke in opposition of the request citing drainage issues in the area and lack of space within the development.

The public hearing was closed at 7:45 p.m.

Chairperson Raborn opened the item for discussion among the Commission. Several questions were asked regarding the permitting process and drainage and associated with the project.

Motion: Member Connors motioned to recommend City Council approve the request to replat the north ½ of lot 25, Block H, Garza Beach Estates Addition as presented. Member Cline seconded the motion.

Ayes: Carol Ann Connors, Christian Cline Annette Fuller

Nays: Lester Raborn

Motion Passed 3-0

8. Announcements and requests for future agenda items.

Ms. Manglaris presented to the Commission the Annual Update of the City of Lake Dallas Arbor Day Tree City USA Plan and answered questions asked by the Commission.

Adjournment 7:55 p.m.

Passed and approved on the _____ day of _____, 2021

Lester Raborn, Chairperson

Marilyn Rojas, Permit Tech/Administrative Assistant



Planning and Zoning Commission
AGENDA MEMO

Prepared By: Angie Manglaris, AICP, Director of Development Services November 18, 2021

Ordinance Amending Chapter 122 – “Special Use Permits”

DESCRIPTION:

Conduct a public hearing and consider an ordinance amending Lake Dallas Municipal Code Chapter 122 “Zoning,” Article XVI, titled “Special Use Permits” setting forth regulations governing Special Use Permit requirements for on-premises sales of alcoholic beverages.

BACKGROUND INFORMATION:

In August 2021, Lake Dallas City Council received a report from the City Attorney regarding the regulation of the sale of alcoholic beverages in City Limits. The purpose of the discussion was to review what, if any, options the City had in allowing for variances and relief to sections of Lake Dallas Code of Ordinances, which impose restrictions on the sale of alcohol within a set radius of churches, schools and hospitals (see referenced section of the Code below).

Sec. 10-2. - Distance to church, school, hospital.

- (a) The sale of alcoholic beverages by any dealer where the place of business of any such dealer is within 300 feet of any church, public school or public hospital is prohibited.

- (b) The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the place of business where alcoholic beverages are sold and the public schools shall be in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections.

- (c) The violation of this section is an offense punishable by a fine not exceeding \$500.00, and each violation shall be a distinct and separate offense and punishable as such.

In addition to the above Ordinance, the City also has regulations within Chapter 122-Zoning, that restricts the sales of alcohol within 300’ of a church, public school or public hospital.

Section 122-691 Uses Permitted by Special Use Permit

(17) Establishments that [are] private clubs [that] derive at least 75 percent of the establishment's gross revenue from the on-premises sale of alcoholic beverages. This use is permissible by special use permit only in the C-1, C-2, and C-3 commercial district and only where the place of business is not within 300 feet of a church, public school or public hospital.

Section 109.33 of the Texas Alcoholic Beverage Code allows City Councils to adopt restrictions prohibiting the sale of alcohol within 300' of a public or private school, church and/or hospital. This section of the Code also dictates how measurements between facilities shall be taken. This section of the Texas Alcoholic Beverage Code is not a requirement. Cities may choose to not adopt an ordinance to this effect, or they may decide to implement such ordinance and grant variances to the regulations on a case-by-case basis.

In conversations held with City Council in August and October of this year, Council has expressed desire to amend the Code of Ordinances to be able to utilize the variance ability enacted by State Law, allowing for a reduction in the distance from an establishment that sells alcohol to a church, school, or hospital. This would require a minor text amendment to Lake Dallas Code of Ordinances Section 10-2 to modify existing language and provide for the variance option.

In addition to amending Section 10-2, the City also needs to adjust Section 122-691 (17) of the Code. This section requires a Specific Use Permit for on-site consumption and that the establishment must be at least 300' away from a church, school or hospital. The purpose of the amendment is to remove references to the 300' distance requirement from the Special Use Permit, allowing Planning and Zoning Commission and City Council the ability to review Special Use Permits for on-site consumption on a case-by-case basis, regardless of location. Should the amendment to the Special Use Permit regulations be made, Council would still need to review each establishment within 300' of a church, school, or hospital to determine if a variance to Chapter 10-2 shall be granted.

The proposed text amendment is as follows:

(17) Establishments that [are] private clubs [that] derive at least 75 percent of the establishment's gross revenue from the on-premises sale of alcoholic beverages. This use is permissible by special use permit only in the C-1, C-2, and C-3 commercial district ~~and only where the place of business is not within 300 feet of a church, public school or public hospital.~~

FINANCIAL CONSIDERATION:

None.

RECOMMENDED MOTIONS:

After conducting the public hearing, staff recommends the following motions:

I move to recommend City Council **APPROVE/DENY** an ordinance amending Lake Dallas Municipal Code Chapter 122 “Zoning,” Article XVI. titled “Special Use Permits” setting forth regulations governing Specific Use Permits requirements for on-premises sales of alcoholic beverages.

ATTACHMENT(S):

Draft Ordinance

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2021-XX**

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE LAKE DALLAS MUNICIPAL CODE BY AMENDING CHAPTER 122, "ZONING" ARTICLE XVI. "SPECIAL USE PERMITS" SECTION 122-691 "USES PERMITTED BY SPECIAL USE PERMIT" TO AMEND SUBSECTION (17) SETTING FORTH REGULATIONS GOVERNING SPECIAL USE PERMITS FOR THE SALE OF ALCOHOL FOR ON-PREMISES CONSUMPTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Lake Dallas is of the opinion that said zoning ordinance and map should be amended as provided herein; Now, therefore,

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

SECTION 1. Chapter 122, "Zoning," Article XVI. "Special Use Permits" of the Lake Dallas Municipal Code is amended by amending Section 122-691 "Uses Permitted by Special Use Permit" to amend subsection (17) to read as follows:

(17) Establishments that [are] private clubs [that] derive at least 75 percent of the establishment's gross revenue from the on-premises sale of alcoholic beverages. This use is permissible by special use permit only in the C-1, C-2, and C-3 commercial district.

SECTION 2. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the ordinances of the City of Lake Dallas, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 3. Should any article, paragraph, subdivision, clause or provision of this ordinance, or the Lake Dallas Municipal Code as hereby amended be adjudged or held invalid or unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so declared to be invalid or unconstitutional.

SECTION 4. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction in the municipal court of the City of Lake Dallas, Texas, shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense. Each and every day said violation is continued shall constitute a separate offense.

SECTION 5. 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 provide.

PASSED AND APPROVED this the 9th day of December 2021.

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney



Planning and Zoning Commission

AGENDA MEMO

Prepared By: Layne Cline, Public Works Superintendent

November 18, 2021

Public Works Service Center Site Plan Amendment

DESCRIPTION:

Consider and make a recommendation to City Council on a resolution approving a Site Plan for Lot 1, Block A, Public Works Yard Addition (commonly known as 351 Betchan Drive) generally located on the north side Betchan Street approximately 150 feet east of Goliad Avenue (SP-21-001 - City of Lake Dallas Public Works Yard).

EXISTING CONDITIONS:

The subject property is zoned Light Industrial (M-1) and is developed with an approximately 1,440 square foot building and open storage space for vehicles. The site is the location of the City of Lake Dallas Public Works Yard.

ADJACENT LAND USES AND ZONING:

North: Single-family residence zoned R-1-6000 –Single Family Dwelling District

East: Oakwood Terrace Apartments Zoned R-3 –Multi-Family Residence

South: Betchan Right-of-Way

West: Betchan Right-of-Way

BACKGROUND INFORMATION:

On April 8, 2021, City Council considered and approved a Site Plan for Lot 1, Block A, Public Works Yard Addition. The approved Site Plan demonstrated compliance with all applicable development regulations and engineering standards. Following the approval of the Site Plan, the City of Lake Dallas solicited construction bids for the development of the site as required by site plan.

Construction bids were received and opened for the Public Works Service Center project on Thursday, October 21, 2021, at the City of Lake Dallas. City staff solicited and received the following bids for the project:

Estimates Obtained:

Reliant Construction Group, LLC- \$639,285.00

Tegry Contractors- \$925,215.05

Reliant was the apparent low bidder. The total budget for this project is \$445,000.00.

As stated in the Notice to Bidders, the City reserves the right to reject any and all bids if deemed to be in the best interest of the City. Due to budgetary restrictions and the volatile market costs of both materials and labor, the City will continue with the project as a several phase project. With intent of keeping the site plan as previously approved, Staff is requesting the below project phasing schedule be approved:

Phase I:

- Completion of the building (foundation, parking lot, building shell, utilities and office finish out)
- 6ft. screening fence(board on board) along the North and East sides of the property
- Landscaping within 20ft. of the building
- Dumpster Revetment

Phase II:

- 6ft. screening fence(board on board) along the South and West sides of the property
- North Entry Automatic gate
- Finish landscaping (hydromulch and tree planting)
- Drainage and sidewalk improvement along Betchan Ave. frontage

Phase III:

- Material Storage Bins
- 25ft. Concrete Drive Improvements
- South Entry Approach (with manual gate and Drainage work)
- Demolition of the Old building

FINANCIAL CONSIDERATION:

None. This is a City-owned tax-exempt facility.

RECOMMENDED MOTIONS:

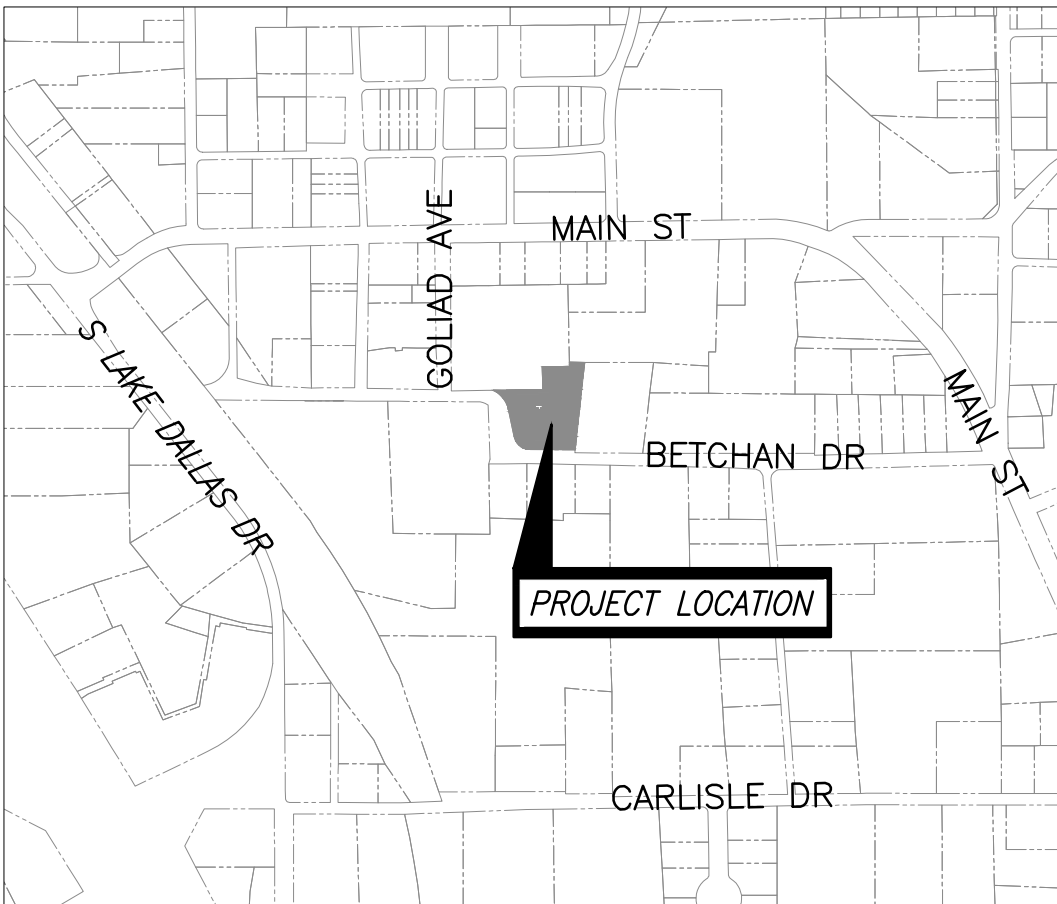
I move to recommend City Council **APPROVE** an amending the Public Works Service Center site plan into phases, to be completed as originally approved, and as funding allows.

ATTACHMENT(S):

1. Site Plan as approved
2. Property Plat

- NOTES:
- SURVEY UTILIZED WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN.
 - SITE IS WITHIN FEMA ZONE X, AND NO FLOOD PLAINS OR FLOODWAYS ARE WITHIN THE STUDY AREA SHOWN.
 - ALL BEARING AND COORDINATES ARE IN US SURVEY FEET GRID AND REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD-83, THE NORTH CENTRAL ZONE, AS DERIVED FROM GPS VECTORS OBTAINED FROM WESTERN DATA SYSTEMS RTK NETWORK.
 - FENCE SHALL BE A SOLID WOOD BOARD FENCE MEETING THE FOLLOWING REQUIREMENTS OR THEIR EQUIVALENT:
 - PICKETS TO BE #1 FULL CUT GRADE CEDAR
 - 2"x4" RAILS
 - STEEL POST OF 0.095 GAUGE AND OF 2 3/8" DIAMETER.
 - LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION PERMITS.

CAUTION!!!
EXISTING UTILITIES IN THE AREA. UTILITIES LOCATION SHOWN ARE SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT SIZE, HORIZONTAL, AND/OR VERTICAL LOCATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION PRIOR TO BEGINNING CONSTRUCTION. CONTACT AFFECTED UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION IN THIS AREA. (1-800-DIG-TESS)



LOT 1, BLOCK A
Z FLOORING ADDITION
DOC. 2011-3
P.R.D.C.T.
ZONING: C-1

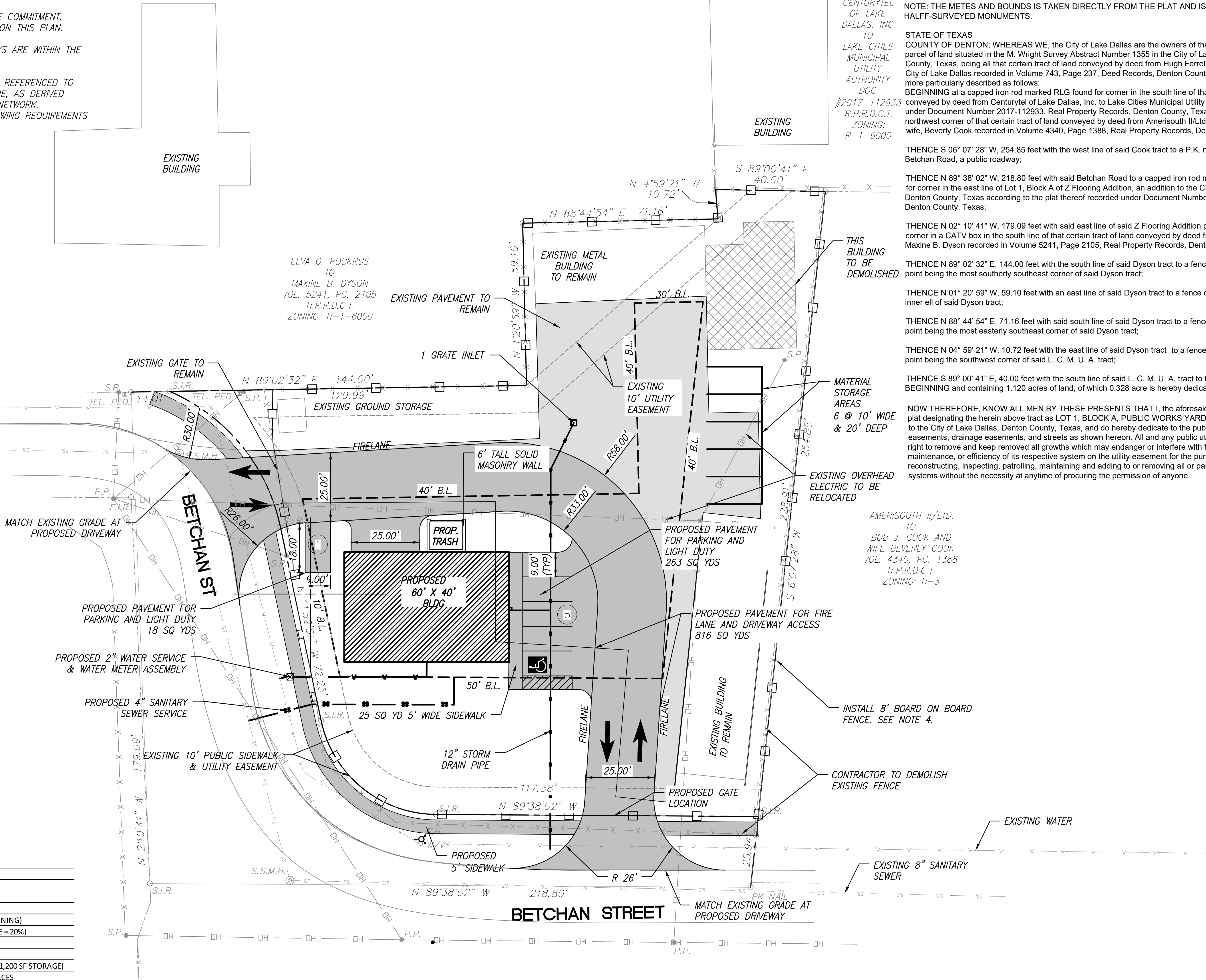
SITE SUMMARY TABLE	
ZONING	R-1-6000 (BEING CONSIDERED FOR M-1)
PROPOSED USE	CONTRACTORS SHOP/YARD
BUILDING AREA	4,200 SF EXISTING TO REMAIN, 2,400 SF PROPOSED
BUILDING HEIGHT	TO BE DETERMINED (NO MORE THAN 50 FEET PER ZONING)
LOT COVERAGE	5,880 SF EXISTING, 6,905 PROPOSED (LOT COVERAGE = 20%) MAX LOT COVERAGE: 70% x 35,000 SF = 24,500 SF
TOTAL PARKING REQUIRED	1 SPACE PER 200 SF OFFICE SPACE TOTAL BUILDING SPACE: 2,400 SF (1,200 SF OFFICE, 1,200 SF STORAGE) REQUIRED PARKING BASED ON OFFICE SPACE=6 SPACES

* LEGEND *

PROPERTY LINE	---	POWER POLE	●
BUILDING SETBACK LINE	---	SANITARY SEWER CLEAN-OUT	●
EASEMENT	---	PROPERTY MONUMENT	●
CURB AND GUTTER	---	WATER METER	●
PROPOSED PAVING	---	SEWER MANHOLE	●
OVERHEAD ELECTRIC	---	PARKING COUNTS	●
SANITARY SEWER	---	TRAFFIC FLOW ARROW	→
WATER	---	PROPOSED PAVING IMPROVEMENTS	---
STORM SEWER	---	EXISTING PAVEMENT TO REMAIN	---
FENCE	---		
PROPOSED BUILDING	---		
EXISTING BUILDING TO BE REMOVED	---		

OWNER
CITY OF LAKE DALLAS
212 MAIN STREET
LAKE DALLAS, TX 75065
(940) 497-2226

ENGINEER
HALFF ASSOCIATES INC.
4000 FOSSIL CREEK BLVD
FORT WORTH, TX 76137
(817) 847-1422



NOTE: THE METES AND BOUNDS IS TAKEN DIRECTLY FROM THE PLAT AND IS NOT BASED ON HALF-SURVEYED MONUMENTS.

STATE OF TEXAS
COUNTY OF DENTON; WHEREAS WE, the City of Lake Dallas are the owners of 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 Hugh Ferrell, Administrator to the City of Lake Dallas recorded in Volume 743, Page 237, Deed Records, Denton County, Texas and being more particularly described as follows:
BEGINNING at a capped iron rod marked RLG found for corner in the south line of that certain tract of land conveyed by deed from Centurtyel of Lake Dallas, Inc. to Lake Cities Municipal Utility Authority recorded under Document Number 2017-112933, Real Property Records, Denton County, Texas, said point being the northwest corner of that certain tract of land conveyed by deed from Amerisouth II/Ltd. to Bob J. Cook and wife, Beverly Cook recorded in Volume 4340, Page 1388, Real Property Records, Denton County, Texas;

THENCE S 06° 07' 28" W, 254.85 feet with the west line of said Cook tract to a P.K. nail set for corner in Betchan Road, a public roadway;

THENCE N 89° 38' 02" W, 218.80 feet with said Betchan Road to a capped iron rod marked RPLS 4561 set for corner in the east line of Lot 1, Block A of Z Flooring Addition, an addition to the City of Lake Dallas, Denton County, Texas according to the plat thereof recorded under Document Number 2011-3, Plat Records, Denton County, Texas;

THENCE N 02° 10' 41" W, 179.09 feet with said east line of said Z Flooring Addition part way to a point for corner in a CATV box in the south line of that certain tract of land conveyed by deed from Elva O. Pockrus to Maxine B. Dyson recorded in Volume 5241, Page 2105, Real Property Records, Denton County, Texas;

THENCE N 89° 02' 32" E, 144.00 feet with the south line of said Dyson tract to a fence corner for corner, said point being the most southerly southeast corner of said Dyson tract;

THENCE N 01° 20' 59" W, 59.10 feet with an east line of said Dyson tract to a fence corner for corner at an inner ell of said Dyson tract;

THENCE N 88° 44' 54" E, 71.16 feet with said south line of said Dyson tract to a fence corner for corner, said point being the most easterly southeast corner of said Dyson tract;

THENCE N 04° 59' 21" W, 10.72 feet with the east line of said Dyson tract to a fence corner for corner, said point being the southwest corner of said L. C. M. U. A. tract;

THENCE S 89° 00' 41" E, 40.00 feet with the south line of said L. C. M. U. A. tract to the PLACE OF BEGINNING and containing 1.120 acres of land, of which 0.328 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, PUBLIC WORKS YARD ADDITION, an addition to the City of Lake Dallas, Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at anytime of procuring the permission of anyone.

PUBLIC WORKS YARD
LAKE DALLAS TEXAS



Revision No.	Date	Description

PRELIMINARY FOR INTERIM REVIEW ONLY	
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:	
LEIGH A. HOLLIS	103573
NAME	P.E. NO.
DATE	12/18/20
TBPE FIRM #	#-312

The seal appearing on this document was authorized by Leigh A. Hollis, P.E. 103573 on 12/18/20. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act. The record copy of this drawing is on file at the offices of Halff Associates, Inc., 4000 Fossil Creek Blvd., Fort Worth, TX 76137. TBPELS FIRM #F-312.

Project No.:	37635.008
Issued:	12/18/20
Drawn By:	AZH
Checked By:	LAH
Scale:	AS NOTED

Sheet Title
**UTILITY AND
SITE EXHIBIT**

1 OF 1
Sheet Number

