



City of Lake Dallas

City Council

Regular Meeting

City Hall

212 Main Street, Lake Dallas, TX 75065

Thursday, October 13, 2022, at 7:00 p.m.

In accordance with Tex. Govt. Code §551.127, notice is hereby given that (i) one or more City Council members may be participating in this meeting by videoconference, (ii) the location of the meeting will be at Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas, where a quorum of the City Council will be physically present, which location will be open to the public, and (iii) it is the intent to have the quorum of members of the City Council present at said location for this meeting.

EARLY WORK SESSION

City Council Chambers - 6:00 P.M.

- 1. Call to Order and Determination of Quorum**
- 2. Clarification of Consent or General Items listed on Today's City Council Meeting Agenda for October 13, 2022.**
- 3. Receive a report and hold a discussion regarding proposed amendments to the Fire Code.**
- 4. Receive a report and hold a discussion regarding condition of Carlisle Drive.**

(Items discussed during Early Work Session may be continued or moved to Open Session if time does not permit holding or completing discussion of the item during Early Work Session.)

OPEN SESSION
City Council Chambers- 7:00 P.M.

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.

Section II – Public Comment:

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 on this agenda. In order to address the Council, a Public Meeting Appearance Card must be completed and presented 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 presentations will be limited to five (5) minutes per person. Persons wishing to provide comments on an item appearing on this agenda must complete a Public Meeting Appearance Card and present it to the City Secretary prior to the item being called on the agenda and wait until recognized by the Mayor or other presiding officer before speaking on the item when that item is called for discussion.

Section III – 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, or member of the public submits a Public Meeting Appearance Card identifying the item on which such person wished to comment prior to this item being called on the agenda, 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.** Consider approval of the City Council minutes for the September 22, 2022, July 14, 2022, and June 23, 2022, meeting.
- b.** Consider approval of the April 2022 Financials.
- c.** Consider approval of an Ordinance amending in its entirety Chapter 46 "Fire Prevention and Protection," Article II "Fire Code" of the Lake Dallas Municipal Code, adopting the 2021 Edition of the International Fire Code with local amendments.

Section IV – Planning & Development:

6. Consider an ordinance amending Ordinance No. 2021-17 granting a specific use permit for a Storage Facility on Lot 2-A, Block A, Gatlin Addition, generally located north of Carlisle Drive and east of the DCTA Rail Trail by adopting a Detailed Site Plan and related conditions and regulations.
7. Consider an ordinance changing the zoning relating to the use and development of 22.951± acres in the Nathaniel French Survey, Abst. No. 424; generally located northeast of the intersection of E. Swisher Road and North Shady Shored Road from Retail (C-1) and Residential R-1-10000 to Planned Development No. 2022-01 for Multi-Family (PD-R-3) and Retail (C-1).

Section V- General Items:

8. Consider a Resolution disapproving the Denton Central Appraisal District 2023 Budget.
9. Consider a Resolution authorizing an Interlocal Agreement for Municipal Stormwater Drainage Fee billing and collection services with the Lake Cities Municipal Utility Authority.
10. Consider an Ordinance amending Lake Dallas Municipal Code Chapter 26- Business by adding Article VI “Smoke-Free Businesses”, establishing regulations relating to smoking within certain businesses and other places within the City.

Section VI– Elected Official Requested Items:

11. 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 VII – 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 items listed above or herein.

12. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate the duties and conduct the evaluation of the City Attorney and Municipal Court Judge.

Section VIII – Return to Open Session

13. Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session.

Section VIII – 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 October 10, 2022, at 5:00 p.m.



Codi Delcambre
City Secretary

If you plan to attend this public meeting telephonically 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.

REGULAR SESSION



City of Lake Dallas

**Monthly Financial Reports
April 2022**

City of Lake Dallas
Monthly Financial Summary
April 2022

This report represents the second month of the third quarter of operations for Fiscal Year 2022.

General Fund	Original Budget	Current Month	Year to Date	YTD %
Revenues	\$5,636,501	\$223,102	\$4,636,951	82.27%
Expenditures	\$5,783,111	\$557,119	\$3,095,211	53.52%
Net	(\$146,610)	(\$334,017)	\$1,541,740	

The year-to-date total revenues and expenditures are \$4,636,951 and \$3,095,211 respectively. They represent 82.27% and 53.52% of the budget.

Property Tax Revenues received for the year are \$3,189,878 for General Fund and \$319,336 for Debt Service Fund. As of this month, 98% of the property tax budgeted has been collected.

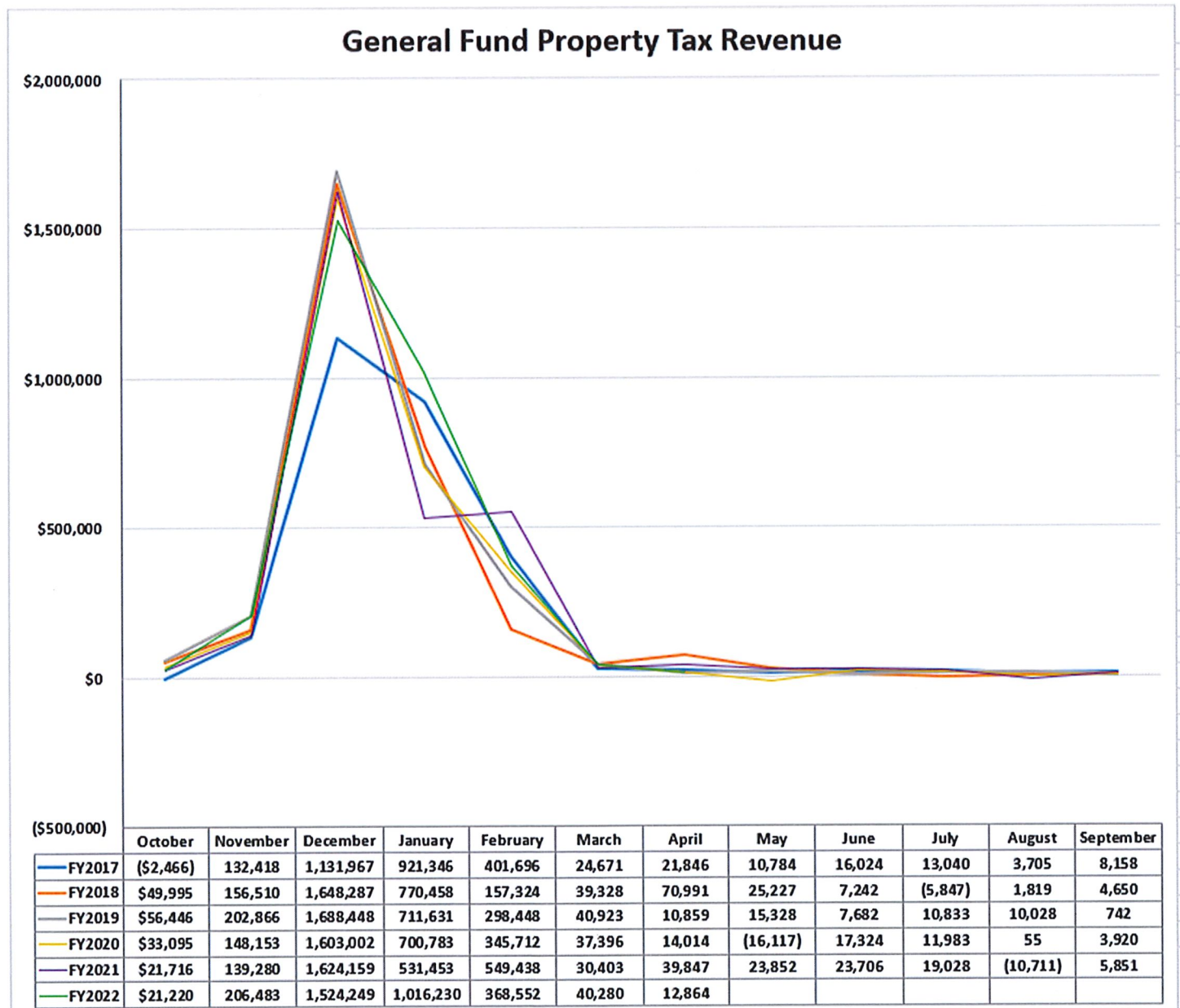
Sales Tax Revenue for the month of April totals \$121,118. This represents a 15% increase from April 2021. Of the \$121,118, \$60,559 is for General Fund operations; \$15,139 is for property tax reduction; \$15,139 is for Road Maintenance & Repair and \$30,280 is for Community Development Corporation. As of this month, 66.62% of the budgeted sales tax has been collected.

The General Fund has the following cash and investments available as of April 30, 2022:

General Fund Investments	\$3,789,248.62
Cash at Bank General Fund Portion	<u>955,507.66</u>
Total Cash and Investments	<u>\$4,744,756.28</u>

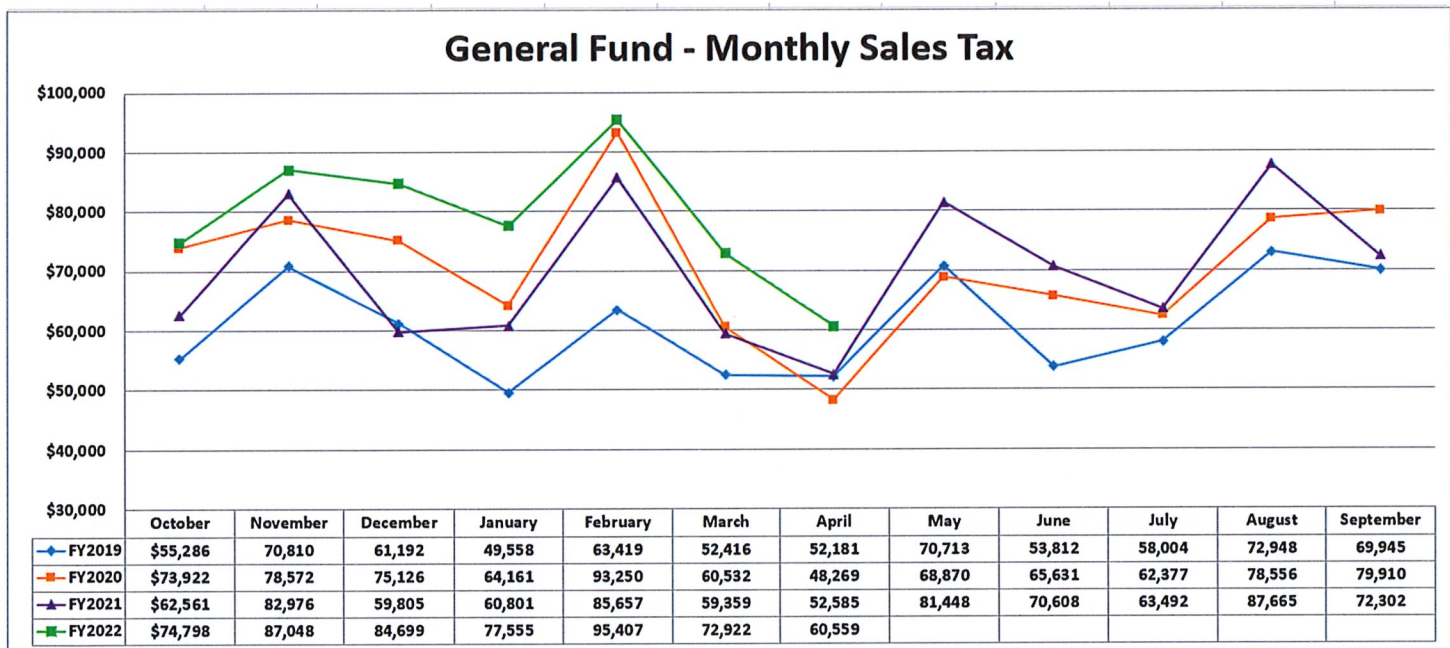
General Fund Property Tax Revenue

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
October	(\$2,466)	\$49,995	\$56,446	\$33,095	\$21,716	\$21,220
November	132,418	156,510	202,866	148,153	139,280	206,483
December	1,131,967	1,648,287	1,688,448	1,603,002	1,624,159	1,524,249
January	921,346	770,458	711,631	700,783	531,453	1,016,230
February	401,696	157,324	298,448	345,712	549,438	368,552
March	24,671	39,328	40,923	37,396	30,403	40,280
April	21,846	70,991	10,859	14,014	39,847	12,864
May	10,784	25,227	15,328	(16,117)	23,852	
June	16,024	7,242	7,682	17,324	23,706	
July	13,040	(5,847)	10,833	11,983	19,028	
August	3,705	1,819	10,028	55	(10,711)	
September	8,158	4,650	742	3,920	5,851	
Total	\$2,683,187	\$2,925,984	\$3,054,233	\$2,899,320	\$2,998,021	\$3,189,878



City of Lake Dallas General Fund Sales Tax Revenue

	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
October	\$41,157	\$45,460	\$55,628	\$56,149	\$47,379	\$49,777	\$50,436	\$55,286	\$73,922	\$62,561	\$74,798
November	62,465	56,033	73,019	70,441	71,533	54,937	59,208	70,810	78,572	82,976	87,048
December	40,404	52,254	55,242	50,061	47,251	48,394	51,432	61,192	75,126	59,805	84,699
January	37,690	57,786	51,333	49,207	37,737	49,924	50,167	49,558	64,161	60,801	77,555
February	56,784	70,254	71,087	69,095	52,453	60,766	58,032	63,419	93,250	85,657	95,407
March	43,391	45,641	48,738	56,219	48,138	47,525	50,273	52,416	60,532	59,359	72,922
April	40,338	49,569	50,774	45,453	42,501	53,438	43,283	52,181	48,269	52,585	60,559
May	56,161	65,314	66,407	68,453	63,202	60,564	62,738	70,713	68,870	81,448	
June	41,516	49,867	55,722	46,817	45,574	55,437	52,167	53,812	65,631	70,608	
July	48,200	53,715	57,866	47,871	44,088	48,659	49,098	58,004	62,377	63,492	
August	55,137	68,962	62,936	53,926	53,208	59,434	78,057	72,948	78,556	87,665	
September	49,402	53,034	54,545	54,292	48,323	51,505	56,146	69,945	79,910	72,302	
St Comp Audit Adj		29,841				134,801					
Annual Auditor accru	90,179	(2,689)	(2,057)	(7,678)	(14,199)	4,930					
Total	\$662,825	\$695,043	\$701,241	\$660,306	\$587,188	\$780,090	\$661,035	\$730,284	\$848,176	\$839,259	\$552,988



Lake Dallas Community Development Corporation
Monthly Financial Summary
April 2022

This report represents the second month of the third quarter of operations for Fiscal Year 2022.

CDC	Budget	Current Month	Year to Date	YTD %
Revenues	\$415,300	\$30,354	\$276,676	66.62%
Expenditures	\$466,332	\$9,964	\$235,739	50.55%
Net	(\$51,032)	\$20,390	\$40,937	

The year-to-date total revenues and expenditures for Lake Dallas Community Development Corporation are \$276,676 and \$235,739 respectively. They represent 66.62% and 50.55% of the budget.

Sales Tax Revenue for April 2022 is \$30,279. This represents a 15.16% increase from April 2021. As of this month, 64.63% of the budgeted sales tax has been collected.

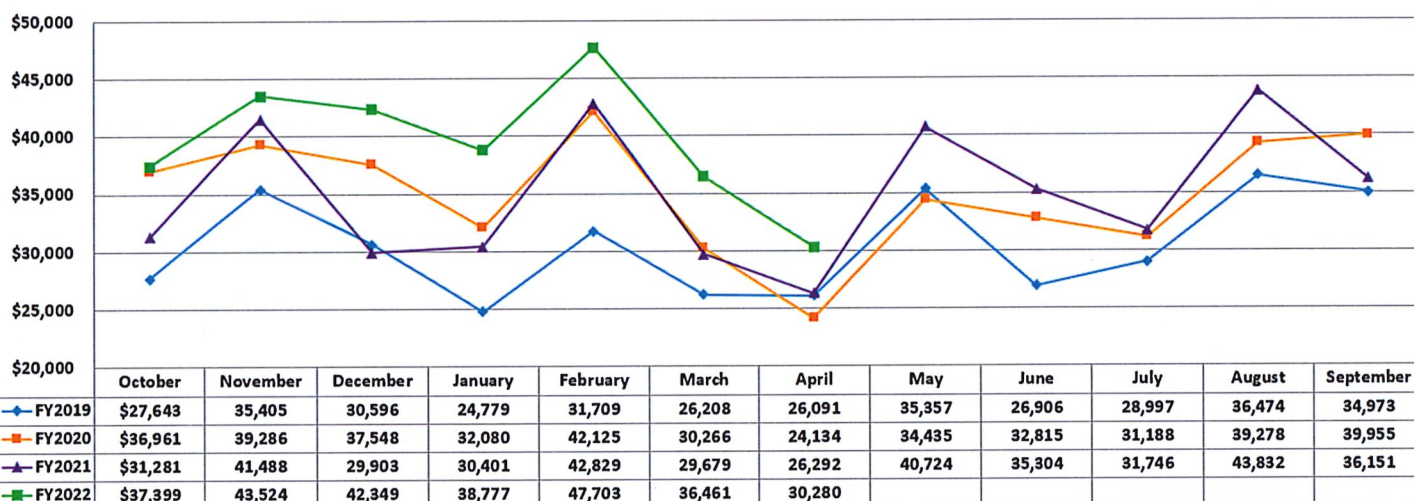
Community Development Corporation has the following cash and investments available as of April 30, 2022.

CDC Investments	\$217,848.13
CDC Checking Account	<u>184,926.38</u>
Total Cash and Investments	<u>\$402,774.51</u>

City of Lake Dallas
Community Development Corporation
Sales Tax Revenue

	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022
October	\$23,689	\$24,888	\$25,218	\$27,643	\$36,961	\$31,281	\$37,399
November	35,767	27,468	29,604	35,405	39,286	41,488	43,524
December	23,625	24,197	25,716	30,596	37,548	29,903	42,349
January	18,869	24,962	25,083	24,779	32,080	30,401	38,777
February	26,226	30,383	29,016	31,709	42,125	42,829	47,703
March	24,069	23,762	25,136	26,208	30,266	29,679	36,461
April	21,251	26,732	21,641	26,091	24,134	26,292	30,280
May	31,601	30,282	31,369	35,357	34,435	40,724	
June	22,787	27,718	26,084	26,906	32,815	35,304	
July	22,044	24,330	24,549	28,997	31,188	31,746	
August	26,604	29,717	39,028	36,474	39,278	43,832	
September	24,161	25,753	28,073	34,973	39,955	36,151	
St Comp Audit Adj		67,401					
Annual Auditor accrual	(7,099)	2,465					
Total	\$293,594	\$390,059	\$330,518	\$365,137	\$420,073	\$419,630	\$276,492

Community Development Corporation - Monthly Sales Tax



City of Lake Dallas
Willow Grove Park

Day Pass and Boat Ramp Use

	FY2019	FY2020	FY2021	FY2022
October	\$647	\$1,505	\$2,323	\$1,785
November	230	631	1,161	697
December	100	809	596	685
January	495	537	640	565
February	720	1,004	290	645
March	2,418	788	2,060	-
April	6,197	1,332	3,597	-
May	1,165	9,935	3,548	-
June	-	6,710	15	-
July	2,652	6,314	1,830	-
August	2,836	5,865	1,996	-
September	2,806	3,646	2,648	-
YTD Total	\$20,266	\$39,076	\$20,704	\$4,377

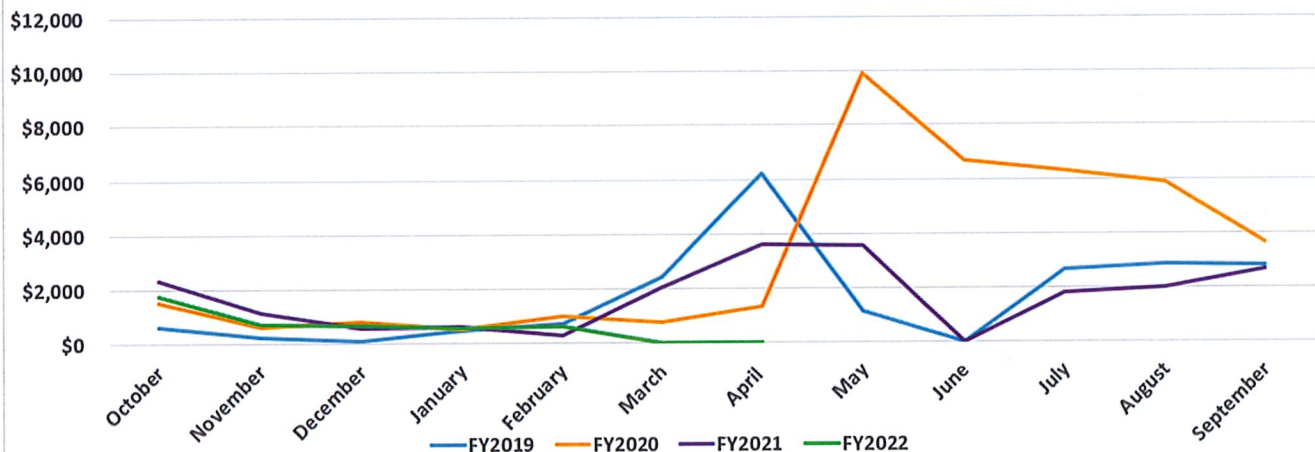
Source: VenTek 'Monthly Transactions Summary' Report

Camping

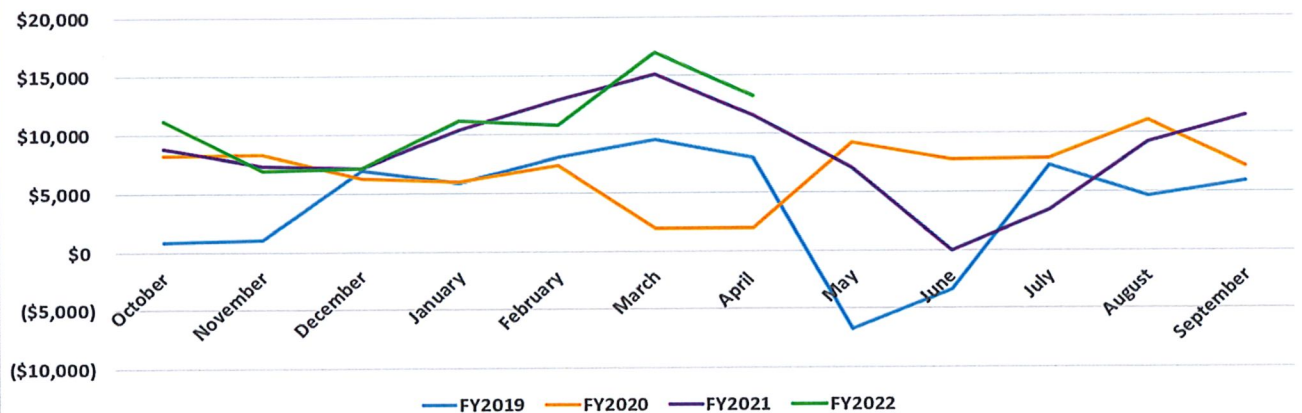
	FY2019	FY2020	FY2021	FY2022
October	\$824	\$8,246	\$8,835	\$11,199
November	1,091	8,326	7,326	6,967
December	6,975	6,237	7,140	7,174
January	5,905	5,954	10,347	11,219
February	8,030	7,315	12,933	10,823
March	9,496	1,917	15,140	16,993
April	7,897	1,913	11,573	13,247
May	(6,756)	9,198	7,093	-
June	(3,415)	7,689	-	-
July	7,280	7,873	3,367	-
August	4,588	11,045	9,250	-
September	5,863	7,177	11,511	-
YTD Total	\$47,778	\$82,889	\$104,514	\$77,622

Source: Hercules 'Settlement Detail' Report

Day Pass and Boat Ramp Use Revenues



Camping Revenues



City of Lake Dallas
Investments as of March 31, 2022

Fund Number	Fund Name	Balance
04	Debt Service	\$466,083
20	Street Maintenance	196,592
21	Hotel Occupancy	15,659
22	Court Technology	13,583
23	Court Security	26,309
24	LEOSE Training	1,444
25	Child Safety	26,544
26	Juvenile Case	153,965
27	Drug Seizure	4,183
28	Kids N Cops	10,551
31	Willow Grove Park	46,456
32	Animal Rescue	6,017
33	Library Donations	8,958
34	Park Improvement	2,536
35	VAWA Grant	36,629
36	CSLFRF Grant	999,897
60	General Capital Projects	563,956
Total		\$2,579,362

Budget Details

**Revenues and Expenditures
by Month and Year to Date
Compared to Budget**

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
01-00-41006 Property Taxes-Current	0.00	14,237.43	\$ 3,235,022.00	\$ 3,167,465.88	2.09%
01-00-41007 Property Taxes-Delinquent	0.00	1,236.02	14,000.00	15,079.24	(7.71%)
01-00-41009 Property Taxes-P & I	0.00	(2,609.72)	6,000.00	7,333.71	(22.23%)
01-00-42108 Sales Tax-General	0.00	60,559.06	830,000.00	534,756.94	35.57%
01-00-42110 Sales Tax-Mixed Beverage	0.00	3,136.33	25,000.00	17,793.83	28.82%
01-00-42116 Sales Tax - Property Tax Reduction	0.00	15,139.77	207,500.00	138,246.88	33.37%
01-00-44214 Franchise Fees - ATMOS	0.00	0.00	48,000.00	0.00	100.00%
01-00-44215 Franchise Fees - Century Tel	0.00	0.00	2,800.00	1,114.30	60.20%
01-00-44216 Franchise Fees - TXU Electric	0.00	0.00	215,000.00	0.00	100.00%
01-00-44217 Franchise Fees - Charter Communications	0.00	0.00	54,000.00	27,636.49	48.82%
01-00-44218 Franchise Fees - Republic Services	0.00	15,061.29	120,000.00	54,672.43	54.44%
01-00-44219 Franchise Fees - Miscellaneous	0.00	16.98	2,000.00	110.30	94.49%
01-00-45235 Shady Shores Funding	0.00	0.00	29,046.00	0.00	100.00%
01-00-45318 Animal Services-Corinth	0.00	0.00	500.00	1,950.00	(290.00%)
01-00-45320 Animal Services	0.00	0.00	8,000.00	7,370.00	7.88%
01-00-45321 Application Fees - Admin/PZ/BOA	0.00	0.00	4,000.00	50.00	98.75%
01-00-45322 Permits - Mobile Home	0.00	185.00	400.00	285.00	28.75%
01-00-45323 Fees - Health Department	0.00	1,470.00	18,000.00	15,515.00	13.81%
01-00-45324 Permits - Building New Residential	0.00	37,054.97	200,000.00	195,936.29	2.03%
01-00-45325 Licenses - Beer/Wine/Liquor	0.00	60.00	3,000.00	60.00	98.00%
01-00-45326 Permits - Alarms	0.00	238.00	6,000.00	4,545.77	24.24%
01-00-45327 Permits-Farmers Market	0.00	100.00	500.00	200.00	60.00%
01-00-45328 Permits - Other	0.00	2,195.00	15,000.00	6,601.96	55.99%
01-00-45329 Permits- New Commercial	0.00	0.00	10,000.00	0.00	100.00%
01-00-45330 Permits-Food Trucks	0.00	0.00	200.00	0.00	100.00%
01-00-45349 Permits - Subcontractors	0.00	0.00	8,000.00	0.00	100.00%
01-00-45350 Permits - Business	0.00	0.00	1,500.00	1,375.00	8.33%
01-00-45351 Registration - Contractor	0.00	2,500.00	7,500.00	7,800.00	(4.00%)
01-00-45353 Plan Review	0.00	21,241.17	15,000.00	181,734.02	(1111.56%)
01-00-45463 Rentals - Parks	0.00	100.00	800.00	100.00	87.50%
01-00-45464 Fees- Vendors	0.00	0.00	500.00	1,175.00	(135.00%)
01-00-45465 Fees - Entry	0.00	0.00	500.00	335.00	33.00%
01-00-45467 Sponsorships - Events	0.00	0.00	5,000.00	220.00	95.60%
01-00-45473 Police Reports	0.00	108.00	500.00	404.40	19.12%
01-00-45474 Rental Fees - Community Room	0.00	0.00	500.00	0.00	100.00%
01-00-45802 Rental Income	0.00	0.00	45,948.00	0.00	100.00%
01-00-46233 Library Fines	0.00	0.00	2,000.00	1,190.33	40.48%
01-00-46330 Court Fines/Bonds	0.00	22,250.85	240,000.00	70,467.75	70.64%
01-00-46331 Administrative Fees	0.00	933.00	8,000.00	3,321.50	58.48%
01-00-46332 Arrest/Warrant/Fees	0.00	1,861.10	7,500.00	4,778.90	36.28%
01-00-46337 MVBA Collections	0.00	3,163.33	15,000.00	7,457.63	50.28%
01-00-46339 Omni/City	0.00	952.37	1,000.00	1,213.55	(21.36%)
01-00-47476 Interest Income - General FD	0.00	971.11	2,000.00	1,979.00	1.05%
01-00-48229 ILL Reimbursement-Library	0.00	0.00	3,000.00	0.00	100.00%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-00-48231 Library Grants	0.00	0.00	0.00	0.90	0.00%
01-00-48234 Library Memberships	0.00	0.00	1,000.00	690.00	31.00%
01-00-48236 Library-Corinth Memberships	0.00	0.00	3,000.00	975.00	67.50%
01-00-48461 SRO Reimbursement	0.00	0.00	63,285.00	63,285.00	0.00%
01-00-48468 Fireworks	0.00	0.00	16,000.00	0.00	100.00%
01-00-48475 Other Revenue	0.00	698.05	5,000.00	17,309.81	(246.20%)
01-00-48480 Sale of Assets	0.00	11,910.00	20,000.00	11,910.00	40.45%
01-00-49345 Staff/Office Services to 4A/4B	0.00	0.00	0.00	4.00	0.00%
01-00-49403 Trf from CDC - Parks	0.00	6,666.67	80,000.00	46,666.69	41.67%
01-00-49404 Admin Fees - Willow Grove Park	0.00	1,666.67	20,000.00	11,666.69	41.67%
01-00-49600 Transfer In	0.00	0.00	10,000.00	4,166.65	58.33%
Total Undefined Sub-Type Revenues	0.00	223,102.45	5,636,501.00	4,636,950.84	17.73%
Total Revenues	0.00	223,102.45	5,636,501.00	4,636,950.84	17.73%
Total General Fund Revenues	\$ 0.00	\$ 223,102.45	\$ 5,636,501.00	\$ 4,636,950.84	17.73%

Expenditures**Tourism Expenditures****Supplies Expenditures**

01-05-52221 Community Events	0.00	104.79	\$ 7,600.00	\$ 4,397.57	42.14%
Total Supplies Expenditures	0.00	104.79	7,600.00	4,397.57	42.14%

Contractual Services Expenditures

01-05-53350 Fireworks	0.00	0.00	22,000.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	0.00	22,000.00	0.00	100.00%

Total Tourism Expenditures	0.00	104.79	29,600.00	4,397.57	85.14%
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City Council Expenditures**Supplies Expenditures**

01-07-52000 Office Supplies	0.00	0.00	285.00	250.20	12.21%
01-07-52206 Travel & Training	0.00	20.00	7,078.00	3,332.22	52.92%
01-07-52207 Dues & Memberships	0.00	0.00	2,200.00	175.00	92.05%
01-07-52212 Flowers/Gifts/Plaques	0.00	0.00	285.00	0.00	100.00%
01-07-52214 Legislative	0.00	0.00	3,420.00	0.00	100.00%
Total Supplies Expenditures	0.00	20.00	13,268.00	3,757.42	71.68%

Total City Council Expenditures	0.00	20.00	13,268.00	3,757.42	71.68%
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Development Services Expenditures**Personnel & Benefits Expenditures**

01-08-51000 Salaries-Full Time	0.00	18,388.99	202,168.00	121,473.93	39.91%
01-08-51101 Overtime	0.00	64.54	1,500.00	1,329.17	11.39%
01-08-51104 Longevity	0.00	0.00	588.00	534.00	9.18%
01-08-51105 FICA/Medicare Tax	0.00	261.68	3,012.00	1,755.79	41.71%
01-08-51106 Unemployment Tax	0.00	18.99	810.00	776.02	4.20%
01-08-51107 Worker's Compensation	0.00	53.23	1,149.00	456.42	60.28%
01-08-51108 Group Health Insurance	0.00	3,959.41	41,567.00	27,117.13	34.76%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-08-51109 Retirement/TMRS	0.00	1,504.95	31,154.00	10,280.10	67.00%
01-08-51111 Physicals & Evaluations	0.00	0.00	0.00	33.00	0.00%
Total Personnel & Benefits Expenditures	0.00	24,251.79	281,948.00	163,755.56	41.92%
Supplies Expenditures					
01-08-52000 Office Supplies	0.00	38.98	570.00	375.59	34.11%
01-08-52201 Operating Supplies	0.00	0.00	190.00	1,039.24	(446.97%)
01-08-52202 Postage & Shipping	0.00	0.00	760.00	621.06	18.28%
01-08-52203 Printing	0.00	0.00	5,130.00	2,699.10	47.39%
01-08-52204 Uniforms	0.00	0.00	200.00	0.00	100.00%
01-08-52205 Advertising	0.00	83.59	500.00	422.74	15.45%
01-08-52206 Travel & Training	0.00	0.00	1,900.00	75.00	96.05%
01-08-52207 Dues & Memberships	0.00	0.00	550.00	0.00	100.00%
01-08-52208 Vehicle Fuel	0.00	189.22	950.00	321.76	66.13%
01-08-52209 Office Equipment	0.00	0.00	200.00	0.00	100.00%
01-08-52211 Safety Equipment & Supplies	0.00	0.00	95.00	0.00	100.00%
01-08-52212 Flowers/Gifts/Plaques	0.00	0.00	95.00	0.00	100.00%
01-08-52216 Telephone-Mobile	0.00	67.87	1,500.00	668.28	55.45%
01-08-52223 Keep Lake Dallas Beautiful	0.00	88.60	2,000.00	431.16	78.44%
Total Supplies Expenditures	0.00	468.26	14,640.00	6,653.93	54.55%
Contractual Services Expenditures					
01-08-53305 Engineering	0.00	1,362.64	10,000.00	4,622.24	53.78%
01-08-53309 Consultants & Professionals	0.00	0.00	8,000.00	73.50	99.08%
01-08-53317 Inspection Services	0.00	0.00	50,000.00	51,820.73	(3.64%)
01-08-53326 Health Inspections	0.00	1,850.00	5,000.00	4,525.00	9.50%
01-08-53507 Property Abatements	0.00	0.00	0.00	365.00	0.00%
Total Contractual Services Expenditures	0.00	3,212.64	73,000.00	61,406.47	15.88%
Maintenance Expenditures					
01-08-54402 Vehicle Maintenance	0.00	(270.12)	500.00	480.08	3.98%
01-08-54406 Software Maintenance	0.00	0.00	5,205.00	400.00	92.32%
Total Maintenance Expenditures	0.00	(270.12)	5,705.00	880.08	84.57%
Debt Service Expenditures					
01-08-56531 Capital Lease Principal	0.00	0.00	0.00	5,160.24	0.00%
01-08-56532 Capital Lease Interest	0.00	332.88	0.00	1,282.56	0.00%
Total Debt Service Expenditures	0.00	332.88	0.00	6,442.80	0.00%
Total Development Services Expenditures	0.00	27,995.45	375,293.00	239,138.84	36.28%
Municipal Court Expenditures					
Personnel & Benefits Expenditures					
01-09-51000 Salaries-Full Time	0.00	3,782.62	58,999.00	17,439.42	70.44%
01-09-51101 Overtime	0.00	103.20	1,500.00	309.60	79.36%
01-09-51102 Certification Pay	0.00	0.00	600.00	0.00	100.00%
01-09-51104 Longevity	0.00	0.00	48.00	0.00	100.00%
01-09-51105 FICA/Medicare Tax	0.00	56.34	878.00	257.35	70.69%
01-09-51106 Unemployment Tax	0.00	0.00	163.00	177.98	(9.19%)

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-09-51107 Worker's Compensation	0.00	11.19	267.00	51.12	80.85%
01-09-51108 Group Health Insurance	0.00	8.29	15,061.00	37.09	99.75%
01-09-51109 Retirement/TMRS	0.00	514.49	9,178.00	2,349.98	74.40%
Total Personnel & Benefits Expenditures	0.00	4,476.13	86,694.00	20,622.54	76.21%
Supplies Expenditures					
01-09-52000 Office Supplies	0.00	32.88	760.00	711.07	6.44%
01-09-52202 Postage & Shipping	0.00	0.00	950.00	621.07	34.62%
01-09-52203 Printing	0.00	0.00	665.00	601.64	9.53%
01-09-52204 Uniforms	0.00	0.00	95.00	0.00	100.00%
01-09-52206 Travel & Training	0.00	0.00	950.00	155.00	83.68%
01-09-52207 Dues & Memberships	0.00	0.00	140.00	0.00	100.00%
Total Supplies Expenditures	0.00	32.88	3,560.00	2,088.78	41.33%
Contractual Services Expenditures					
01-09-53309 Consultants & Professionals	0.00	0.00	0.00	10,789.26	0.00%
01-09-53318 MVBA fees	0.00	1,441.38	15,000.00	2,000.47	86.66%
01-09-53319 Municipal Judge/Magistrate	0.00	1,200.00	14,400.00	8,400.00	41.67%
01-09-53320 Prosecutor	0.00	0.00	14,000.00	7,897.32	43.59%
01-09-53321 Jury Fee	0.00	(10.96)	500.00	(27.86)	105.57%
Total Contractual Services Expenditures	0.00	2,630.42	43,900.00	29,059.19	33.81%
Capital Outlay Expenditures					
01-09-55504 Capital Outlay-Information Technology	0.00	0.00	2,500.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	2,500.00	0.00	100.00%
Total Municipal Court Expenditures	0.00	7,139.43	136,654.00	51,770.51	62.12%
Administration Expenditures					
Personnel & Benefits Expenditures					
01-11-51000 Salaries-Full Time	0.00	23,485.78	365,819.00	161,820.63	55.76%
01-11-51102 Certification Pay	0.00	92.32	6,922.00	692.40	90.00%
01-11-51103 Stipend/Auto Allowance	0.00	276.94	3,600.00	2,077.05	42.30%
01-11-51104 Longevity	0.00	0.00	702.00	492.00	29.91%
01-11-51105 FICA/Medicare Tax	0.00	339.48	5,303.00	2,369.32	55.32%
01-11-51106 Unemployment Tax	0.00	131.76	648.00	661.77	(2.13%)
01-11-51107 Worker's Compensation	0.00	68.90	1,550.00	476.66	69.25%
01-11-51108 Group Health Insurance	0.00	1,025.55	26,500.00	9,287.12	64.95%
01-11-51109 Retirement/TMRS	0.00	2,055.72	52,524.00	14,463.60	72.46%
01-11-51111 Physicals & Evaluations	0.00	92.00	0.00	159.00	0.00%
Total Personnel & Benefits Expenditures	0.00	27,568.45	463,568.00	192,499.55	58.47%
Supplies Expenditures					
01-11-52000 Office Supplies	0.00	0.00	5,700.00	2,057.63	63.90%
01-11-52201 Operating Supplies	0.00	0.00	11,400.00	3,206.20	71.88%
01-11-52202 Postage & Shipping	0.00	98.40	950.00	1,408.27	(48.24%)
01-11-52203 Printing	0.00	3,740.00	10,925.00	8,848.10	19.01%
01-11-52204 Uniforms	0.00	0.00	95.00	0.00	100.00%
01-11-52205 Advertising	0.00	0.00	1,900.00	34.00	98.21%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-11-52206 Travel & Training	0.00	40.00	7,695.00	927.47	87.95%
01-11-52207 Dues & Memberships	0.00	0.00	4,000.00	1,698.08	57.55%
01-11-52209 Office Equipment	0.00	0.00	5,000.00	0.00	100.00%
01-11-52212 Flowers/Gifts/Plaques	0.00	0.00	500.00	0.00	100.00%
01-11-52213 Subscriptions & Publications	0.00	0.00	5,230.00	0.00	100.00%
01-11-52216 Telephone-Mobile	0.00	145.28	2,040.00	953.30	53.27%
Total Supplies Expenditures	0.00	4,023.68	55,435.00	19,133.05	65.49%
Contractual Services Expenditures					
01-11-53301 Utilities	0.00	1,576.03	37,000.00	24,644.29	33.39%
01-11-53303 Accounting & Auditor	0.00	0.00	17,000.00	18,000.00	(5.88%)
01-11-53304 Legal Services	0.00	0.00	45,000.00	25,359.43	43.65%
01-11-53309 Consultants & Professionals	0.00	4,755.00	46,000.00	65,299.00	(41.95%)
01-11-53311 Elections	0.00	0.00	8,500.00	0.00	100.00%
01-11-53312 Denton County Tax	0.00	0.00	23,500.00	13,857.40	41.03%
01-11-53313 Property & Liability Insurance	0.00	28,717.31	53,000.00	82,525.31	(55.71%)
01-11-53314 Fire Contract	0.00	218,434.50	1,310,607.00	764,520.75	41.67%
01-11-53325 Janitorial Services	0.00	942.00	10,925.00	6,594.00	39.64%
01-11-53327 Franklin Legal Services	0.00	0.00	3,800.00	523.99	86.21%
01-11-53328 Shredder Services	0.00	0.00	950.00	0.00	100.00%
01-11-53329 SPAN	0.00	0.00	1,615.00	0.00	100.00%
01-11-53331 Civic Plus	0.00	0.00	5,300.00	5,492.48	(3.63%)
01-11-53332 Financial Advisory Services	0.00	0.00	1,500.00	0.00	100.00%
01-11-53333 Benefits Adm Fees	0.00	0.00	990.00	540.00	45.45%
01-11-53338 YAC	0.00	0.00	3,800.00	0.00	100.00%
01-11-53355 Government Services	0.00	0.00	0.00	1,179.41	0.00%
Total Contractual Services Expenditures	0.00	254,424.84	1,569,487.00	1,008,536.06	35.74%
Maintenance Expenditures					
01-11-54400 Facilities Maintenance	0.00	270.00	22,490.00	8,488.58	62.26%
01-11-54406 Software Maintenance	0.00	2,470.50	25,650.00	17,501.98	31.77%
Total Maintenance Expenditures	0.00	2,740.50	48,140.00	25,990.56	46.01%
Capital Outlay Expenditures					
01-11-55504 Capital Outlay-Information Technology	0.00	0.00	2,500.00	0.00	100.00%
01-11-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	35,500.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	38,000.00	0.00	100.00%
Total Administration Expenditures	0.00	288,757.47	2,174,630.00	1,246,159.22	42.70%
Police Expenditures					
Personnel & Benefits Expenditures					
01-13-51000 Salaries-Full Time	0.00	61,810.19	944,415.00	476,386.66	49.56%
01-13-51010 Salaries-Part Time	0.00	0.00	16,973.00	0.00	100.00%
01-13-51101 Overtime	0.00	1,196.35	40,000.00	27,340.44	31.65%
01-13-51102 Certification Pay	0.00	392.36	6,001.00	3,346.60	44.23%
01-13-51104 Longevity	0.00	0.00	5,832.00	4,776.00	18.11%
01-13-51105 FICA/Medicare Tax	0.00	888.83	13,017.00	7,178.05	44.86%
01-13-51106 Unemployment Tax	0.00	0.00	2,952.00	2,252.92	23.68%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-13-51107 Worker's Compensation	0.00	1,666.10	47,650.00	13,438.30	71.80%
01-13-51108 Group Health Insurance	0.00	11,780.86	135,604.00	74,304.39	45.20%
01-13-51109 Retirement/TMRS	0.00	6,722.16	150,782.00	55,081.29	63.47%
01-13-51111 Physicals & Evaluations	0.00	0.00	2,266.00	1,782.21	21.35%
01-13-51116 Psychological Services	0.00	0.00	1,000.00	430.00	57.00%
01-13-51117 Bailiff Fees	0.00	300.00	0.00	300.00	0.00%
Total Personnel & Benefits Expenditures	0.00	84,756.85	1,366,492.00	666,616.86	51.22%
Supplies Expenditures					
01-13-52000 Office Supplies	0.00	48.89	2,000.00	946.78	52.66%
01-13-52201 Operating Supplies	0.00	2.63	5,700.00	1,350.51	76.31%
01-13-52202 Postage & Shipping	0.00	0.00	190.00	52.10	72.58%
01-13-52203 Printing	0.00	51.50	4,162.00	2,605.72	37.39%
01-13-52204 Uniforms	0.00	978.50	9,310.00	5,681.62	38.97%
01-13-52205 Advertising	0.00	0.00	855.00	0.00	100.00%
01-13-52206 Travel & Training	0.00	982.82	11,356.00	4,517.67	60.22%
01-13-52207 Dues & Memberships	0.00	0.00	2,655.00	208.90	92.13%
01-13-52208 Vehicle Fuel	0.00	1,997.06	19,000.00	13,604.56	28.40%
01-13-52209 Office Equipment	0.00	0.00	950.00	899.65	5.30%
01-13-52211 Safety Equipment & Supplies	0.00	0.00	7,363.00	0.00	100.00%
01-13-52212 Flowers/Gifts/Plaques	0.00	0.00	950.00	51.48	94.58%
01-13-52213 Subscriptions & Publications	0.00	251.77	5,227.00	2,272.55	56.52%
01-13-52216 Telephone-Mobile	0.00	847.17	9,761.00	6,630.79	32.07%
01-13-52219 Emergency Response Supplies	0.00	0.00	1,900.00	0.00	100.00%
Total Supplies Expenditures	0.00	5,160.34	81,379.00	38,822.33	52.29%
Contractual Services Expenditures					
01-13-53301 Utilities	0.00	0.00	4,731.00	2,490.00	47.37%
01-13-53304 Legal Services	0.00	0.00	3,325.00	0.00	100.00%
01-13-53306 Communications	0.00	57,463.00	85,723.00	57,463.00	32.97%
01-13-53309 Consultants & Professionals	0.00	508.00	81,000.00	1,540.36	98.10%
01-13-53315 Jail Services	0.00	0.00	1,500.00	50.00	96.67%
Total Contractual Services Expenditures	0.00	57,971.00	176,279.00	61,543.36	65.09%
Maintenance Expenditures					
01-13-54400 Facilities Maintenance	0.00	64.62	1,520.00	861.03	43.35%
01-13-54402 Vehicle Maintenance	0.00	1,425.86	14,250.00	4,813.85	66.22%
01-13-54403 Equipment Maintenance	0.00	900.00	7,125.00	3,515.00	50.67%
01-13-54406 Software Maintenance	0.00	2,095.67	20,145.00	15,602.26	22.55%
01-13-54410 Property Loss	0.00	0.00	500.00	0.00	100.00%
Total Maintenance Expenditures	0.00	4,486.15	43,540.00	24,792.14	43.06%
Capital Outlay Expenditures					
01-13-55503 Capital Outlay-Vehicles	0.00	0.00	23,291.00	0.00	100.00%
01-13-55504 Capital Outlay-Information Technology	0.00	0.00	37,000.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	60,291.00	0.00	100.00%
Debt Service Expenditures					
01-13-56531 Capital Lease Principal	0.00	(16.35)	76,970.00	93,993.68	(22.12%)

City of Lake Dallas
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Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
01-13-56532 Capital Lease Interest	0.00	212.94	8,004.00	10,286.05	(28.51%)
Total Debt Service Expenditures	0.00	196.59	84,974.00	104,279.73	(22.72%)
Transfers Expenditures					
01-13-59100 Transfer to Special Revenue Fund	0.00	0.00	29,729.00	0.00	100.00%
Total Transfers Expenditures	0.00	0.00	29,729.00	0.00	100.00%
Total Police Expenditures	0.00	152,570.93	1,842,684.00	896,054.42	51.37%
Library Expenditures					
Personnel & Benefits Expenditures					
01-14-51000 Salaries-Full Time	0.00	7,908.52	106,832.00	58,801.24	44.96%
01-14-51010 Salaries-Part Time	0.00	4,367.20	68,068.00	26,499.86	61.07%
01-14-51101 Overtime	0.00	0.00	1,000.00	0.00	100.00%
01-14-51104 Longevity	0.00	0.00	216.00	0.00	100.00%
01-14-51105 FICA/Medicare Tax	0.00	174.74	2,492.00	1,204.69	51.66%
01-14-51106 Unemployment Tax	0.00	102.10	972.00	593.99	38.89%
01-14-51107 Worker's Compensation	0.00	40.88	892.00	283.61	68.21%
01-14-51108 Group Health Insurance	0.00	2,143.72	17,866.00	16,206.29	9.29%
01-14-51109 Retirement/TMRS	0.00	1,119.91	16,847.00	7,503.70	55.46%
Total Personnel & Benefits Expenditures	0.00	15,857.07	215,185.00	111,093.38	48.37%
Supplies Expenditures					
01-14-52000 Office Supplies	0.00	45.16	950.00	187.10	80.31%
01-14-52201 Operating Supplies	0.00	0.00	760.00	860.58	(13.23%)
01-14-52202 Postage & Shipping	0.00	0.00	475.00	231.59	51.24%
01-14-52203 Printing	0.00	0.00	2,850.00	1,163.40	59.18%
01-14-52204 Uniforms	0.00	0.00	190.00	0.00	100.00%
01-14-52205 Advertising	0.00	0.00	1,900.00	358.56	81.13%
01-14-52206 Travel & Training	0.00	0.00	6,016.00	1,796.14	70.14%
01-14-52207 Dues & Memberships	0.00	0.00	4,980.00	1,987.25	60.10%
01-14-52212 Flowers/Gifts/Plaques	0.00	0.00	95.00	0.00	100.00%
01-14-52215 Library Books/Materials	0.00	5,937.37	19,000.00	15,924.08	16.19%
01-14-52216 Telephone-Mobile	0.00	137.07	540.00	488.13	9.61%
Total Supplies Expenditures	0.00	6,119.60	37,756.00	22,996.83	39.09%
Contractual Services Expenditures					
01-14-53301 Utilities	0.00	341.06	11,875.00	6,973.17	41.28%
01-14-53323 Security System	0.00	75.98	779.00	379.90	51.23%
Total Contractual Services Expenditures	0.00	417.04	12,654.00	7,353.07	41.89%
Maintenance Expenditures					
01-14-54400 Facilities Maintenance	0.00	0.00	1,900.00	225.10	88.15%
01-14-54406 IT Maintenance	0.00	959.67	14,250.00	7,827.38	45.07%
Total Maintenance Expenditures	0.00	959.67	16,150.00	8,052.48	50.14%
Capital Outlay Expenditures					
01-14-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	10,000.00	0.00	100.00%

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Total Capital Outlay Expenditures	0.00	0.00	10,000.00	0.00	100.00%
Total Library Expenditures	0.00	23,353.38	291,745.00	149,495.76	48.76%
Animal Services Expenditures					
Personnel & Benefits Expenditures					
01-15-51000 Salaries-Full Time	0.00	7,358.43	93,605.00	55,296.56	40.93%
01-15-51010 Salaries-Part Time	0.00	2,289.00	33,592.00	12,141.50	63.86%
01-15-51101 Overtime	0.00	119.04	6,000.00	8,034.85	(33.91%)
01-15-51104 Longevity	0.00	0.00	318.00	390.00	(22.64%)
01-15-51105 FICA/Medicare Tax	0.00	134.97	1,945.00	1,067.17	45.13%
01-15-51106 Unemployment Tax	0.00	41.20	810.00	557.08	31.22%
01-15-51107 Worker's Compensation	0.00	357.04	7,982.00	2,772.84	65.26%
01-15-51108 Group Health Insurance	0.00	2,134.79	26,672.00	13,657.41	48.79%
01-15-51109 Retirement/TMRS	0.00	1,071.59	15,449.00	8,208.28	46.87%
01-15-51111 Physicals & Evaluations	0.00	0.00	460.00	45.00	90.22%
Total Personnel & Benefits Expenditures	0.00	13,506.06	186,833.00	102,170.69	45.31%
Supplies Expenditures					
01-15-52000 Office Supplies	0.00	0.00	333.00	89.95	72.99%
01-15-52201 Operating Supplies	0.00	141.98	7,553.00	5,301.41	29.81%
01-15-52202 Postage & Shipping	0.00	0.00	190.00	102.60	46.00%
01-15-52203 Printing	0.00	0.00	713.00	328.26	53.96%
01-15-52204 Uniforms	0.00	0.00	760.00	0.00	100.00%
01-15-52205 Advertising	0.00	0.00	190.00	0.00	100.00%
01-15-52206 Travel & Training	0.00	0.00	2,087.00	0.00	100.00%
01-15-52207 Dues & Memberships	0.00	0.00	320.00	0.00	100.00%
01-15-52208 Vehicle Fuel	0.00	527.54	618.00	527.54	14.64%
01-15-52210 Equipment-Field	0.00	0.00	238.00	0.00	100.00%
01-15-52211 Safety Equipment & Supplies	0.00	0.00	190.00	343.67	(80.88%)
01-15-52212 Flowers/Gifts/Plaques	0.00	0.00	238.00	0.00	100.00%
01-15-52216 Telephone-Mobile	0.00	93.35	746.00	681.13	8.70%
01-15-52218 Land Lease	0.00	0.00	1,350.00	1,384.02	(2.52%)
Total Supplies Expenditures	0.00	762.87	15,526.00	8,758.58	43.59%
Contractual Services Expenditures					
01-15-53301 Utilities	0.00	321.25	12,700.00	6,567.38	48.29%
01-15-53309 Consultants & Professionals	0.00	0.00	8,550.00	5,575.12	34.79%
Total Contractual Services Expenditures	0.00	321.25	21,250.00	12,142.50	42.86%
Maintenance Expenditures					
01-15-54400 Facilities Maintenance	0.00	350.50	1,900.00	1,289.06	32.15%
01-15-54402 Vehicle Maintenance	0.00	24.00	475.00	105.95	77.69%
01-15-54406 Software Maintenance	0.00	194.25	3,610.00	1,322.75	63.36%
Total Maintenance Expenditures	0.00	568.75	5,985.00	2,717.76	54.59%
Capital Outlay Expenditures					
01-15-55506 Capital Outlay-Buildings/Facilities	0.00	0.00	0.00	4,149.00	0.00%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Capital Outlay Expenditures	0.00	0.00	0.00	4,149.00	0.00%
Total Animal Services Expenditures	0.00	15,158.93	229,594.00	129,938.53	43.41%
Park and Facilities Expenditures					
Personnel & Benefits Expenditures					
01-16-51000 Salaries-Full Time	0.00	2,530.52	32,739.00	17,829.56	45.54%
01-16-51101 Overtime	0.00	98.37	2,500.00	1,173.28	53.07%
01-16-51104 Longevity	0.00	0.00	156.00	0.00	100.00%
01-16-51105 FICA/Medicare Tax	0.00	37.98	475.00	274.60	42.19%
01-16-51106 Unemployment Tax	0.00	17.85	324.00	168.67	47.94%
01-16-51107 Worker's Compensation	0.00	177.33	1,351.00	1,283.35	5.01%
01-16-51108 Group Health Insurance	0.00	669.63	8,953.00	3,525.27	60.62%
01-16-51109 Retirement/TMRS	0.00	184.02	5,315.00	1,331.75	74.94%
01-16-51111 Physicals & Evaluations	0.00	0.00	0.00	83.00	0.00%
Total Personnel & Benefits Expenditures	0.00	3,715.70	51,813.00	25,669.48	50.46%
Supplies Expenditures					
01-16-52000 Office Supplies	0.00	0.00	48.00	74.25	(54.69%)
01-16-52201 Operating Supplies	0.00	0.00	475.00	145.03	69.47%
01-16-52204 Uniforms	0.00	90.00	285.00	314.53	(10.36%)
01-16-52206 Travel & Training	0.00	50.00	190.00	50.00	73.68%
01-16-52207 Dues & Memberships	0.00	0.00	475.00	0.00	100.00%
01-16-52208 Vehicle Fuel	0.00	1,191.03	2,375.00	1,191.03	49.85%
01-16-52210 Equipment-Field	0.00	0.00	950.00	99.00	89.58%
01-16-52211 Safety Equipment & Supplies	0.00	24.98	238.00	39.26	83.50%
01-16-52212 Flowers/Gifts/Plaques	0.00	0.00	48.00	0.00	100.00%
01-16-52216 Telephone-Mobile	0.00	0.00	178.00	22.20	87.53%
Total Supplies Expenditures	0.00	1,356.01	5,262.00	1,935.30	63.22%
Contractual Services Expenditures					
01-16-53406 Mowing Contract	0.00	1,758.78	16,000.00	13,031.97	18.55%
Total Contractual Services Expenditures	0.00	1,758.78	16,000.00	13,031.97	18.55%
Maintenance Expenditures					
01-16-54402 Vehicle Maintenance	0.00	758.45	200.00	887.82	(343.91%)
01-16-54403 Equipment Maintenance	0.00	0.00	950.00	435.01	54.21%
01-16-54405 Park Maintenance	0.00	0.00	12,000.00	2,347.40	80.44%
Total Maintenance Expenditures	0.00	758.45	13,150.00	3,670.23	72.09%
Debt Service Expenditures					
01-16-56531 Capital Lease Principal	0.00	0.00	9,463.00	11,559.69	(22.16%)
01-16-56532 Capital Lease Interest	0.00	0.00	1,774.00	2,130.89	(20.12%)
Total Debt Service Expenditures	0.00	0.00	11,237.00	13,690.58	(21.83%)
Total Park and Facilities Expenditures	0.00	7,588.94	97,462.00	57,997.56	40.49%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Streets and Drainage Expenditures					
Personnel & Benefits Expenditures					
01-17-51000 Salaries-Full Time	0.00	18,310.56	259,208.00	125,793.30	51.47%
01-17-51101 Overtime	0.00	456.94	3,500.00	3,105.24	11.28%
01-17-51102 Certification Pay	0.00	115.38	300.00	865.35	(188.45%)
01-17-51104 Longevity	0.00	0.00	1,344.00	1,506.00	(12.05%)
01-17-51105 FICA/Medicare Tax	0.00	266.57	4,131.00	1,845.97	55.31%
01-17-51106 Unemployment Tax	0.00	41.24	1,134.00	745.21	34.28%
01-17-51107 Worker's Compensation	0.00	1,277.61	24,306.00	8,883.80	63.45%
01-17-51108 Group Health Insurance	0.00	5,224.04	54,086.00	27,128.18	49.84%
01-17-51109 Retirement/TMRS	0.00	1,956.13	35,967.00	14,020.14	61.02%
01-17-51111 Physicals & Evaluations	0.00	0.00	0.00	73.00	0.00%
Total Personnel & Benefits Expenditures	0.00	27,648.47	383,976.00	183,966.19	52.09%
Supplies Expenditures					
01-17-52000 Office Supplies	0.00	0.00	285.00	327.19	(14.80%)
01-17-52201 Operating Supplies	0.00	0.00	1,425.00	2,355.27	(65.28%)
01-17-52204 Uniforms	0.00	551.60	1,140.00	1,039.49	8.82%
01-17-52205 Advertising	0.00	0.00	0.00	714.00	0.00%
01-17-52206 Travel & Training	0.00	0.00	2,000.00	(1,875.00)	193.75%
01-17-52207 Dues & Memberships	0.00	0.00	750.00	1,995.00	(166.00%)
01-17-52208 Vehicle Fuel	0.00	304.25	6,175.00	5,104.19	17.34%
01-17-52210 Equipment-Field	0.00	0.00	1,425.00	190.22	86.65%
01-17-52211 Safety Equipment & Supplies	0.00	0.00	1,900.00	0.00	100.00%
01-17-52216 Telephone-Mobile	0.00	97.47	2,049.00	710.36	65.33%
Total Supplies Expenditures	0.00	953.32	17,149.00	10,560.72	38.42%
Contractual Services Expenditures					
01-17-53301 Utilities	0.00	159.19	7,000.00	3,626.41	48.19%
01-17-53302 Street Lighting	0.00	0.00	48,925.00	43,754.69	10.57%
01-17-53305 Engineering	0.00	2,643.55	9,500.00	4,782.55	49.66%
01-17-53307 Rentals	0.00	0.00	4,750.00	1,184.26	75.07%
01-17-53347 Stormwater Utility Fee Study	0.00	0.00	0.00	25,000.00	0.00%
01-17-53348 MS4	0.00	4,868.87	5,000.00	4,868.87	2.62%
01-17-53349 Traffic Signal Maintenance	0.00	0.00	4,195.00	4,194.96	0.00%
Total Contractual Services Expenditures	0.00	7,671.61	79,370.00	87,411.74	(10.13%)
Maintenance Expenditures					
01-17-54400 Facilities Maintenance	0.00	0.00	3,600.00	1,303.46	63.79%
01-17-54402 Vehicle Maintenance	0.00	(2,210.16)	1,500.00	2,068.36	(37.89%)
01-17-54403 Equipment Maintenance	0.00	97.81	7,000.00	792.56	88.68%
01-17-54406 IT Maintenance	0.00	157.50	1,500.00	1,072.50	28.50%
01-17-54408 Tree Maintenance	0.00	0.00	2,500.00	0.00	100.00%
01-17-54417 Sign Maintenance	0.00	0.00	3,500.00	2,941.39	15.96%
01-17-54422 Drainage Maintenance	0.00	111.22	15,000.00	1,085.47	92.76%
Total Maintenance Expenditures	0.00	(1,843.63)	34,600.00	9,263.74	73.23%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For General Fund (01)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Capital Outlay Expenditures					
01-17-55503 Capital Outlay-Vehicles	0.00	0.00	8,200.00	0.00	100.00%
01-17-55504 Capital Outlay-Information Technology	0.00	0.00	2,500.00	0.00	100.00%
01-17-55515 Capital Outlay-Street Projects	0.00	0.00	48,670.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	59,370.00	0.00	100.00%
Debt Service Expenditures					
01-17-56531 Capital Lease Principal	0.00	0.00	15,637.00	22,119.84	(41.46%)
01-17-56532 Capital Lease Interest	0.00	0.00	2,079.00	3,178.48	(52.89%)
Total Debt Service Expenditures	0.00	0.00	17,716.00	25,298.32	(42.80%)
Total Streets and Drainage Expenditures	0.00	34,429.77	592,181.00	316,500.71	46.55%
Total General Fund Expenditures	\$ 0.00	\$ 557,119.09	\$ 5,783,111.00	\$ 3,095,210.54	46.48%
General Fund Excess of Revenues Over Expenditures	\$ 0.00	\$ (334,016.64)	\$ (146,610.00)	\$ 1,541,740.30	1151.59%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Debt Service Fund (04)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
04-00-41006 Property Taxes-Current	0.00	1,422.44	\$ 323,207.00	\$ 316,458.59	2.09%
04-00-41007 Property Taxes-Delinquent	0.00	188.54	2,000.00	2,284.69	(14.23%)
04-00-41009 Property Taxes-P & I	0.00	(278.02)	2,000.00	592.31	70.38%
04-00-47701 Interest Income - I&S	0.00	116.44	200.00	230.68	(15.34%)
04-00-49617 CDC Debt Payment Reimbursement	0.00	0.00	154,527.00	0.00	100.00%
Total Undefined Sub-Type Revenues	0.00	1,449.40	481,934.00	319,566.27	33.69%
Total Revenues	0.00	1,449.40	481,934.00	319,566.27	33.69%
Total Debt Service Fund Revenues	\$ 0.00	\$ 1,449.40	\$ 481,934.00	\$ 319,566.27	33.69%
Expenditures					
Administration Expenditures					
Debt Service Expenditures					
04-11-56957 2019 CDC Revenue Bonds Principal	0.00	0.00	\$ 30,000.00	0.00	100.00%
04-11-56958 2019 CDC Revenue Bonds Interest	0.00	0.00	28,770.00	14,385.00	50.00%
04-11-56965 2008 Street GO Bonds Principal	0.00	0.00	55,000.00	0.00	100.00%
04-11-56966 2008 Street GO Bonds Interest	0.00	0.00	19,156.00	9,526.31	50.27%
04-11-56974 2012 Refunding Bonds Principal	0.00	0.00	90,000.00	0.00	100.00%
04-11-56975 2012 Refunding Bonds Interest	0.00	0.00	1,350.00	674.70	50.02%
04-11-56976 2018 Refunding Bonds Principal	0.00	0.00	155,000.00	0.00	100.00%
04-11-56977 2018 Refunding Bonds Interest	0.00	0.00	26,274.00	13,043.10	50.36%
04-11-56978 2019 GO Refunding Bonds Principal	0.00	0.00	65,000.00	0.00	100.00%
04-11-56979 2019 GO Refunding Bonds Interest	0.00	0.00	10,974.00	5,487.00	50.00%
04-11-56980 2019 CO Bonds Principal	0.00	0.00	165,000.00	0.00	100.00%
04-11-56981 2019 CO Bonds Interest	0.00	0.00	25,270.00	12,635.00	50.00%
Total Debt Service Expenditures	0.00	0.00	671,794.00	55,751.11	91.70%
Total Administration Expenditures	0.00	0.00	671,794.00	55,751.11	91.70%
Total Debt Service Fund Expenditures	\$ 0.00	\$ 0.00	\$ 671,794.00	\$ 55,751.11	91.70%
Debt Service Fund Excess of Revenues Over Expenditures	\$ 0.00	\$ 1,449.40	\$ (189,860.00)	\$ 263,815.16	238.95%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Community Development Corporation (11)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
11-00-42112 4B Sales Tax	0.00	30,279.54	\$ 415,000.00	\$ 276,493.72	33.38%
11-00-47482 Interest Income - 4B	0.00	75.09	300.00	182.73	39.09%
Total Undefined Sub-Type Revenues	0.00	30,354.63	415,300.00	276,676.45	33.38%
Total Revenues	0.00	30,354.63	415,300.00	276,676.45	33.38%
Total Community Development Corporation Revenues	\$ 0.00	\$ 30,354.63	\$ 415,300.00	\$ 276,676.45	33.38%
Expenditures					
Administration Expenditures					
Supplies Expenditures					
11-11-52206 Travel & Training	0.00	0.00	\$ 3,030.00	\$ 700.00	76.90%
11-11-52207 Dues & Memberships	0.00	0.00	525.00	0.00	100.00%
Total Supplies Expenditures	0.00	0.00	3,555.00	700.00	80.31%
Contractual Services Expenditures					
11-11-53301 Utilities	0.00	437.97	10,000.00	3,265.04	67.35%
11-11-53303 Accounting & Auditor	0.00	0.00	3,250.00	3,000.00	7.69%
11-11-53304 Legal Services	0.00	0.00	8,000.00	5,411.25	32.36%
11-11-53309 Consultants & Professionals	0.00	0.00	15,000.00	9,774.25	34.84%
11-11-53312 Denton County Tax	0.00	0.00	0.00	2,757.01	0.00%
Total Contractual Services Expenditures	0.00	437.97	36,250.00	24,207.55	33.22%
Maintenance Expenditures					
11-11-54480 Rental Property Maintenance	0.00	0.00	4,000.00	1,442.00	63.95%
Total Maintenance Expenditures	0.00	0.00	4,000.00	1,442.00	63.95%
Capital Outlay Expenditures					
11-11-55520 Capital Outlay-CDC Projects	0.00	2,859.75	50,000.00	162,723.00	(225.45%)
Total Capital Outlay Expenditures	0.00	2,859.75	50,000.00	162,723.00	(225.45%)
Transfers Expenditures					
11-11-59111 Transfer to General Fund Parks & Admin	0.00	6,666.67	80,000.00	46,666.69	41.67%
11-11-59119 Transfer to Debt Service Fund	0.00	0.00	292,527.00	0.00	100.00%
Total Transfers Expenditures	0.00	6,666.67	372,527.00	46,666.69	87.47%
Total Administration Expenditures	0.00	9,964.39	466,332.00	235,739.24	49.45%
Total Community Development Corporation Expenditures	\$ 0.00	\$ 9,964.39	\$ 466,332.00	\$ 235,739.24	49.45%
Community Development Corporation Excess of Revenues	\$ 0.00	\$ 20,390.24	\$ (51,032.00)	\$ 40,937.21	180.22%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Street Maintenance Sales Tax (20)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
20-00-42115 Sales Tax - Road Maintenance	0.00	15,139.77	\$ 207,500.00	\$ 138,246.88	33.37%
20-00-47470 Interest Income - Special Revenue DFS	0.00	49.17	130.00	108.89	16.24%
Total Undefined Sub-Type Revenues	0.00	15,188.94	207,630.00	138,355.77	33.36%
Total Revenues	0.00	15,188.94	207,630.00	138,355.77	33.36%
Total Street Maintenance Sales Tax Revenues	\$ 0.00	\$ 15,188.94	\$ 207,630.00	\$ 138,355.77	33.36%
Expenditures					
Streets and Drainage Expenditures					
Maintenance Expenditures					
20-17-54403 Equipment Maintenance	0.00	2,026.48	\$ 5,000.00	\$ 2,026.48	59.47%
20-17-54407 Sidewalk Maintenance	0.00	0.00	6,000.00	0.00	100.00%
20-17-54409 Streets Repair Maintenance	0.00	1,183.46	250,000.00	7,558.96	96.98%
Total Maintenance Expenditures	0.00	3,209.94	261,000.00	9,585.44	96.33%
Total Streets and Drainage Expenditures	0.00	3,209.94	261,000.00	9,585.44	96.33%
Total Street Maintenance Sales Tax Expenditures	\$ 0.00	\$ 3,209.94	\$ 261,000.00	\$ 9,585.44	96.33%
Street Maintenance Sales Tax Excess of Revenues Over Ex	\$ 0.00	\$ 11,979.00	\$ (53,370.00)	\$ 128,770.33	341.28%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Hotel Occupancy Tax (21)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
21-00-43114 Hotel Occupancy Tax	0.00	13,373.83	\$ 10,000.00	\$ 41,866.95	(318.67%)
21-00-47470 Interest Income - Special Revenue DFS	0.00	4.13	20.00	5.96	70.20%
Total Undefined Sub-Type Revenues	0.00	13,377.96	10,020.00	41,872.91	(317.89%)
Total Revenues	0.00	13,377.96	10,020.00	41,872.91	(317.89%)
Total Hotel Occupancy Tax Revenues	\$ 0.00	\$ 13,377.96	\$ 10,020.00	\$ 41,872.91	(317.89%)
Expenditures					
Tourism Expenditures					
Personnel & Benefits Expenditures					
21-05-51115 Contract Labor	0.00	0.00	\$ 4,000.00	\$ 1,500.00	62.50%
Total Personnel & Benefits Expenditures	0.00	0.00	4,000.00	1,500.00	62.50%
Supplies Expenditures					
21-05-52203 Printing	0.00	0.00	500.00	0.00	100.00%
21-05-52205 Advertising	0.00	0.00	2,000.00	0.00	100.00%
21-05-52207 Dues & Memberships	0.00	0.00	358.00	368.00	(2.79%)
21-05-52221 Community Events	0.00	0.00	30,000.00	12,931.00	56.90%
Total Supplies Expenditures	0.00	0.00	32,858.00	13,299.00	59.53%
Total Tourism Expenditures	0.00	0.00	36,858.00	14,799.00	59.85%
Total Hotel Occupancy Tax Expenditures	\$ 0.00	\$ 0.00	\$ 36,858.00	\$ 14,799.00	59.85%
Hotel Occupancy Tax Excess of Revenues Over Expenditur	\$ 0.00	\$ 13,377.96	\$ (26,838.00)	\$ 27,073.91	200.88%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Court Technology (22)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
22-00-46322 Municipal Court Technology Fees	0.00	554.20	\$ 5,000.00	\$ 1,676.51	66.47%
22-00-46343 Local Municipal Court Technology Fund	0.00	0.00	50.00	91.96	(83.92%)
22-00-47470 Interest Income - Special Revenue DFS	0.00	4.66	30.00	11.34	62.20%
Total Undefined Sub-Type Revenues	0.00	558.86	5,080.00	1,779.81	64.96%
Total Revenues	0.00	558.86	5,080.00	1,779.81	64.96%
Total Court Technology Revenues	\$ 0.00	\$ 558.86	\$ 5,080.00	\$ 1,779.81	64.96%
Expenditures					
Municipal Court Expenditures					
Contractual Services Expenditures					
22-09-53308 Information Technology	0.00	553.09	\$ 12,000.00	\$ 9,123.79	23.97%
Total Contractual Services Expenditures	0.00	553.09	12,000.00	9,123.79	23.97%
Total Municipal Court Expenditures	0.00	553.09	12,000.00	9,123.79	23.97%
Total Court Technology Expenditures	\$ 0.00	\$ 553.09	\$ 12,000.00	\$ 9,123.79	23.97%
Court Technology Excess of Revenues Over Expenditures	\$ 0.00	\$ 5.77	\$ (6,920.00)	\$ (7,343.98)	(6.13%)

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Court Security (23)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
23-00-46323 Municipal Court Security Fees	0.00	107.23	\$ 900.00	\$ 497.24	44.75%
23-00-46341 Local Municipal Court Bldg Security Fund	0.00	581.32	5,000.00	2,039.62	59.21%
23-00-47470 Interest Income - Special Revenue DFS	0.00	15.97	60.00	38.78	35.37%
Total Undefined Sub-Type Revenues	0.00	704.52	5,960.00	2,575.64	56.78%
Total Revenues	0.00	704.52	5,960.00	2,575.64	56.78%
Total Court Security Revenues	\$ 0.00	\$ 704.52	\$ 5,960.00	\$ 2,575.64	56.78%
Expenditures					
Municipal Court Expenditures					
Personnel & Benefits Expenditures					
23-09-51117 Bailiff Fees	0.00	0.00	\$ 2,000.00	\$ 600.00	70.00%
Total Personnel & Benefits Expenditures	0.00	0.00	2,000.00	600.00	70.00%
Supplies Expenditures					
23-09-52015 Office Expenses	0.00	0.00	5,000.00	0.00	100.00%
Total Supplies Expenditures	0.00	0.00	5,000.00	0.00	100.00%
Total Municipal Court Expenditures	0.00	0.00	7,000.00	600.00	91.43%
Total Court Security Expenditures	\$ 0.00	\$ 0.00	\$ 7,000.00	\$ 600.00	91.43%
Court Security Excess of Revenues Over Expenditures	\$ 0.00	\$ 704.52	\$ (1,040.00)	\$ 1,975.64	289.97%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For LEOSE (24)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
24-00-46324 LEOSE Revenue	0.00	0.00	\$ 1,500.00	\$ 1,196.65	20.22%
24-00-47470 Interest Income - Special Revenue DFS	0.00	0.56	4.00	0.97	75.75%
Total Undefined Sub-Type Revenues	0.00	0.56	1,504.00	1,197.62	20.37%
Total Revenues	0.00	0.56	1,504.00	1,197.62	20.37%
Total LEOSE Revenues	\$ 0.00	\$ 0.56	\$ 1,504.00	\$ 1,197.62	20.37%
Expenditures					
Police Expenditures					
Supplies Expenditures					
24-13-52206 Travel & Training	0.00	0.00	\$ 2,500.00	0.00	100.00%
Total Supplies Expenditures	0.00	0.00	2,500.00	0.00	100.00%
Total Police Expenditures	0.00	0.00	2,500.00	0.00	100.00%
Total LEOSE Expenditures	\$ 0.00	\$ 0.00	\$ 2,500.00	\$ 0.00	100.00%
LEOSE Excess of Revenues Over Expenditures	\$ 0.00	\$ 0.56	\$ (996.00)	\$ 1,197.62	220.24%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Child Safety (25)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
25-00-46325 Municipal Court Child Safety Fees	0.00	368.06	\$ 13,000.00	\$ 9,565.83	26.42%
25-00-47470 Interest Income - Special Revenue DFS	0.00	9.14	0.00	22.18	0.00%
Total Undefined Sub-Type Revenues	0.00	377.20	13,000.00	9,588.01	26.25%
Total Revenues	0.00	377.20	13,000.00	9,588.01	26.25%
Total Child Safety Revenues	\$ 0.00	\$ 377.20	\$ 13,000.00	\$ 9,588.01	26.25%
Expenditures					
Municipal Court Expenditures					
Contractual Services Expenditures					
25-09-53390 Mun Ct Child Safety Program	0.00	0.00	\$ 18,600.00	\$ 0.00	100.00%
Total Contractual Services Expenditures	0.00	0.00	18,600.00	0.00	100.00%
Total Municipal Court Expenditures	0.00	0.00	18,600.00	0.00	100.00%
Total Child Safety Expenditures	\$ 0.00	\$ 0.00	\$ 18,600.00	\$ 0.00	100.00%
Child Safety Excess of Revenues Over Expenditures	\$ 0.00	\$ 377.20	\$ (5,600.00)	\$ 9,588.01	271.21%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Juvenile Case Management (26)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
26-00-46340 Juvenile Case Mgt Fees	0.00	58.32	\$ 200.00	\$ 145.33	27.34%
26-00-46342 Local Truancy Prevention & Diversion Fun	0.00	379.94	5,000.00	1,381.67	72.37%
26-00-47470 Interest Income - Special Revenue DFS	0.00	53.09	180.00	129.08	28.29%
Total Undefined Sub-Type Revenues	0.00	491.35	5,380.00	1,656.08	69.22%
Total Revenues	0.00	491.35	5,380.00	1,656.08	69.22%
Total Juvenile Case Management Revenues	\$ 0.00	\$ 491.35	\$ 5,380.00	\$ 1,656.08	69.22%
Expenditures					
Municipal Court Expenditures					
Contractual Services Expenditures					
26-09-53396 Mun Ct JCM Program	0.00	0.00	\$ 10,000.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	0.00	10,000.00	0.00	100.00%
Transfers Expenditures					
26-09-59001 Transfer to General Fund	0.00	0.00	10,000.00	4,166.65	58.33%
Total Transfers Expenditures	0.00	0.00	10,000.00	4,166.65	58.33%
Total Municipal Court Expenditures	0.00	0.00	20,000.00	4,166.65	79.17%
Total Juvenile Case Management Expenditures	\$ 0.00	\$ 0.00	\$ 20,000.00	\$ 4,166.65	79.17%
Juvenile Case Management Excess of Revenues Over Expe	\$ 0.00	\$ 491.35	\$ (14,620.00)	\$ (2,510.57)	82.83%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Drug Seizure (27)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
27-00-46327 Seizure Revenue	0.00	0.00	\$ 400.00	\$ 25.00	93.75%
27-00-46350 Forfeiture Revenue	0.00	0.00	1,000.00	0.00	100.00%
27-00-47470 Interest Income - Special Revenue DFS	0.00	1.47	8.00	3.39	57.63%
Total Undefined Sub-Type Revenues	0.00	1.47	1,408.00	28.39	97.98%
Total Revenues	0.00	1.47	1,408.00	28.39	97.98%
Total Drug Seizure Revenues	\$ 0.00	\$ 1.47	\$ 1,408.00	\$ 28.39	97.98%
Expenditures					
Police Expenditures					
Contractual Services Expenditures					
27-13-53397 Pub Saf Seizure Program	0.00	0.00	\$ 1,000.00	\$ 269.31	73.07%
Total Contractual Services Expenditures	0.00	0.00	1,000.00	269.31	73.07%
Total Police Expenditures	0.00	0.00	1,000.00	269.31	73.07%
Total Drug Seizure Expenditures	\$ 0.00	\$ 0.00	\$ 1,000.00	\$ 269.31	73.07%
Drug Seizure Excess of Revenues Over Expenditures	\$ 0.00	\$ 1.47	\$ 408.00	\$ (240.92)	159.05%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Kids N Cops (28)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
28-00-47470 Interest Income - Special Revenue DFS	0.00	3.65 \$	10.00 \$	8.85	11.50%
28-00-48200 Donations	0.00	0.00	500.00	600.00	(20.00%)
Total Undefined Sub-Type Revenues	0.00	3.65	510.00	608.85	(19.38%)
Total Revenues	0.00	3.65	510.00	608.85	(19.38%)
Total Kids N Cops Revenues	\$ 0.00	\$ 3.65	\$ 510.00	\$ 608.85	(19.38%)
Expenditures					
Police Expenditures					
Contractual Services Expenditures					
28-13-53398 Kids N Cops Program	0.00	8,035.50 \$	8,000.00 \$	9,359.53	(16.99%)
Total Contractual Services Expenditures	0.00	8,035.50	8,000.00	9,359.53	(16.99%)
Total Police Expenditures	0.00	8,035.50	8,000.00	9,359.53	(16.99%)
Total Kids N Cops Expenditures	\$ 0.00	\$ 8,035.50	\$ 8,000.00	\$ 9,359.53	(16.99%)
Kids N Cops Excess of Revenues Over Expenditures	\$ 0.00	\$ (8,031.85)	\$ (7,490.00)	(8,750.68)	(16.83%)

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Willow Grove Park (31)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
31-00-45331 Fees - Willow Grove Park	0.00	13,746.83	\$ 120,000.00	\$ 82,289.72	31.43%
31-00-47470 Interest Income - Special Revenue DFS	0.00	16.02	60.00	38.93	35.12%
Total Undefined Sub-Type Revenues	0.00	13,762.85	120,060.00	82,328.65	31.43%
Total Revenues	0.00	13,762.85	120,060.00	82,328.65	31.43%
Total Willow Grove Park Revenues	\$ 0.00	\$ 13,762.85	\$ 120,060.00	\$ 82,328.65	31.43%
Expenditures					
Park and Facilities Expenditures					
Personnel & Benefits Expenditures					
31-16-51000 Salaries-Full Time	0.00	0.00	\$ 13,000.00	0.00	100.00%
31-16-51101 Overtime	0.00	0.00	500.00	0.00	100.00%
31-16-51105 FICA/Medicare Tax	0.00	0.00	196.00	0.00	100.00%
31-16-51106 Unemployment Tax	0.00	0.00	162.00	0.00	100.00%
31-16-51107 Worker's Compensation	0.00	0.00	570.00	0.00	100.00%
Total Personnel & Benefits Expenditures	0.00	0.00	14,428.00	0.00	100.00%
Supplies Expenditures					
31-16-52207 Dues & Memberships	0.00	0.00	974.00	2,660.96	(173.20%)
Total Supplies Expenditures	0.00	0.00	974.00	2,660.96	(173.20%)
Contractual Services Expenditures					
31-16-53304 Legal Services	0.00	0.00	1,000.00	0.00	100.00%
31-16-53324 Security	0.00	0.00	8,400.00	0.00	100.00%
Total Contractual Services Expenditures	0.00	0.00	9,400.00	0.00	100.00%
Maintenance Expenditures					
31-16-54405 Park Maintenance	0.00	4,045.09	35,000.00	27,549.17	21.29%
Total Maintenance Expenditures	0.00	4,045.09	35,000.00	27,549.17	21.29%
Capital Outlay Expenditures					
31-16-55531 Capital Outlay-Park Improvements	0.00	0.00	41,000.00	0.00	100.00%
Total Capital Outlay Expenditures	0.00	0.00	41,000.00	0.00	100.00%
Transfers Expenditures					
31-16-59001 Transfer to General Fund	0.00	1,666.67	20,000.00	11,666.69	41.67%
Total Transfers Expenditures	0.00	1,666.67	20,000.00	11,666.69	41.67%
Total Park and Facilities Expenditures	0.00	5,711.76	120,802.00	41,876.82	65.33%
Total Willow Grove Park Expenditures	\$ 0.00	\$ 5,711.76	\$ 120,802.00	\$ 41,876.82	65.33%
Willow Grove Park Excess of Revenues Over Expenditures	\$ 0.00	\$ 8,051.09	\$ (742.00)	\$ 40,451.83	5551.73%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Animal Rescue (32)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
32-00-47470 Interest Income - Special Revenue DFS	0.00	2.09	\$ 8.00	\$ 5.09	36.38%
32-00-48235 Donations Animal Rescue	0.00	0.00	18,000.00	7,078.22	60.68%
Total Undefined Sub-Type Revenues	0.00	2.09	18,008.00	7,083.31	60.67%
Total Revenues	0.00	2.09	18,008.00	7,083.31	60.67%
Total Animal Rescue Revenues	\$ 0.00	\$ 2.09	\$ 18,008.00	\$ 7,083.31	60.67%
Expenditures					
Animal Services Expenditures					
Contractual Services Expenditures					
32-15-53342 Animal Rescue Expenses	0.00	1,893.62	\$ 18,000.00	\$ 6,447.09	64.18%
Total Contractual Services Expenditures	0.00	1,893.62	18,000.00	6,447.09	64.18%
Total Animal Services Expenditures	0.00	1,893.62	18,000.00	6,447.09	64.18%
Total Animal Rescue Expenditures	\$ 0.00	\$ 1,893.62	\$ 18,000.00	\$ 6,447.09	64.18%
Animal Rescue Excess of Revenues Over Expenditures	\$ 0.00	\$ (1,891.53)	\$ 8.00	\$ 636.22	(7852.75%)

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Library Donations (33)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
33-00-47470 Interest Income - Special Revenue DFS	0.00	2.38	\$ 10.00	\$ 3.42	65.80%
33-00-48230 Library Contributions	0.00	268.05	4,000.00	1,046.58	73.84%
Total Undefined Sub-Type Revenues	0.00	270.43	4,010.00	1,050.00	73.82%
Total Revenues	0.00	270.43	4,010.00	1,050.00	73.82%
Total Library Donations Revenues	\$ 0.00	\$ 270.43	\$ 4,010.00	\$ 1,050.00	73.82%
Expenditures					
Library Expenditures					
Contractual Services Expenditures					
33-14-53344 Library Donations Expenses	0.00	227.06	\$ 4,000.00	\$ 227.06	94.32%
Total Contractual Services Expenditures	0.00	227.06	4,000.00	227.06	94.32%
Total Library Expenditures	0.00	227.06	4,000.00	227.06	94.32%
Total Library Donations Expenditures	\$ 0.00	\$ 227.06	\$ 4,000.00	\$ 227.06	94.32%
Library Donations Excess of Revenues Over Expenditures	\$ 0.00	\$ 43.37	\$ 10.00	\$ 822.94	(8129.40%)

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget
For Park Improvements (34)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
34-00-45329 Fees - Park Improvement	0.00	0.00	\$ 200.00	\$ 0.00	100.00%
34-00-47470 Interest Income - Special Revenue DFS	0.00	0.60	4.00	1.17	70.75%
Total Undefined Sub-Type Revenues	0.00	0.60	204.00	1.17	99.43%
Total Revenues	0.00	0.60	204.00	1.17	99.43%
Total Park Improvements Revenues	\$ 0.00	\$ 0.60	\$ 204.00	\$ 1.17	99.43%
Expenditures					
Park and Facilities Expenditures					
Maintenance Expenditures					
34-16-54405 Park Maintenance	0.00	403.38	\$ 1,500.00	\$ 403.38	73.11%
Total Maintenance Expenditures	0.00	403.38	1,500.00	403.38	73.11%
Total Park and Facilities Expenditures	0.00	403.38	1,500.00	403.38	73.11%
Total Park Improvements Expenditures	\$ 0.00	\$ 403.38	\$ 1,500.00	\$ 403.38	73.11%
Park Improvements Excess of Revenues Over Expenditures \$	0.00	\$ (402.78)	\$ (1,296.00)	\$ (402.21)	68.97%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For Violence Against Women Grant (35)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
35-00-46326 Violence Against Women Grant	0.00	0.00	\$ 73,353.00	\$ 29,666.40	59.56%
35-00-49600 Transfer In	0.00	0.00	29,729.00	0.00	100.00%
Total Undefined Sub-Type Revenues	0.00	0.00	103,082.00	29,666.40	71.22%
Total Revenues	0.00	0.00	103,082.00	29,666.40	71.22%
Total Violence Against Women Grant Revenues	\$ 0.00	\$ 0.00	\$ 103,082.00	\$ 29,666.40	71.22%
Expenditures					
Police Expenditures					
Personnel & Benefits Expenditures					
35-13-51000 Salaries-Full Time	0.00	5,332.80	\$ 73,778.00	\$ 39,996.00	45.79%
35-13-51101 Overtime	0.00	0.00	1,000.00	1,349.87	(34.99%)
35-13-51102 Certification Pay	0.00	46.16	300.00	346.20	(15.40%)
35-13-51104 Longevity	0.00	0.00	828.00	852.00	(2.90%)
35-13-51105 FICA/Medicare Tax	0.00	76.70	965.00	607.57	37.04%
35-13-51106 Unemployment Tax	0.00	0.00	162.00	162.00	0.00%
35-13-51107 Worker's Compensation	0.00	150.10	3,048.00	1,159.28	61.97%
35-13-51108 Group Health Insurance	0.00	1,074.67	13,020.00	12,943.85	0.58%
35-13-51109 Retirement/TMRS	0.00	683.12	9,981.00	5,276.07	47.14%
Total Personnel & Benefits Expenditures	0.00	7,363.55	103,082.00	62,692.84	39.18%
Total Police Expenditures	0.00	7,363.55	103,082.00	62,692.84	39.18%
Total Violence Against Women Grant Expenditures	\$ 0.00	\$ 7,363.55	\$ 103,082.00	\$ 62,692.84	39.18%
Violence Against Women Grant Excess of Revenues Over E	\$ 0.00	\$ (7,363.55)	\$ 0.00	\$ (33,026.44)	0.00%

City of Lake Dallas
Statement of Revenue and Expenditures

Revised Budget
For CLFRF - Grant (36)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
36-00-47470 Interest Income	0.00	387.80	\$ 0.00	946.34	0.00%
Total Undefined Sub-Type Revenues	0.00	387.80	0.00	946.34	0.00%
Total Revenues	0.00	387.80	0.00	946.34	0.00%
Total CLFRF - Grant Revenues	\$ 0.00	\$ 387.80	\$ 0.00	\$ 946.34	0.00%
CLFRF - Grant Excess of Revenues Over Expenditures	\$ 0.00	\$ 387.80	\$ 0.00	\$ 946.34	0.00%

City of Lake Dallas
Statement of Revenue and Expenditures

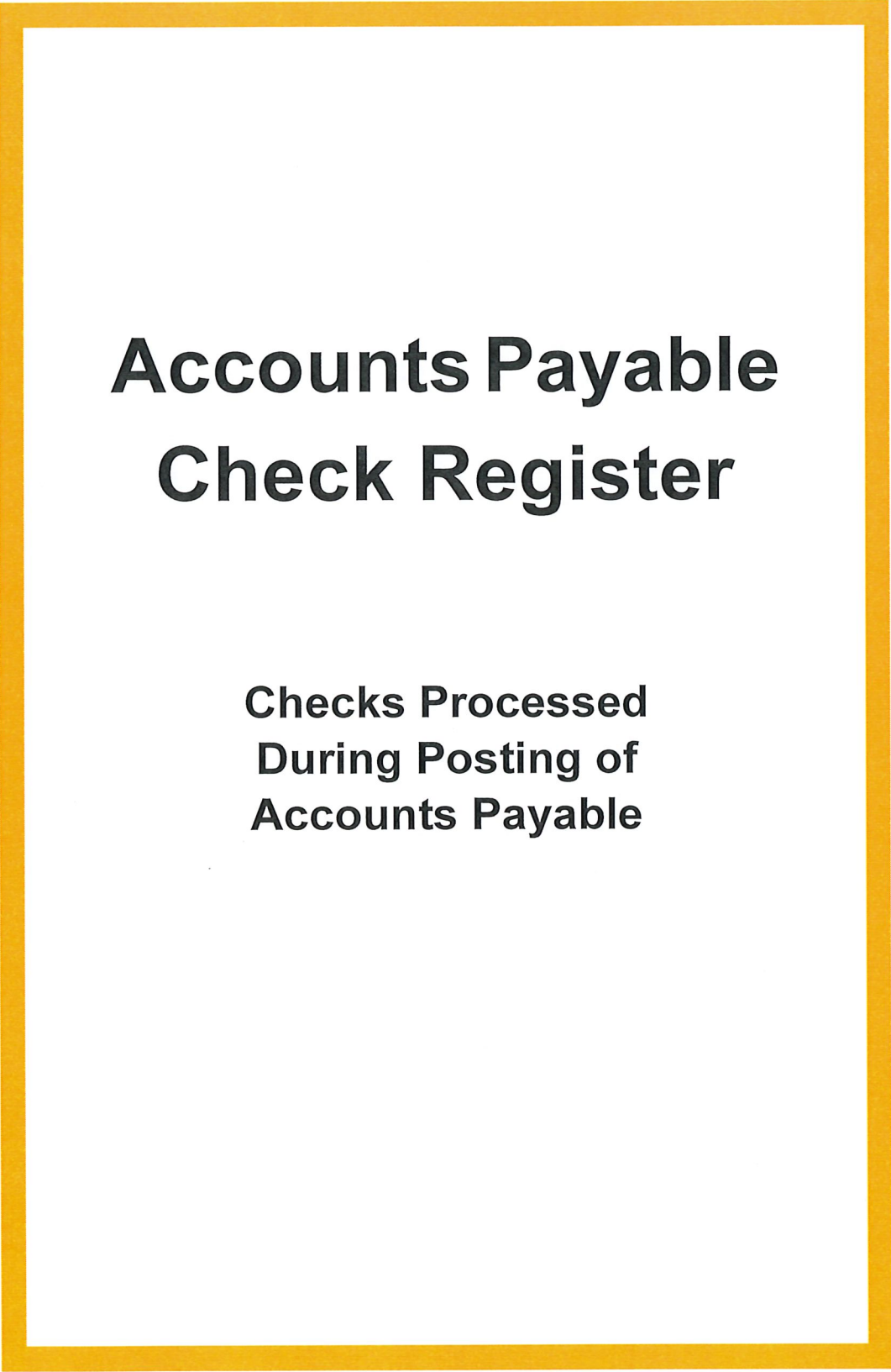
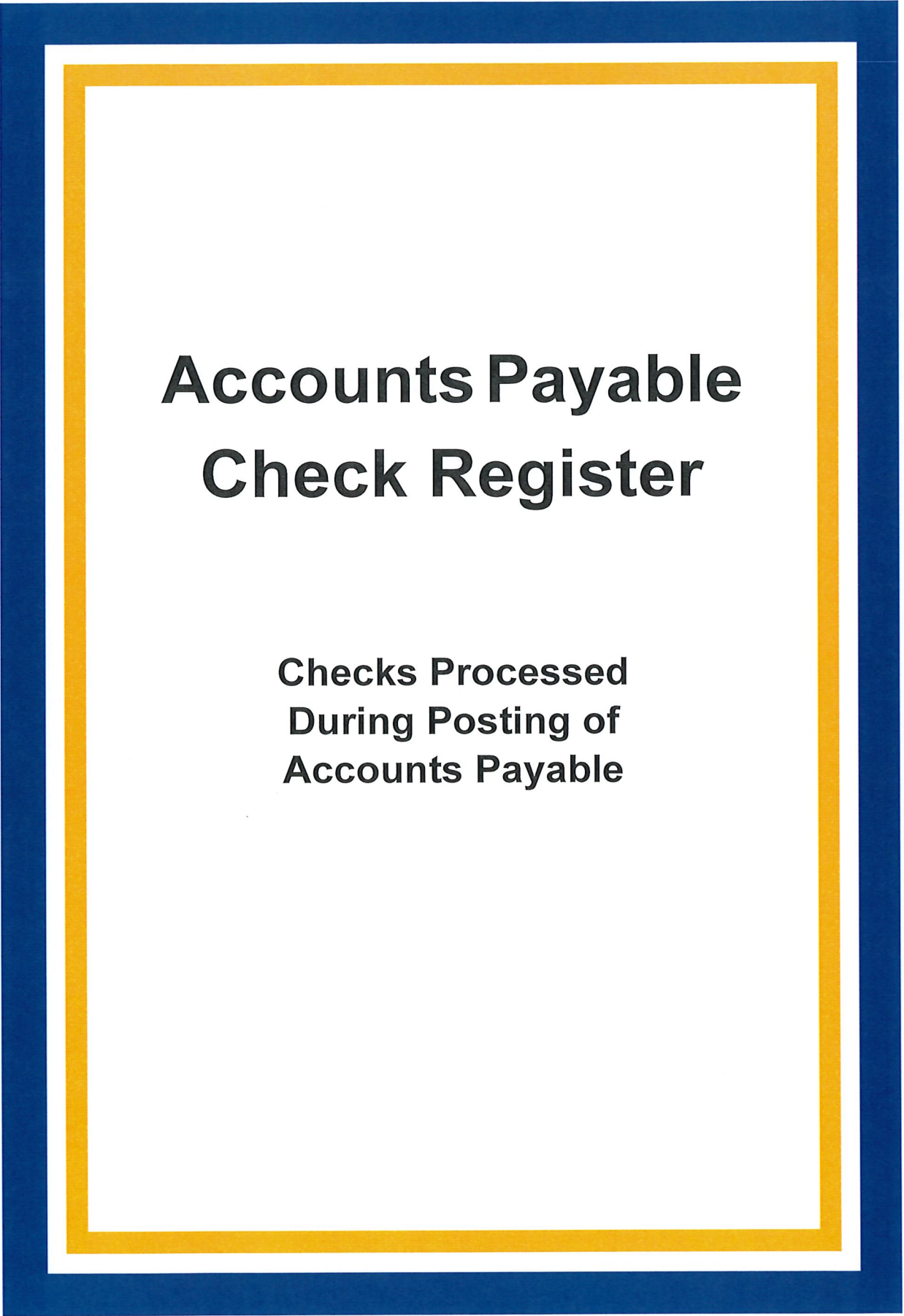
Revised Budget
For General Capital Projects (60)
For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Revenues					
Revenues					
Undefined Sub-Type Revenues					
60-00-47470 Interest Income - Special Revenue DFS	0.00	141.00	\$ 300.00	\$ 312.44	(4.15%)
Total Undefined Sub-Type Revenues	0.00	141.00	300.00	312.44	(4.15%)
Total Revenues	0.00	141.00	300.00	312.44	(4.15%)
Total General Capital Projects Revenues	\$ 0.00	\$ 141.00	\$ 300.00	\$ 312.44	(4.15%)
Expenditures					
Streets and Drainage Expenditures					
Capital Outlay Expenditures					
60-17-55517 Capital Outlay Construction	0.00	10,641.65	\$ 380,000.00	\$ 44,135.60	88.39%
Total Capital Outlay Expenditures	0.00	10,641.65	380,000.00	44,135.60	88.39%
Total Streets and Drainage Expenditures	0.00	10,641.65	380,000.00	44,135.60	88.39%
Total General Capital Projects Expenditures	\$ 0.00	\$ 10,641.65	\$ 380,000.00	\$ 44,135.60	88.39%
General Capital Projects Excess of Revenues Over Expendi	\$ 0.00	\$ (10,500.65)	\$ (379,700.00)	\$ (43,823.16)	88.46%

City of Lake Dallas
Statement of Revenue and Expenditures
Revised Budget

For the Fiscal Period 2022-7 Ending April 30, 2022

Account Number		Current Budget		Current Actual		Annual Budget		YTD Actual		Remaining Budget %
Total Revenues	\$	0.00	\$	300,175.76	\$	7,029,891.00	\$	5,552,244.95		21.02%
Total Expenditures	\$	0.00	\$	605,123.03	\$	7,915,579.00	\$	3,590,387.40		54.64%
Total Excess of Revenues Over Expenditures	\$	0.00	\$	(304,947.27)	\$	(885,688.00)	\$	1,961,857.55		321.51%



Accounts Payable Check Register

**Checks Processed
During Posting of
Accounts Payable**

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
65465	C	4/11/2022	619	Armstrong Forensic Laboratory, Inc	\$508.00	O
				Invoice Nbr - Description	GL Account	Amount
				214057 - case testing	01-13-53309	\$508.00
65466	C	4/11/2022	769	Trans Union	\$164.00	O
				Invoice Nbr - Description	GL Account	Amount
				761895-202203-1 - March billing	01-13-52213	\$164.00
65467	C	4/11/2022	882	Normandy Health Services LLC	\$1,850.00	O
				Invoice Nbr - Description	GL Account	Amount
				inv-318 - Bi-annual health inspections	01-08-53326	\$1,850.00
65468	C	4/11/2022	900	Bibliotheca, LLC	\$506.92	O
				Invoice Nbr - Description	GL Account	Amount
				US53204 - Bibliotheca Could Library eBook License - 11 licenses	01-14-52215	\$506.92
65469	C	4/11/2022	901	Coban Technologies	\$900.00	O
				Invoice Nbr - Description	GL Account	Amount
				46044 - EMA Car Video Device	01-13-54403	\$900.00
65471	C	4/11/2022	903	Lexis Nexis	\$87.77	O
				Invoice Nbr - Description	GL Account	Amount
				0099574929 - TX Criminal & Traffic Law Manual Ed 2021-2023	01-13-52213	\$87.77
65472	C	4/14/2022	5	Adams Exterminating Company	\$270.00	O
				Invoice Nbr - Description	GL Account	Amount
				928347 - Quarterly Pest Control	01-11-54400	\$270.00
65473	C	4/14/2022	32	City of Carrollton Public Works Department	\$26.00	O
				Invoice Nbr - Description	GL Account	Amount
				TRA-22-677 - Adopt a Stree Plaque and sign	01-08-52223	\$26.00
65474	C	4/14/2022	91	First Check App Screening	\$43.00	O
				Invoice Nbr - Description	GL Account	Amount
				20682 - Applicant screening	01-11-51111	\$43.00
65475	C	4/14/2022	95	Galls, LLC	\$44.00	O
				Invoice Nbr - Description	GL Account	Amount
				20703451 - Uniforms - Sims	01-13-52204	\$44.00
65476	C	4/14/2022	187	Wex Bank	\$119.67	O
				Invoice Nbr - Description	GL Account	Amount
				0496-00-319209-3Mar - Code Compliance Veh. Fuel	01-08-52208	\$119.67
65477	C	4/14/2022	255	Axon Enterprise, Inc.	\$8,640.00	O
				Invoice Nbr - Description	GL Account	Amount
				INUS064910 - Taser Certification Bundle	01-13-53306	\$8,640.00
65478	C	4/14/2022	310	Kris Tee's	\$448.00	O
				Invoice Nbr - Description	GL Account	Amount
				5206 - Parks. Facilities. Public Works Uniforms	01-16-52204	\$90.00

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 4/1/2022 To 4/30/2022

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
			Aflac422 - April Aflac payment	01-00-21167	\$523.72	
April22IngramACH	E	4/30/2022	525	Ingram Library Services	\$678.74	O
				Invoice Nbr - Description	GL Account	Amount
				April22IngramACH - April22 Ingram Books	01-14-52215	\$287.44
				April22IngramACH - April22 Ingram Books	01-14-52215	\$23.82
				April22IngramACH - April22 Ingram Books	01-14-52215	\$24.27
				April22IngramACH - April22 Ingram Books	01-14-52215	\$4.23
				April22IngramACH - April22 Ingram Books	01-14-52215	\$9.53
				April22IngramACH - April22 Ingram Books	01-14-52215	\$21.20
				April22IngramACH - April22 Ingram Books	01-14-52215	\$25.37
				April22IngramACH - April22 Ingram Books	01-14-52215	\$10.06
				April22IngramACH - April22 Ingram Books	01-14-52215	\$34.37
				April22IngramACH - April22 Ingram Books	01-14-52215	\$15.36
				April22IngramACH - April22 Ingram Books	01-14-52215	\$39.06
				April22IngramACH - April22 Ingram Books	01-14-52215	\$21.26
				April22IngramACH - April22 Ingram Books	01-14-52215	\$38.61
				April22IngramACH - April22 Ingram Books	01-14-52215	\$15.29
				April22IngramACH - April22 Ingram Books	01-14-52215	\$98.26
				April22IngramACH - April22 Ingram Books	01-14-52215	\$10.61
DearbornApril22	E	4/1/2022	248	Dearborn National Life Insurance Company	\$1,123.99	O
				Invoice Nbr - Description	GL Account	Amount
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-13-51108	(\$44.12)
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-11-51108	\$125.83
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-13-51108	\$569.74
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-14-51108	\$74.86
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-15-51108	\$65.93
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-16-51108	\$15.52
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-17-51108	\$128.20
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-11-51108	(\$228.56)
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-00-21167	\$241.71
				DearbornApril22 - April22 Ins Life LTD STD ADD	35-13-51108	\$40.23
				DearbornApril22 - April22 Ins Life LTD STD ADD	01-08-51108	\$134.65
Mar.Walmart	E	4/19/2022	184	Walmart Community	\$127.06	O
				Invoice Nbr - Description	GL Account	Amount
				MarWalmart - Programming Supplies Library	33-14-53344	\$127.06
March Cline	E	4/19/2022	81	Card Service Center	\$898.01	O
				Invoice Nbr - Description	GL Account	Amount
				March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	01-17-52204	\$193.60
				March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	01-05-52221	\$42.00
				March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	34-16-54405	\$403.38
				March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	01-17-54422	\$111.22

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 4/1/2022 To 4/30/2022

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
March Gholston	E	4/19/2022	81	Card Service Center	March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	\$50.00
					March Cline - uniforms, mardi gra hay bales, park maint, drain. Maint., travel/train, equipment maint.	\$97.81
					\$61.77	O
				Invoice Nbr - Description	GL Account	Amount
				March Gholston - Ink, veh. Registration, velcro squares	01-13-52201	\$2.63
				March Gholston - Ink, veh. Registration, velcro squares	01-13-52000	\$48.89
				March Gholston - Ink, veh. Registration, velcro squares	01-13-54402	\$10.25
March Hadidi	E	4/19/2022	81	Card Service Center		\$1,834.98 O
				Invoice Nbr - Description	GL Account	Amount
				March Hadidi - books, programming supplies, office supplies, security	01-14-52215	\$19.96
				March Hadidi - books, programming supplies, office supplies, security	01-14-53323	\$75.98
				March Hadidi - books, programming supplies, office supplies, security	01-14-52215	\$68.36
				March Hadidi - books, programming supplies, office supplies, security	01-14-52000	\$45.16
				March Hadidi - books, programming supplies, office supplies, security	01-14-53301	\$155.29
				March Hadidi - books, programming supplies, office supplies, security	01-14-52215	\$130.23
				March Hadidi - books, programming supplies, office supplies, security	01-14-52215	\$520.00
				March Hadidi - books, programming supplies, office supplies, security	33-14-53344	\$100.00
				March Hadidi - books, programming supplies, office supplies, security	01-14-52215	\$720.00
March Marglaris	E	4/19/2022	81	Card Service Center		\$110.08 O
				Invoice Nbr - Description	GL Account	Amount
				March Marglaris - KLDS & DS charges	01-08-52223	\$26.50
				March Marglaris - KLDS & DS charges	01-08-52223	\$5.49
				March Marglaris - KLDS & DS charges	01-08-52205	\$31.39
				March Marglaris - KLDS & DS charges	01-08-52223	\$30.61
				March Marglaris - KLDS & DS charges	22-09-53308	\$16.09
March Scartro	E	4/19/2022	81	Card Service Center		\$109.25 O
				Invoice Nbr - Description	GL Account	Amount
				March Scartro - DS Vehicle Maintenance	01-08-54402	\$109.25
March Uber	E	4/19/2022	81	Card Service Center		\$2,035.60 O
				Invoice Nbr - Description	GL Account	Amount
				March Uber - Dog Food, Pet Carriers, Dentton Co Animal ER	32-15-53342	\$89.85
				March Uber - Dog Food, Pet Carriers, Dentton Co Animal ER	01-15-52201	\$141.98
				March Uber - Dog Food, Pet Carriers, Dentton Co Animal ER	32-15-53342	\$817.74
				March Uber - Dog Food, Pet Carriers, Dentton Co Animal ER	32-15-53342	\$986.03

Accounts Payable Check Register Report - IB-General Fund-1002007

For The Date Range From 4/1/2022 To 4/30/2022

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status
PLAKEDA12204	E	4/5/2022	429	TML Multistate Intergovernmental Emp Benefits Pool	\$28,114.28	O

Invoice Nbr - Description	GL Account	Amount
PLAKEDA12204 - health insurance april	01-11-51108	\$1,101.94
PLAKEDA12204 - health insurance april	01-11-51108	\$1.50
PLAKEDA12204 - health insurance april	01-14-51108	\$2,052.32
PLAKEDA12204 - health insurance april	01-13-51108	\$11,164.16
PLAKEDA12204 - health insurance april	01-08-51108	\$3,791.68
PLAKEDA12204 - health insurance april	01-17-51108	\$5,062.76
PLAKEDA12204 - health insurance april	01-16-51108	\$645.84
PLAKEDA12204 - health insurance april	01-15-51108	\$2,052.32
PLAKEDA12204 - health insurance april	35-13-51108	\$1,026.16
PLAKEDA12204 - health insurance april	01-00-21159	\$1,215.60

65470 C 4/11/2022 902 ITS Plus \$8,111.65 V

Invoice Nbr - Description	GL Account	Amount
1022822-R3 - traffic signal update Swischer & Shady Shores	60-17-55517	\$8,111.65

Cleared \$0.00

Outstanding \$474,887.78

Void \$8,111.65

Accounts Payable Check Register Report - IB-Community Development Corporation-1061976

For The Date Range From 4/1/2022 To 4/30/2022

For All Vendors And For Outstanding, Cleared, Voided Checks - Computer Generated, Hand Written, eCheck

Check # / eCheck ID	Type	Date	Vendor	Name	Amount	Status						
3712	C	4/4/2022	111	Nichols, Jackson, Dillard	\$416.25	O						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>38115CDC - Jan legal bill</td><td>11-11-53304</td><td>\$416.25</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	38115CDC - Jan legal bill	11-11-53304	\$416.25
Invoice Nbr - Description	GL Account	Amount										
38115CDC - Jan legal bill	11-11-53304	\$416.25										
3713	C	4/11/2022	137	Lake Cities Municipal Utility Authority	\$179.36	O						
<table><tr><th>Invoice Nbr - Description</th><th>GL Account</th><th>Amount</th></tr><tr><td>March - CDC Parks March Water Utilities</td><td>11-11-53301</td><td>\$179.36</td></tr></table>							Invoice Nbr - Description	GL Account	Amount	March - CDC Parks March Water Utilities	11-11-53301	\$179.36
Invoice Nbr - Description	GL Account	Amount										
March - CDC Parks March Water Utilities	11-11-53301	\$179.36										
Cleared					\$0.00							
Outstanding					\$595.61							
Void					\$0.00							



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Codi Delcambre

Date: October 13, 2022

Fire Code Amendment

DESCRIPTION:

Consider approval of an Ordinance amending in its entirety Chapter 46 "Fire Prevention and Protection," Article II "Fire Code" of the Lake Dallas Municipal Code, adopting the 2021 Edition of the International Fire Code with local amendments.

BACKGROUND INFORMATION:

Council received a presentation from Fire Marshall David Rodriguez regarding adopting 2021 Edition of the International Fire Code with local amendments.

FINANCIAL CONSIDERATION:

RECOMMENDED MOTIONS:

Approve or Deny of an Ordinance amending in its entirety Chapter 46 "Fire Prevention and Protection," Article II "Fire Code" of the Lake Dallas Municipal Code, adopting the 2021 Edition of the International Fire Code with local amendments

ATTACHMENT(S):

DCAD FY 2023 Annual Budget.
Email from Don Spencer

CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2022-____

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING IN ITS ENTIRETY CHAPTER 46 “FIRE PREVENTION AND PROTECTION,” ARTICLE II “FIRE CODE” OF THE CODE OF ORDINANCES OF THE CITY OF LAKE DALLAS, TEXAS, BY ADOPTING THE 2021 EDITION OF THE INTERNATIONAL FIRE CODE WITH LOCAL AMENDMENTS; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED \$2000 PER VIOLATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the International Code Council (ICC) has developed a set of comprehensive and coordinated national model construction codes (known generally as the "International Codes"); and

WHEREAS, the City of Lake Dallas has been involved throughout the development process of the International Codes, through participation with the North Texas Chapter of the International Code Council and through the regional review process by the Regional Codes Coordinating Committee of the North Central Texas Council of Governments (NCTCOG); and

WHEREAS, the creation of the 2021 editions of the International Codes by the ICC was in conjunction with the International Conference of Building Officials (ICBO), the organization whose codes the City of Lake Dallas has adopted for many years; and

WHEREAS, the International Codes have been reviewed by the NCTCOG and City staff; and

WHEREAS, the City's building and construction codes are intended to be updated periodically, with the 2021 editions of the International Codes being the most current published building and construction codes for which local amendments have been developed; and

WHEREAS, the City Council of the City of Lake Dallas has determined that it is in the best interest of the citizens of the City of Lake Dallas to adopt the 2021 editions of the International Codes, as stated herein, as the minimum standards for the construction, use, occupancy and maintenance of buildings and structures within the City limits, as set forth herein, and to adopt local amendments to said codes in order to account for unique local practices and/or conditions relating to the design and construction of structures within the City;

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

Section 1: Chapter 46, “Fire Prevention and Protection,” Article II “Fire Code” of the Code of Ordinances of the City of Lake Dallas, Texas, is hereby amended to read in its entirety as follows:

ARTICLE II FIRE CODE

Sec. 46-41 Adoption of 2021 International Fire Code

The 2021 Edition of the International Fire Code, as published by the International Code Council and as amended pursuant to Sec. 46-3, is hereby adopted. Copies of the Fire Code are on file in the office of the city secretary for permanent record and inspection and are incorporated into this section as if fully set forth herein. For purposes of this Article, the phrase “Fire Code” means

collectively (i) the 2021 Edition of the International Fire Code, as published by the International Code Council and (ii) the local amendments adopted pursuant to Sec. 46-43.

Sec. 46-42 Enforcement

In accordance with that certain *Interlocal Agreement Between the City of Corinth, Texas, and the City of Lake Dallas, Texas for Fire Services* dated and effective October 1, 2021, the Fire Chief of the City of Corinth, Texas, shall have the authority to enforce the provisions of the Fire Code within the City while providing the services described in said agreement. For purposes of this Article, the phrase “Fire Chief” means the Fire Chief of the City of Corinth or authorized designee. The Fire Chief, or his authorized designee, is hereby authorized and directed to enforce all provisions of the Fire Code within the City. The phrase “fire code official,” when used in the Fire Code, shall mean the Fire Chief or his authorized representative, which may include, but not be limited to, the City of Corinth Fire Marshal.

Sec. 46-43 Local Amendments Adopted

For purposes of enforcement of the provisions of the Fire Code within the incorporated limits of the City, the following sections, paragraphs, and sentences of the *2021 Edition of the International Fire Code* are hereby amended as follows:

Section 101.1 is amended to read as follows:

Title. These regulations shall be known as the Fire Code of the City of Lake Dallas, herein referred to as “this code”.

Section 101.2 is amended by adding Section 101.2.1 to read as follows:

101.2.1 Adoption of Appendices. The following Appendices contained in the International Fire Code, 2021 Edition, are adopted and made a part of this Fire Code:

Appendix B – Fire-flow Requirements for Buildings
Appendix D—Fire Apparatus Access Roads
Appendix E – Hazard Categories
Appendix F – Hazard Ranking
Appendix G – Cryogenic Fluids – Weight and Volume Equivalents
Appendix I – Fire Protection Systems Noncompliant Systems
Appendix K - Construction Requirements for Existing Ambulatory Care Facilities
Appendix L - Requirements for Fire Fighter Air Replenishment Systems
Appendix N - Indoor Trade Shows and Exhibitions

Section 102.1 is amended by amending numbered paragraph 3 to read as follows:

3. Existing structures, facilities and conditions when required in Chapter 11 or in specific sections of this code.

Sections 103.1, 103.2, and 103.3 are amended to read as follows:

103.1 General. The Fire Code shall be enforced by the Division of Fire Prevention. The Division of Fire Prevention is hereby established as a division of the Fire Department of the City of Corinth and shall be operated under the supervision of the Fire Chief.

103.2 Appointment. The Fire Marshal (Fire Code Official) shall be appointed by the Fire Chief of the City of Corinth on the basis of proper qualifications.

Section 103.3 Deputies. The Fire Chief may assign such members of the Fire Department as inspectors, technical officers and other employees

Section 104.1 is amended by adding the following to the end of the section:

Under the Fire Chief's direction, the fire department is authorized to enforce all ordinances of the City pertaining to:

1. The prevention of fires;
2. The suppression or extinguishment of dangerous or hazardous fires;
3. The storage, use, and handling of hazardous materials;
4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire-extinguishing equipment;
5. The elimination of fire hazards on land and in buildings, structures and other property, including those under construction;
6. The maintenance of means of ingress and egress;
7. The investigation of the cause, origin and circumstances of fires, unauthorized releases of hazardous materials and explosions.

Section 105.3.3 is amended to read as follows:

105.3.3 Occupancy Prohibited before Approval. The building or structure shall not be occupied prior to the fire code official issuing a permit when required and conducting associated inspections indicating the applicable provisions of this code have been met.

Section 105.6 is amended by adding Section 105.6.25 to read as follows:

105.6.25 Electronic access control systems. Construction permits are required to install or modify an electronic access control system, as specified in Chapter 10. A separate construction permit is required for to install or modify a fire alarm system that may be connected to the access control system. Maintenance performed in accordance with this code is not considered to be a modification and does not require a permit.

Section 107.2 is amended by adding the following:

...If the inspection fails and a return inspection is necessary, the return inspection shall constitute a re-inspection. An additional fee may be assessed on a second re-inspection and each subsequent re-inspection in accordance with the applicable provisions of the Code of Ordinances.

Section 107.3 is deleted in its entirety.

Section 112.4 is amended to read as follows:

112.4 Violation Penalties. Any person who:

1. Violates or fails to comply with any of the provisions of this Fire Code or the standards adopted hereunder; or
2. Fails to comply within the time fixed herein with any order made by the Fire Chief or authorized representative under any of the provisions of this Fire Code or the standards adopted hereunder; or
3. Builds, installs, alters, repairs or does work in violation of any detailed statement, specifications or plans submitted and approved under the provisions of this Fire Code or the standards adopted hereunder; or
4. Builds in violation of any certificate or permit issued under the provisions of this Fire Code or the standards adopted hereunder; or
5. Permits any fire hazard to exist in or upon any occupancy, premises or vehicle under their control, operation, maintenance or possession; or
6. Fails to comply with orders, notices, signs and/or tags; or
7. Fampers with signs and/or tags;

shall be guilty of a misdemeanor punishable by a fine not to exceed \$2,000.00 for each violation and act of noncompliance. The imposition of one (1) penalty for any violation shall not excuse the violation or permit it to continue, and all such persons shall be required to correct or remedy such violations of defects within a reasonable time specified by the Fire Chief or authorized representative. When not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense.

Section 202 is amended by adding definitions for the phrases “ADDRESSABLE FIRE DETECTION SYSTEM,” “DEFEND IN PLACE,” “SELF-SERVICE STORAGE FACILITY,” “STANDYBY PERSONNEL,” and “UPGRADED OR REPLACED FIRE ALARM SYSTEM” to read as follows:

ADDRESSABLE FIRE DETECTION SYSTEM. Any system capable of providing identification of each individual alarm-initiating device. The identification shall be in plain English and as descriptive as possible to specifically identify the location of the device in alarm. The system shall have the capability of alarm verification.

DEFEND IN PLACE. A method of emergency response that engages building components and trained staff to provide occupant safety during an emergency. Emergency response involves remaining in place, relocating within the building, or both, without evacuating the building.

SELF-SERVICE STORAGE FACILITY. Real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.

STANDBY PERSONNEL. Qualified fire service personnel, approved by the Fire Chief. When utilized, the number required shall be as directed by the Fire Chief. Charges for utilization shall be as normally calculated by the jurisdiction.

UPGRADED OR REPLACED FIRE ALARM SYSTEM. A fire alarm system that is upgraded or replaced includes, but is not limited to, the following:

1. Replacing one single board or fire alarm control unit component with a newer model
2. Installing a new fire alarm control unit in addition to or in place of an existing one
3. Conversion from a horn system to an emergency voice/alarm communication system
4. Conversion from a conventional system to one that utilizes addressable or analog devices

The following are not considered an upgrade or replacement:

1. Firmware updates
2. Software updates
3. Replacing boards of the same model with chips utilizing the same or newer firmware

Section 202 is amended by amending the definitions of “AMBULATORY HEALTH CARE FACILITY,” “ATRIUM,” “FIRE WATCH,” “FIREWORKS,” “HIGH-PILED COMBUSTIBLE STORAGE,” “HIGH RISE BUILDING,” AND “REPAIR GARAGE” to read as follows:

AMBULATORY HEALTH CARE FACILITY. Buildings or portions thereof used to provide medical, surgical, psychiatric, nursing, or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable. This group may include but not be limited to the following:

- Dialysis centers
- Buildings where procedures involving sedation occur
- Sedation dentistry
- Surgery centers
- Colonic centers
- Psychiatric centers

ATRIUM. An opening connecting three or more stories... *{remaining text unchanged}*

FIRE WATCH. A temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by one or more qualified individuals or standby personnel when

required by the *fire code official*, for the purposes of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

FIREWORKS. Any composition or device for the purpose of producing a visible or an audible effect for entertainment purposes by combustion, *deflagration*, *detonation*, and/or activated by ignition with a match or other heat producing device that meets the definition of 1.3G fireworks or 1.4G fireworks. ... {remainder of text unchanged}...

HIGH-PILED COMBUSTIBLE STORAGE: [add the following to existing definition:] Any building classified as a Group S Occupancy or Speculative Building exceeding 6,000 sq. ft. that has a clear height in excess of 14 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high-piled storage. When a specific product cannot be identified (speculative warehouse), a fire protection system and life safety features shall be installed as for Class IV commodities, to the maximum pile height.

HIGH-RISE BUILDING. A building with an occupied floor located more than 55 feet (16,764 mm) above the lowest level of fire department vehicle access.

REPAIR GARAGE. A building, structure or portion thereof used for servicing or repairing motor vehicles. This occupancy shall also include garages involved in minor repair, modification and servicing of motor vehicles for items such as lube changes, inspections, windshield repair or replacement, shocks, minor part replacement, and other such minor repairs.

Section 307.1.1 is amended to read as follows:

307.1.1 Prohibited Open Burning. Open burning that is offensive or objectionable because of smoke emissions or when atmospheric conditions or local circumstances make such fires hazardous shall be prohibited.

Exception: {No change.}

Section 307.2 is amended to read as follows:

307.2 Permit required. A permit shall be obtained from the *fire code official* in accordance with Section 105.6 prior to kindling a fire for recognized silvicultural or range or wildlife management practices, prevention or control of disease or pests, or open burning. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to, the following:

1. Texas Commission on Environmental Quality (TCEQ) guidelines and/or restrictions.
2. State, County, or Local temporary or permanent bans on open burning.
3. Local written policies as established by the *fire code official*.

Section 307.3 is amended to read as follows:

307.3 Extinguishment Authority. The fire code official is authorized to order the extinguishment by the permit holder, another person responsible, or the fire department of open burning that creates or adds to a hazardous or objectionable situation.

Section 307.4 is amended to read as follows:

307.4 Location. The location for open burning shall not be less than 300 feet (91,440 mm) from any structure; provided, however, open burning may occur less than 300 feet (91,440 mm) but no closer than 200 feet (60,960 mm) from a structure if written approval is obtained from owner of the structure and the Fire Marshal. Provisions shall be made to prevent the fire from spreading to within 200 feet (60,960 mm) of any structure.

{Exceptions unchanged}

Section 307.4.1 is amended to read as follows:

307.4.1 Bonfires. A bonfire shall not be conducted within 50 feet (15,240 mm), or greater distance as determined by the fire code official, of a structure or combustible material, unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within the required setback of a structure shall be eliminated prior to ignition.

Section 307.4.3 is amended by adding a new paragraph 2 under “Exceptions” to read as follows:

2. Where buildings, balconies and decks are protected by an approved automatic sprinkler system.

Section 307.4 is amended by adding Section 307.4.4 and Section 307.4.5 to read as follows:

307.4.4 Permanent Outdoor Firepit. Permanently installed outdoor firepits for recreational fire purposes shall not be installed within 10 feet of a structure or combustible material.

Exception: Permanently installed outdoor fireplaces constructed in accordance with the International Building Code.

307.4.5 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with Section 307.2.

Section 307.5 is amended to read as follows:

307.5 Attendance. Open burning, trench burns, bonfires, recreational fires, and use of portable outdoor fireplaces shall be constantly attended until the... *{remainder of section unchanged}*

Section 307 is amended by adding Section 307.6 and Section 307.7 to read as follows:

307.6 Burn Bans. All persons within the City shall comply with orders of the Denton County Commissioners' Court regarding burn bans prohibiting all outdoor activities and/or processes that may start a fire including, but not limited to, open burning, recreational burning, outdoor welding, use of torches or other cutting devices that emit sparks, and detonation of fireworks.

307.7 Posting a declaration of a burn ban: The burn ban order issued by the Denton County Commissioner's Court as specified in Section 307.6 may be posted or published in the following locations:

1. City website
2. Fire Department social media accounts
3. Official City newspaper

Section 308.1.4 is amended to read as follows:

308.1.4 Open-flame cooking devices. Open-flame cooking devices, charcoal grills and other similar devices used for cooking shall not be located or used on combustible balconies, decks, or within 10 feet (3048 mm) of combustible construction.

Exceptions:

1. One- and two-family dwellings, except that LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity] with an aggregate LP-gas capacity not to exceed 100 pounds (5 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
2. Where buildings, balconies and decks are protected by an approved *automatic sprinkler system*, and LP-gas containers are limited to a water capacity not greater than 50 pounds (22.68 kg) [nominal 20 pound (9.08 kg) LP-gas capacity], with an aggregate LP-gas capacity not to exceed 40 pounds (2 containers). All LP-gas containers shall be stored outside, as per Chapter 61.
3. LP-gas cooking devices having LP-gas container with a water capacity not greater than 2 1/2 pounds [nominal 1 pound (0.454 kg) LP-gas capacity].

Section 308.1.6.2 is amended by amending paragraph number 3 under the section titled "Exceptions" to read as follows:

3. Torches or flame-producing devices in accordance with Section 308.1.3.

Section 308.1.6.3 is amended to read as follows:

308.1.6.3 Sky Lanterns. A person shall not release or cause to be released an unmanned free-floating device containing an open flame or other heat source, such as, but not limited to, a sky lantern.

Section 311.5 is amended to read as follows:

311.5 Placards. The *fire code official* is authorized to require marking of any vacant or abandoned buildings or structures determined to be unsafe pursuant to Section 114 of this code relating to structural or interior hazards as required by Section 311.5.1 through 311.5.5.

Section 403.5 is amended to read as follows:

403.4 Group E Occupancies An approved fire safety and evacuation plan in accordance with Section 404 shall be prepared and maintained for Group E occupancies and for buildings containing both a Group E occupancy and an atrium. A diagram depicting two evacuation routes

shall be posted in a conspicuous location in each classroom. Group E occupancies shall also comply with Sections 403.4.1 through 403.4.3.

Section 404.2.2 is amended by adding number 4.10 to read as follows:

4.10 Fire extinguishing system controls.

Section 405.5 is amended to read as follows:

405.5 Time. The *fire code official* may require an evacuation drill at any time. Drills shall be held at unexpected times and under varying conditions to simulate the unusual conditions that occur in case of fire.

Exceptions:

1. {No change.}
2. {No change.}
3. Notification of teachers/staff having supervision of light- or sound-sensitive students/occupants, such as those on the autism spectrum, for the protection of those students/occupants, shall be allowed prior to conducting a drill.

Section 501.4 is amended to read as follows:

501.4 Timing of installation. When fire apparatus access roads or a water supply for fire protection is required to be installed for any structure or development, they shall be installed, tested, and approved prior to the time of which construction has progressed beyond completion of the foundation of any structure.

Section 503.1.1 is amended to read as follows:

503.1.1 Buildings and facilities. *Approved* fire apparatus ...*{intervening text unchanged}*... building or facility. Except for one- or two-family dwellings, the path of measurement shall be along a minimum of a 10 feet (3048 mm) wide unobstructed pathway around the external walls of the structure.

{“Exceptions” remain unchanged}

Section 503.2.1 is amended to read as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

Exception: Vertical clearance may be reduced; provided such reduction does not impair access by fire apparatus and *approved* signs are installed and maintained indicating the established vertical clearance when approved.

Section 503.2.2 is amended to read as follows:

503.2.2 Authority. The *fire code official* shall have the authority to require an increase in the minimum access widths and vertical clearances where they are inadequate for fire or rescue operations or where necessary to meet the public safety objectives of the jurisdiction.

Section 503.2.3 is amended to read as follows:

503.2.3 Surface. Fire lanes shall be designed to support a minimum 86,000 lbs. GVW load. Subgrade shall be stabilized per geotechnical engineer's report. Without submitting a detailed pavement design a typical allowable design is as follows: Concrete fire lanes shall be a minimum 5 inches thick, 3600 psi, 5 sack mix with # 4 rebar on 18-inch center each way with chairs. Asphalt fire lane shall be a minimum 6 inches thick. With a stabilized subgrade. All weather surfaces shall be asphalt or concrete. Alternative surface design shall be submitted for review and approval by the Fire Department and City Engineer.

Section 503.3 is amended to read as follows:

503.3 Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) **Striping** – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" shall appear in four inch (4") white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) **Signs** – Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than fifty feet (50') apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

Section 503.4 is amended to read as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and any area marked as a fire lane as described in Section 503.3 shall be maintained at all times.

Section 503.6 is amended by adding Section 503.6.1 to read as follows:

503.6.1 Emergency Vehicle Access. All security gates shall be provided with a manual means of operating the security gate and an automatic means of operation. The automatic and manual means of operation shall be accomplished by the requirements of the AHJ.

Section 505.1 is amended to read as follows:

505.1 Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 6-inches (152.4 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road, buildings do not immediately front a street, and/or the building cannot be viewed from the public way, a monument, pole or other sign with approved 6-inch (152.4 mm) height building numerals or addresses and 4 inch (101.6 mm) height suite/apartment numerals of a color contrasting with the background of the building or other approved means shall be used to identify the structure. Numerals or addresses shall be posted on a minimum 20 inch (508 mm) by 30-inch (762 mm) background on border. Address identification shall be maintained.

Exception: R-3 Single Family occupancies shall have approved numerals of a minimum 3 ½ inches (88.9 mm) in height and a color contrasting with the background clearly visible and legible from the street fronting the property and rear alleyway where such alleyway exists.

Section 507.4 is amended to read as follows:

507.4 Water Supply Test Date and Information. . The water supply test used for hydraulic calculation of fire protection systems shall be conducted in accordance with NFPA 291 “Recommended Practice for Fire Flow Testing and Marking of Hydrants” and within one year of sprinkler plan submittal. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official, as required. The exact location of the static/residual hydrant and the flow hydrant shall be indicated on the design drawings. All fire protection plan submittals shall be accompanied by a hard copy of the waterflow test report, or as approved by the fire code official. The report must indicate the dominant water tank level at the time of the test and the maximum and minimum operating levels of the tank, as well, or identify applicable water supply fluctuation. The licensed contractor must then design the fire protection system based on this fluctuation information, as per the applicable referenced NFPA standard. Reference Section 903.3.5 for additional design requirements.

Section 507.5.1 is amended to read as follows:

Where required. Where a portion of the facility or building hereafter constructed or moved in or within the jurisdiction is more than 300-feet from a fire hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Fire Marshal. A minimum of one fire hydrant shall be located within 100ft of the fire department connection and on the same side of the roadway as the facility or building. As properties develop (commercial, industrial, and residential), fire hydrants shall be located at all intersecting streets and at the minimum spacing indicated in table 507.5.1. There shall be a minimum of two (2) fire hydrants serving each property within the prescribed distances listed in Table 507.5.1.

Maximum Distance Between Hydrants
TABLE 507.5.1

OCCUPANCY	SPRINKLERED	NOT SPRINKLERED
Residential (1 & 2 Family)	500 feet	500 feet
Residential (Multi Family)	400 feet	300 feet
All Other	500 feet	300 feet

Section 507.5.4 is amended to read as follows:

507.5.4 Obstruction. Unobstructed access to fire hydrants shall be maintained at all times. Posts, fences, vehicles, growth, trash, storage and other materials or objects shall not be placed or kept near fire hydrants, fire department inlet connections or fire protection system control valves in a manner that would prevent such equipment or fire hydrants from being immediately discernible. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.

Section 509.1 is amended by adding Section 509.1.2 to read as follows:

509.1.2 Sign Requirements. Unless more stringent requirements apply, lettering for signs required by this section shall have a minimum height of 2-inches (50.8 mm) when located inside a building and 4-inches (101.6 mm) when located outside, or as approved by the fire code official. The letters shall be of a color that contrasts with the background.

Section 605.4 is amended to read as follows:

605.4 Fuel oil storage systems. Fuel oil storage systems shall be installed and maintained in accordance with this code. Tanks and fuel-oil piping systems shall be installed in accordance with Chapter 13 of the International Mechanical Code and Chapter 57.

605.4.1 Fuel oil storage in outside, above-ground tanks. Where connected to a fuel-oil piping system, the maximum amount of fuel oil storage allowed outside above ground without additional protection shall be 660-gallons (2498 L). The storage of fuel oil above ground in quantities exceeding 660-gallons (2498 L) shall comply with NFPA 31 and Chapter 57.

605.4.1.1 Approval. Outdoor fuel oil storage tanks shall be in accordance with UL 142 or UL 2085, and also listed as double wall/secondary containment tanks.

605.4.2 Fuel oil storage inside buildings. Fuel oil storage inside buildings shall comply with Sections 605.4.2.2 through 605.4.2.8 and Chapter 57.

605.4.2.1 Approval. Indoor fuel oil storage tanks shall be in accordance with UL 80, UL 142 or UL 2085.

605.4.2.2 Quantity limits. One or more fuel oil storage tanks containing Class II or III combustible liquid shall be permitted in a building. The aggregate capacity of all tanks shall not exceed the following:

1. 660-gallons (2498 L) in un-sprinklered buildings, where stored in a tank complying with UL 80, UL 142 or UL 2085, and also listed as a double-wall/secondary containment tank for Class II liquids.
2. 1,320-gallons (4996 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in a tank complying with UL 142 or UL 2085. The tank shall be listed as a secondary containment tank, and the secondary containment shall be monitored visually or automatically.
3. 3,000-gallons (11 356 L) in buildings equipped with an automatic sprinkler system in accordance with Section 903.3.1.1, where stored in protected above-ground tanks complying with UL 2085 and Section 5704.2.9.7. The tank shall be listed as a secondary containment tank, as required by UL 2085, and the secondary containment shall be monitored visually or automatically.

Sections 8.5.2.2 and 8.5.2.3 are amended to read as follows:

807.5.2.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings, and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.2.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Sections 8.5.5.2 and 8.5.5.3 are amended to read as follows:

807.5.5.2 Artwork in Corridors. Artwork and teaching materials shall be limited on the walls of corridors to not more than 20 percent of the wall area. Such materials shall not be continuous from floor to ceiling or wall to wall. Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 shall be limited to 50 percent of the wall area.

807.5.5.3 Artwork in Classrooms. Artwork and teaching materials shall be limited on walls of classrooms to not more than 50 percent of the specific wall area to which they are attached.

Curtains, draperies, wall hangings and other decorative material suspended from the walls or ceilings shall meet the flame propagation performance criteria of NFPA 701 in accordance with Section 807 or be noncombustible.

Section 901.6.1 is amended by adding Section 901.6.1.1 to read as follows:

901.6.1.1 Standpipe Testing. Building owners/managers must maintain and test standpipe systems as per NFPA 25 requirements. The following additional requirements shall be applied to the testing that is required every 5 years:

1. The piping between the Fire Department Connection (FDC) and the standpipe shall be backflushed or inspected by approved camera when foreign material is present or when caps are missing, and also hydrostatically tested for all FDC's on any type of standpipe system. Hydrostatic testing shall also be conducted in accordance with NFPA 25 requirements for the different types of standpipe systems.
2. For any manual (dry or wet) standpipe system not having an automatic water supply capable of flowing water through the standpipe, the tester shall connect hose from a fire hydrant or portable pumping system (as approved by the *fire code official*) to each FDC, and flow water through the standpipe system to the roof outlet to verify that each inlet connection functions properly. Confirm that there are no open hose valves prior to introducing water into a dry standpipe. There is no required pressure criteria at the outlet. Verify that check valves function properly and that there are no closed control valves on the system.
3. Any pressure relief, reducing, or control valves shall be tested in accordance with the requirements of NFPA 25. All hose valves shall be exercised.
4. If the FDC is not already provided with approved caps, the contractor shall install such caps for all FDC's as required by the *fire code official*.
5. Upon successful completion of standpipe test, place a blue tag (as per Texas Administrative Code, Fire Sprinkler Rules for Inspection, Test and Maintenance Service (ITM) Tag) at the bottom of each standpipe riser in the building. The tag shall be check-marked as "Fifth Year" for Type of ITM, and the note on the back of the tag shall read "5 Year Standpipe Test" at a minimum.
6. The procedures required by Texas Administrative Code Fire Sprinkler Rules with regard to Yellow Tags and Red Tags or any deficiencies noted during the testing, including the required notification of the local Authority Having Jurisdiction (*fire code official*) shall be followed.
7. Additionally, records of the testing shall be maintained by the owner and contractor, if applicable, as required by the State Rules mentioned above and NFPA 25.
8. Standpipe system tests where water will be flowed external to the building shall not be conducted during freezing conditions or during the day prior to expected night time freezing conditions.

9. Contact the *fire code official* for requests to remove existing fire hose from Class II and III standpipe systems where employees are not trained in the utilization of this firefighting equipment. All standpipe hose valves must remain in place and be provided with an approved cap and chain when approval is given to remove hose by the *fire code official*.

Section 901.6 is amended by adding Section 901.6.4 to read as follows:

901.6.4 False Alarms and Nuisance Alarms. False alarms and nuisance alarms shall not be given, signaled or transmitted or caused or permitted to be given, signaled or transmitted in any manner.

Section 901.7 is amended to read as follows:

901.7 Systems Out of Service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated, or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. ...*{remaining text unchanged}*

Section 901.9 is amended to read as follows:

901.9 Termination or Change of Monitoring Service. Notice shall be made to the fire code official whenever contracted alarm services for monitoring of any fire alarm system are terminated for any reason, or a change in alarm monitoring provider occurs. Notice shall be made in writing to the fire code official by the building owner and monitoring service provider prior to the service being terminated.

Section 903.1.1 is amended to read as follows:

903.1.1 Alternative protection. Alternative automatic fire-extinguishing systems complying with Section 904 shall be permitted in addition to automatic sprinkler protection where recognized by the applicable standard, or as *approved* by the *fire code official*.

Section 903.2 is amended to read as follows:

903.2 Where required. *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12. Automatic Sprinklers shall not be installed in elevator machine rooms, elevator machine spaces, and elevator hoistways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances. Storage shall not be allowed within the elevator machine room. Signage shall be provided at the entry doors to the elevator machine room indicating “ELEVATOR MACHINERY – NO STORAGE ALLOWED.”

Section 903.2 is further amended by deleting the paragraph titled “Exception.”

Section 903.2.4.2 is amended to read as follows:

903.2.4.2 Group F-1 distilled spirits. An automatic sprinkler system shall be provided throughout a Group F-1 fire area used for the manufacture of distilled spirits involving more than 120-gallons of distilled spirits (>16% alcohol) in the fire area at any one time.

Section 903.2.9.3 is amended to read as follows:

903.2.9.3 Group S-1 distilled spirits or wine. An automatic sprinkler system shall be provided throughout a Group S-1 fire area used for the bulk storage of distilled spirits or wine involving more than 120 gallons of distilled spirits or wine (>16% alcohol) in the fire area at any one time.

Section 903.2.9.4 is deleted.

Section 903.2.9 is amended by adding Section 903.2.9.5 to read as follows:

903.2.9. Self-service storage facility. An automatic sprinkler system shall be installed throughout all self-service storage facilities.

Section 903.2.11.3 is amended to read in its entirety as follows (including deletion of the Exception):

903.2.11.3 Buildings 35 feet or more in height. An automatic sprinkler system shall be installed throughout buildings that have one or more stories, other than penthouses in compliance with Section 1511 of the *International Building Code*, that is located 35 feet (10,668 mm) or more above the lowest level of fire department vehicle access, measured to the finished floor.

Section 903.2.11 is amended by adding Sections 903.2.11.7, 903.2.11.8, and 903.2.11.9 to read as follows:

903.2.11.7 High-Piled Combustible Storage. For any building with a clear height exceeding 12 feet (4572 mm), see Chapter 32 to determine if those provisions apply.

903.2.11.8 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.

903.2.11.9 Buildings Over 6,000 sq. ft. An automatic sprinkler system shall be installed throughout all buildings with a building area 6,000 sq. ft. or greater and in all existing buildings that are enlarged to be 6,000 sq. ft. or greater. For the purpose of this provision, fire walls shall not define separate buildings.

Exception: Open parking garages in compliance with Section 406.5 of the *International Building Code* where all of the following conditions apply:

- a. The structure is freestanding.
- b. The Structure does not contain any mixed uses, accessory uses, storage room, electrical room, elevators, or spaces used or occupied for anything other than motor vehicle parking.
- c. The Structure does not exceed 3 stories.
- d. An approved fire apparatus access road is provided around the entire structure.

Section 903.3.1.1.1 is amended to read as follows:

903.3.1.1.1 Exempt Locations. When approved by the fire code official, automatic sprinklers shall not be required in the following rooms or areas where such ... {intervening text unchanged} ... because it is damp, of fire-resistance-rated construction or contains electrical equipment.

1. Any room where the application of water, or flame and water, constitutes a serious life or fire hazard.
2. Any room or space where sprinklers are considered undesirable because of the nature of the contents, when approved by the code official.
3. Generator and transformer rooms, under the direct control of a public utility, separated from the remainder of the building by walls and floor/ceiling or roof/ceiling assemblies having a fire-resistance rating of not less than 2 hours.
4. Elevator machine rooms, machinery spaces, and hoist ways, other than pits where such sprinklers would not necessitate shunt trip requirements under any circumstances.

Section 903.3.1.2 is amended to read as follows:

903.3.1.2 NFPA 13R Sprinkler Systems. Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. The floor level of the highest story is 35-feet (10668 mm) or less above the lowest level of fire department vehicle access.
3. The floor level of the lowest story is 35-feet (10668 mm) or less below the lowest level of fire department vehicle access.

{No change to remainder of section.}

Section 903.3.1.2.2 is amended to read in its entirety as follows:

903.3.1.2.2 Corridors and Balconies. Sprinkler protection shall be provided in all corridors and for all balconies.

Section 903.3.1.2.3 is amended to read as follows:

Section 903.3.1.2.3 Attached Garages and Attics. Sprinkler protection is required in attached garages, and in the following attic spaces:

1. Attics that are used or intended for living purposes or storage shall be protected by an automatic sprinkler system.
2. Where fuel-fired equipment is installed in an un-sprinklered attic, not fewer than one quick-response intermediate temperature sprinkler shall be installed above

the equipment.

3. Attic spaces of buildings that are two or more stories in height above grade plane or above the lowest level of fire department vehicle access.
4. Group R-4, Condition 2 occupancy attics not required by Item 1 or 3 to have sprinklers shall comply with one of the following:
 - 4.1. Provide automatic sprinkler system protection.
 - 4.2. Provide a heat detection system throughout the attic that is arranged to activate the building fire alarm system.
 - 4.3. Construct the attic using noncombustible materials.
 - 4.4. Construct the attic using fire-retardant-treated wood complying with Section 2303.2 of the International Building Code.
 - 4.5. Fill the attic with noncombustible insulation.

Section 903.3.1.3 is amended to read as follows:

903.3.1.3 NFPA 13D sprinkler systems. *Automatic sprinkler systems* installed in one- and two-family *dwelling*s, Group R-3, Group R-4 Condition 1 and *townhouses* shall be permitted to be installed throughout in accordance with NFPA 13D or in accordance with state law.

Section 903.3.1 is amended by adding Section 903.3.1.4 to read as follows:

903.3.1.4 Freeze protection. Freeze protection systems for automatic fire sprinkler systems shall be in accordance with the requirements of the applicable referenced NFPA standard and this section.

903.3.1.4.1 Attics. Only dry-pipe, pre-action, or listed antifreeze automatic fire sprinkler systems shall be allowed to protect attic spaces.

Exception: Wet-pipe fire sprinkler systems shall be allowed to protect non-ventilated attic spaces where:

1. The attic sprinklers are supplied by a separate floor control valve assembly to allow ease of draining the attic system without impairing sprinklers throughout the rest of the building, and
2. Adequate heat shall be provided for freeze protection as per the applicable referenced NFPA standard, and
3. The attic space is a part of the building's thermal, or heat, envelope, such that insulation is provided at the roof deck, rather than at the ceiling level.

903.3.1.4.2 Heat trace/insulation. Heat trace/insulation shall only be allowed where approved by the fire code official for small sections of large diameter water-filled pipe.

Section 903.3.5 is amended by adding the following sentence at the end of the section:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10 psi safety factor. Reference Section 507.4 for additional design requirements.

Section 903.4 is amended by adding the following paragraph following the paragraph titled “Exceptions”:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 903.4.2 is amended by adding the following sentence at the end of the section:

The alarm device required on the exterior of the building shall be a weatherproof horn/strobe notification appliance with a minimum 75 candela strobe rating, installed as close as practicable to the fire department connection.

Section 905.3 is amended by adding Section 905.3.9 to read as follows:

905.3.9 Buildings Exceeding 10,000 sq. ft. In buildings exceeding 10,000 square feet in area per story and where any portion of the building’s interior area is more than 200 feet (60,960 mm) of travel, vertically and horizontally, from the nearest point of fire department vehicle access, Class I automatic wet or manual wet standpipes shall be provided.

Exceptions:

1. Automatic dry and semi-automatic dry standpipes are allowed as provided for in NFPA 14.
2. R-2 occupancies of four stories or less in height having no interior corridors.

Section 905.4 is amended by amending numbered paragraphs 1, 3, 5, and 7 to read as follows:

1. In every required exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at an intermediate landing between stories, unless otherwise approved by the fire code official.

Exception: {no change}

3. In every exit passageway, at the entrance from the exit passageway to other areas of a building.

Exception: Where floor areas adjacent to an exit passageway are reachable from an exit stairway hose connection by a {remainder of Exception unchanged.}

5. Where the roof has a slope less than four units vertical in 12 units horizontal (33.3-percent slope), each standpipe shall be provided with a two-way hose connection located to serve the roof or at the highest landing of an exit stairway with stair access to the roof provided in accordance with Section 1011.12.

Section 905.4 is amended by adding a numbered paragraph 7 to read as follows:

7. When required by this Chapter, standpipe connections shall be placed adjacent to all required exits to the structure and at two hundred foot (200') intervals along major corridors thereafter, or as approved by the fire code official.

Section 905.8 is amended to read as follows:

905.8 Dry standpipes. Dry standpipes shall not be installed.

Exception: Where subject to freezing and in accordance with NFPA 14. Additionally, manual dry standpipe systems shall be supervised with a minimum of 10 psig and a maximum of 40 psig air pressure with a high/low Supervisory alarm.

905.9 is amended by adding the following paragraph after the “Exceptions”:

Sprinkler and standpipe system water-flow detectors shall be provided for each floor tap to the sprinkler system and shall cause an alarm upon detection of water flow for more than 45 seconds. All control valves in the sprinkler and standpipe systems except for fire department hose connection valves shall be electrically supervised to initiate a supervisory signal at the central station upon tampering.

Section 906.1 is amended by deleting in its entirety paragraph 3 (including all subparagraphs) under “Exceptions” in number subsection 1.

Section 907.1 is amended by adding Section 907.1.4 and Section 907.1.5 to read as follows:

907.1.4 Design standards. Where a new fire alarm system is installed, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke detectors shall have analog initiating devices.

907.1.5 Required Installations. Where required installation of a fire alarm notification system:

1. Any commercial building over 5,999 sq. ft. shall be installed with a fire alarm notification system (in compliance with 907.5.2.3.1) to compliment the sprinkler system. Approved systems shall include full audio/visual notification services. The system shall be monitored by an approved supervising station.
2. Buildings 5,999 sq. ft. and under shall install an approved automatic and manual fire alarm system and shall include full audio/visual notification services and requirements that meets NFPA 72. The system shall be monitored by an approved supervising station. Shall be required in any of the following:
 - 2.1 New multiple occupancy commercial construction.

- 2.2 Existing multiple occupancy commercial building with a change of occupancy use.
- 2.3 Existing commercial building that has been changed into a multiple occupancy use.

Section 907.2.1 is amended to read as follows:

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies having an occupant load of 300 or more persons or more than 100 persons above or below the lowest level of exit discharge. Group A occupancies not separated from one another in accordance with Section 707.3.-10 of the *International Building Code* shall be considered as a single occupancy for the purposes of applying this section. Portions of Group E occupancies occupied for assembly purposes shall be provided with a fire alarm system as required for the Group E occupancy.

Exception: {No change.}

Activation of fire alarm notification appliances shall:

- 1. Cause illumination of the *means of egress* with light of not less than 1 foot-candle (11 lux) at the walking surface level, and
- 2. Stop any conflicting or confusing sounds and visual distractions.

Section 907.2.3 is amended to read as follows:

907.2.3 Group E. A manual fire alarm system that initiates the occupant notification signal utilizing an emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6 shall be installed in Group E educational occupancies. When *automatic sprinkler systems* or smoke detectors are installed, such systems or detectors shall be connected to the building fire alarm system. An approved smoke detection system shall be installed in Group E day care occupancies. Unless separated by a minimum of 100' open space, all buildings, whether portable buildings or the main building, will be considered one building for alarm occupant load consideration and interconnection of alarm systems.

Exceptions:

- 1. A manual fire alarm system is not required in Group E occupancies with an occupant load of 50 or less.
 - 1.1. Residential In-Home day care with not more than 12 children may use interconnected single station detectors in all habitable rooms. (For care of more than five children 2 1/2 or less years of age, see Section 907.2.6.)

[No change to remaining Exceptions]

Section 9.7.2.10 is amended to read as follows:

907.2.10 Group S. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group S public- and self-storage occupancies

interior corridors and interior common areas. Visible notification appliances are not required within storage units.

Exception: {No change}

Section 907.2.13 is amended by amending paragraph 3 under “Exceptions” to read as follows:

3. Open air portions of buildings with an occupancy in Group A-5 in accordance with Section 303.1 of the *International Building Code*; however, this exception does not apply to accessory uses including but not limited to sky boxes, restaurants and similarly enclosed areas.

Section 907.4.2.5 is amended by adding Section 907.4.2.5.1 to read as follows:

907.4.2.5.1 Protective Covers. Protective covers for the double action manual pull stations, that are located at the designated emergency exits, are required in " I " occupancies when magnetic locking devices are allowed to be utilized on the designated emergency exits and signage is posted above the manual pull stations stating, " Pull to Release Door in an Emergency.

Section 907.4.2 is amended by adding Section 907.4.2.7 to read as follows:

907.4.2.7 Type. Manual alarm initiating devices shall be an approved double action type.

Section 907.5.2.1 is amended to read as follows:

907.5.2.1 Audible Alarms. Audible fire alarm notification appliances shall be provided, audible appliances shall emit a distinctive sound that is not to be used for any purpose other than that of a fire alarm. Each individual suite or occupancy, within a sprinklered building, that is not required in other sections of this code to provide audible notification to the building occupants and shall install audible fire alarm devices with a temporal pattern connected to the fire alarm panel that provides notification of a fire alarm condition if one is detected in the building.

{No change to exceptions}

Section 907.5.3 is amended to read as follows:

907.5.2.3 Visible Alarms. Visible alarm notification appliances shall be provided in accordance with maintain consistency throughout all commercial Section 907.5.2.3.1 through 907.5.2.3.3. Each individual suite or occupancy, within a sprinklered building, that is not required in other sections of this code to provide visible notification to the building occupants and shall install visible fire alarm devices connected to the fire alarm panel that provides notification of a fire alarm condition if one is detected in the building.

Exceptions: Delete paragraph 1. Remainder of exceptions unchanged.

Section 907.6.1 is amended by adding Section 907.6.1.1 to read as follows:

907.6.1.1 Wiring Installation. All fire alarm systems shall be installed in such a manner that a failure of any single initiating device or single open in an initiating circuit conductor will not interfere with the normal operation of other such devices. All signaling line circuits (SLC) shall be installed in such a way that a single open will not interfere with the operation of any addressable

devices (Class A). Outgoing and return SLC conductors shall be installed in accordance with NFPA 72 requirements for Class A circuits and shall have a minimum of four feet separation horizontal and one foot vertical between supply and return circuit conductors. The initiating device circuit (IDC) from a signaling line circuit interface device may be wired Class B, provided the distance from the interface device to the initiating device is ten feet or less.

Section 907.6.3 is amended by deleting all four “Exceptions.”

Section 907.6.6 is amended to read as follows:

907.6.6 Monitoring. Fire Alarm systems required by this chapter of the International Building Code shall be monitored by an approved supervising station in accordance with NFPA 72. See 907.6.3 for the required information transmitted to the supervising station.

Exceptions: {No change}

Section 907.9 is amended to read as follows:

907.9 Where Required in Existing Buildings and Structures. An approved fire alarm system shall be provided in existing buildings and structures where required by Chapter 11. Each individual suite or occupancy, within a sprinklered building that is not required in other sections of this code to provide visible and audible notification to the building occupants and shall install audible fire alarm devices with a temporal pattern connected to the fire alarm panel that provides notification of a fire alarm condition if one is detected in the building.

Section 910.2 is amended by amending paragraphs 2 and 3 under “Exceptions” to read as follows:

2. Only manual smoke and heat removal shall be required in areas of buildings equipped with early suppression fast-response (ESFR) sprinklers. Automatic smoke and heat removal is prohibited.
3. Only manual smoke and heat removal shall be required in areas of buildings equipped with control mode special application sprinklers with a response time index of $50(m \cdot S)^{1/2}$ or less that are listed to control a fire in stored commodities with 12 or fewer sprinklers. Automatic smoke and heat removal is prohibited.

Section 910.2 is amended by adding Section 910.2.3 to read as follows:

910.2.3 Group H. Buildings and portions thereof used as a Group H occupancy as follows:

1. In occupancies classified as Group H-2 or H-3, any of which are more than 15,000 square feet (1394 m²) in single floor area.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

2. In areas of buildings in Group H used for storing Class 2, 3, and 4 liquid and solid oxidizers, Class 1 and unclassified detonable organic peroxides, Class 3 and 4 unstable (reactive) materials, or Class 2 or 3 water-reactive materials as required for a high-hazard commodity classification.

Exception: Buildings of noncombustible construction containing only noncombustible materials.

Section 910.4.3.1 is amended to read as follows:

910.4.3.1 Makeup Air. Makeup air openings shall be provided within 6 feet (1829 mm) of the floor level. Operation of makeup air openings shall be automatic. The minimum gross area of makeup air inlets shall be 8 square feet per 1,000 cubic feet per minute (0.74 m² per 0.4719 m³/s) of smoke exhaust.

Section 912.2 is amending by adding Sections 912.2.3 and 912.2.4 to read as follows:

912.2.3 Hydrant distance. An approved fire hydrant shall be located within 100 feet of the fire department connection as the fire hose lays along an unobstructed path.

912.2.4 Fire Department Connection Distance from Fire Lane. All fire department connections shall be located within 50 feet of an approved fire lane access roadway.

Section 913.2.1 is amended by adding the following sentence and exception to read as follows:

...When located on the ground level at an exterior wall, the fire pump room shall be provided with an exterior fire department access door that is not less than 3 ft. in width and 6 ft. – 8 in. in height, regardless of any interior doors that are provided. A key box shall be provided at this door, as required by Section 506.1.

Exception: When it is necessary to locate the fire pump room on other levels or not at an exterior wall, the corridor leading to the fire pump room access from the exterior of the building shall be provided with equivalent fire resistance as that required for the pump room, or as approved by the *fire code official*. Access keys shall be provided in the key box as required by Section 506.1.

Section 914.3.1.2 is amended to read as follows:

914.3.1.2 Water Supply to required Fire Pumps. In buildings that are more than 120 feet (36.6 m) in *building height*, required fire pumps shall be supplied by connections to no fewer than two water mains located in different streets. Separate supply piping shall be provided between each connection to the water main and the pumps. Each connection and the supply piping between the connection and the pumps shall be sized to supply the flow and pressure required for the pumps to operate.

Exception: {No change to exception.}

Section 1006.2.1 is amended by amending paragraph 3 under “Exceptions” to read as follows:

3. Unoccupied rooftop mechanical rooms and penthouses are not required to comply with the common path of egress travel distance measurement.

Section 1008.3.3 is amended by amending paragraph 5 under “Exceptions” to read as follows:

5. All public restrooms in a building that is required to provide illumination for the means of egress.

Section 1009.1 is amended by adding paragraph 3 under “Exceptions” to read as follows:

3. Buildings regulated under State Law and built-in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009.

Section 1009.8 is amended by adding paragraph 7 under “Exceptions” to read as follows:

7. Buildings regulated under State Law and built in accordance with State registered plans, including any variances or waivers granted by the State, shall be deemed to be in compliance with the requirements of Section 1009 and Chapter 11.

Section 1010.2.5 is amended by amending paragraphs 3 and 4 under “Exceptions” to read as follows:

3. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F, M or S occupancy. {remainder unchanged}
4. Where a pair of doors serves a Group A, B, F, M or S occupancy {remainder unchanged}

Section 1015.8 is amended by amending numbered paragraph 1 to read as follows:

1. Operable windows where the top of the sill of the opening is located more than 55-feet (16,764 mm) above the finished grade or other surface below and that are provided with window fall prevention devices that comply with ASTM F 2006.

Section 1020.2 is amended by adding paragraph 6 under “Exceptions” to read as follows:

- 6 In un-sprinklered group B occupancies, corridor walls and ceilings need not be of fire-resistive construction within a single tenant space when the space is equipped with approved automatic smoke-detection within the corridor. The actuation of any detector must activate self-annunciating alarms audible in all areas within the corridor. Smoke detectors must be connected to an approved automatic fire alarm system where such system is provided.

Section 1030.1.1.1 is amended by adding paragraph 4 under “Exceptions” to read as follows:

4. Where alternate means or methods are submitted to and approved by the Building and Fire Officials

Section 1032.2 in amended to read as follows:

1032.2 Reliability. Required *exit accesses*, *exits* and *exit discharges* shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency. An *exit* or *exit passageway* shall not be used for any purpose that interferes with a

means of egress.

Section 1103.2 is amended by amending numbered paragraph 2 to read as follows:

2. Shall be completed within 24 months from date of notification by the fire code official.

Section 1103.3 is amended by adding the following sentence to the end of the paragraph:

Provide emergency signage as required by Section 606.3.

Section 1103.5.1 is amended by adding the following sentence:

Fire sprinkler system installation shall be completed within 24 months from date of notification by the fire code official.

Section 1103.5 is amended by adding Section 1103.5.6 to read as follows:

1103.5.3 Spray Booths and Rooms. Existing spray booths and spray rooms shall be protected by an approved automatic fire-extinguishing system in accordance with Section 2404.

Section 1103.7 is amended by adding Section 1103.7.7 and 1103.7.7.1 to read as follows:

1103.7.7 Fire Alarm System Design Standards. Where an existing fire alarm system is upgraded or replaced, the devices shall be addressable. Fire alarm systems utilizing more than 20 smoke and/or heat detectors shall have analog initiating devices.

Exception: Existing systems need not comply unless the total building, or fire alarm system, remodel or expansion exceeds 30% of the building. When cumulative building, or fire alarm system, remodel or expansion initiated after the date of original fire alarm panel installation exceeds 50% of the building, or fire alarm system, the fire alarm system must comply within 18 months of permit application.

1103.7.7.1 Communication requirements. Refer to Section 907.6.6 for applicable requirements.

Section 1203.1.3 is amended to read as follow:

1203.1.3 Emergency power systems and standby power systems shall be installed in accordance with the *International Building Code*, NFPA 70, NFPA 110 and NFPA 111. Existing installations shall be maintained in accordance with the original approval, except as specified in Chapter 11.

Section 1203.1.5 is amended to read as follows:

1203.1.5 Load Duration. Emergency power systems and standby power systems shall be designed to provide the required power for a minimum duration of 2 hours without being refueled or recharged, unless specified otherwise in this code.

Exception: Where the system is supplied with natural gas from a utility provider and is approved.

Section 1203.1.10 is amended to read as follows:

1203.1.10 Critical Operations Power Systems (COPS). For Critical Operations Power Systems necessary to maintain continuous power supply to facilities or parts of facilities that require continuous operation for the reasons of public safety, emergency management, national security, or business continuity, see NFPA 70.

Section 1203.2 is amended to read as follows:

1203.2 Where Required. Emergency and standby power systems shall be provided where required by Sections 1203.2.1 through 1203.2.26 or elsewhere identified in this code or any other referenced code.

Section 1203.2.4 is amended to read as follows:

1203.2.4 Emergency Voice/alarm Communications Systems. Emergency power shall be provided for emergency voice/alarm communications systems in the following occupancies, or as specified elsewhere in this code, as required in Section 907.5.2.2.5. The system shall be capable of powering the required load for a duration of not less than 24 hours, as required in NFPA 72.

1. Covered and Open Malls, Section 907.2.20 and 914.2
2. Group A Occupancies, Sections 907.2.1 and 907.5.2.2
3. Special Amusement Areas, Section 907.2.12 and 914.7
4. High-rise Buildings, Section 907.2.13 and 914.3
5. Atriums, Section 907.2.14 and 914.4
6. Deep Underground Buildings, Section 907.2.19 and 914.5

Sections 1203.2.16 and 1203.2.16 are amended to read as follows:

1203.2.14 Means of Egress Illumination. Emergency power shall be provided for *means of egress* illumination in accordance with Sections 1008.3 and 1104.5.1. (90 minutes)

1203.2.15 Membrane Structures. Emergency power shall be provided for *exit* signs in temporary tents and membrane structures in accordance with Section 3103.12.6. (90 minutes) Standby power shall be provided for auxiliary inflation systems in permanent membrane structures in accordance with Section 2702 of the *International Building Code*. (4 hours) Auxiliary inflation systems shall be provided in temporary air-supported and air-inflated membrane structures in accordance with Section 3103.10.4.

Section 1203.2.18 is amended to read as follows:

1203.2.18 Smoke Control Systems. Standby power shall be provided for smoke control systems in the following occupancies, or as specified elsewhere in this code, as required in Section 909.11:

1. Covered Mall Building, International Building Code, Section 402.7
2. Atriums, International Building Code, Section 404.7
3. Underground Buildings, International Building Code, Section 405.8
4. Group I-3, International Building Code, Section 408.4.2

5. Stages, International Building Code, Section 410
6. Special Amusement Areas (as applicable to Group A's), International Building Code, Section 411
7. Smoke Protected Seating, Section 1030.6.2

Sections 1203.2.20 through 1203.2.26 are amended to read as follows:

1203.2.20 Covered and Open Mall Buildings. Emergency power shall be provided in accordance with Section 907.2.20 and 914.2.

1203.2.21 Airport Traffic Control Towers. A standby power system shall be provided in airport traffic control towers more than 65 ft. in height. Power shall be provided to the following equipment:

1. Pressurization equipment, mechanical equipment and lighting.
2. Elevator operating equipment.
3. Fire alarm and smoke detection systems.

1203.2.22 Smokeproof Enclosures and Stair Pressurization Alternative. Standby power shall be provided for smokeproof enclosures, stair pressurization alternative and associated automatic fire detection systems as required by the *International Building Code*, Section 909.20.7.2.

1203.2.23 Elevator Pressurization. Standby power shall be provided for elevator pressurization system as required by the *International Building Code*, Section 909.21.5.

1203.2.24 Elimination of Smoke Dampers in Shaft Penetrations. Standby power shall be provided when eliminating the smoke dampers in ducts penetrating shafts in accordance with the *International Building Code*, Section 717.5.3, exception 2.3.

1203.2.25 Common Exhaust Systems for Clothes Dryers. Standby power shall be provided for common exhaust systems for clothes dryers located in multistory structures in accordance with the *International Mechanical Code*, Section 504.10, Item 7.

1203.2.26 Means of Egress Illumination in Existing Buildings. Emergency power shall be provided for *means of egress* illumination in accordance with Section 1104.5 when required by the fire code official. (90 minutes in I-2, 60 minutes elsewhere.)

Section 2304.1 is amended to read as follows:

2304.1 Supervision of Dispensing. The dispensing of fuel at motor fuel-dispensing facilities shall be in accordance with the following:

1. Conducted by a qualified attendant; and/or,
2. Shall be under the supervision of a qualified attendant; and/or
3. Shall be an unattended self-service facility in accordance with Section 2304.3.

At any time, the qualified attendant of item Number 1 or 2 above is not present, such operations shall be considered as an unattended self-service facility and shall also comply with Section 2304.3.

Section 2401.2 is deleted.

Section 3103.3.1 is deleted.

Table 3206.2 is amended by amending Footnote h to read as follows:

- h. Where storage areas are protected by either early suppression fast response (ESFR) sprinkler systems or control mode special application sprinklers with a response time index of $50 (m \cdot s)^{1/2}$ or less that are listed to control a fire in the stored commodities with 12 or fewer sprinklers, installed in accordance with NFPA 13, manual smoke and heat vents or manually activated engineered mechanical smoke exhaust systems shall be required within these areas.

Table 3206.2, is amended by adding footnote j to row titled 'High Hazard' and 'Greater than 300,000' to read as follows:

- j. High hazard high-piled storage areas shall not exceed 500,000 square feet. A 2-hour fire wall constructed in accordance with Section 706 of the *International Building Code* shall be used to divide high-piled storage exceeding 500,000 square feet in area.

Section 3311.1 is amended to read as follows:

Section 3311.1 Required access. Approved vehicle access for firefighting and emergency response shall be provided to all construction or demolition sites. Vehicle access shall be provided to within 50-feet (15,240 mm) of temporary or permanent fire department connections. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. When fire apparatus access roads are required to be installed for any structure or development, access shall be approved prior to the time which construction has progressed beyond completion of the foundation of any structure. Whenever the connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an approved sign.

Section 5601.1.3 is amended to read in its entirety as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.

Exceptions:

1. Only when approved for fireworks displays, storage and handling of fireworks as allowed in Section 5604 and 5608.
2. The use of fireworks for approved displays as allowed in Section 5608.

Section 5703.6 is amended to read as follows:

5703.6 Piping systems. Piping systems, and their component parts, for flammable and combustible liquids shall be in accordance with Sections 5703.6.1 through 5703.6.11. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.2.11.4 is amended to read as follows:

5704.2.11.4 Leak prevention. Leak prevention for underground tanks shall comply with Sections 5704.2.11.4.1 through 5704.2.11.4.3. An *approved* method of secondary containment shall be provided for underground tank and piping systems.

Section 5704.2.11.4.2 is amended to read as follows:

5704.2.11.4.2 Leak detection. Underground storage tank systems shall be provided with an *approved* method of leak detection from any component of the system that is designed and installed in accordance with NFPA 30 and as specified in Section 5704.2.11.4.3.

Section 5704.2.11.4 is amended by adding Section 5704.2.11.4.3 to read as follows:

5704.2.11.4.3 Observation Wells. Approved sampling tubes of a minimum 4 inches in diameter shall be installed in the backfill material of each underground flammable or combustible liquid storage tank. The tubes shall extend from a point 12-inches below the average grade of the excavation to ground level and shall be provided with suitable surface access caps. Each tank site shall provide a sampling tube at the corners of the excavation with a minimum of 4 tubes. Sampling tubes shall be placed in the product line excavation within 10 feet of the tank excavation and one every 50-feet routed along product lines towards the dispensers, a minimum of two are required.

Section 5707.4 is amended by adding the following to the end of the paragraph:

Mobile fueling sites shall be restricted to commercial, industrial, governmental, or manufacturing, where the parking area having such operations is primarily intended for employee vehicles. Mobile fueling shall be conducted for fleet fueling or employee vehicles only, not the general public. Commercial sites shall be restricted to office-type or similar occupancies that are not primarily intended for use by the public.

Section 6103.2.1 is amended by adding Section 6103.2.1.8 to read as follows:

6103.2.1.8 Jewelry Repair, Dental Labs and Similar Occupancies. Where natural gas service is not available, portable LP-Gas containers are allowed to be used to supply approved torch assemblies or similar appliances. Such containers shall not exceed 20-pound (9.0 kg) water capacity. Aggregate capacity shall not exceed 60-pound (27.2 kg) water capacity. Each device shall be separated from other containers by a distance of not less than 20-feet.

Section 6104.2 is amended by adding a paragraph 2 under “Exception” to read as follows:

2. Except as permitted in 308 and 6104.3.3, LP-gas containers are not permitted in residential areas.

Section 6104.3 is amended by adding Section 6104.3.3 to read as follows:

6104.3.3 Spas, Pool Heaters and Other Listed devices. Where natural gas service is not available, an LP gas container is allowed to be used to supply spa and pool heaters or other listed devices. Such container shall not exceed 250-gallon water capacity per lot. See Table 6104.3 for location of containers.

Exception: Lots where LP gas can be off loaded wholly on the property where the tank is located; may install up to 500 gallon above ground or 1,000 gallon underground approved containers.

Section 6107.4 is amended to read as follows:

6107.4 Protecting Containers from Vehicles. Where exposed to vehicular damage due to proximity to alleys, driveways or parking areas, LP-gas containers, regulators and piping shall be protected in accordance with Section 312.

Section 6109.13 is amended to read as follows, including deletion of the Exception:

6109.13 Protection of Containers. LP-gas containers shall be stored within a suitable enclosure or otherwise protected against tampering. Vehicle impact protection shall be provided as required by Section 6107.4.

Table B105.2 in Appendix B is amended by amending footnote a. to read as follows:

a. The reduced fire-flow shall be not less than 1,500 gallons per minute.

Section D102.1 in Appendix D is amended to read as follows:

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 85,000 pounds (38,556 kg).

Section D103.4 and Table D103.4 in Appendix D are amended to read as follows:

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	24	None required
151–500	24	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

Section D103.5 in Appendix D is amended by amending numbered paragraph 1 to read as follows:

1. Where a single gate is provided, the gate width shall be not less than 24 feet (7315.2 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).

Section D103.6 in Appendix D is amended to read as follows:

D103.6 Marking. Striping, signs, or other markings, when approved by the *fire code official*, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Striping, signs and other markings shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

(1) Striping – Fire apparatus access roads shall be continuously marked by painted lines of red traffic paint six inches (6”) in width to show the boundaries of the lane. The words “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” shall appear in four inch (4”) white letters at 25 feet intervals on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

(2) Signs – Signs shall read “NO PARKING FIRE LANE” or “FIRE LANE NO PARKING” and shall be 12” wide and 18” high (See Figure D103.6). Signs shall have red letters on a white reflective background, using not less than 2” lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6’6”) above finished grade. Signs shall be spaced not more than fifty feet (50’) apart along both sides of the fire lane. Signs may be installed on permanent buildings or walls or as approved by the Fire Chief.

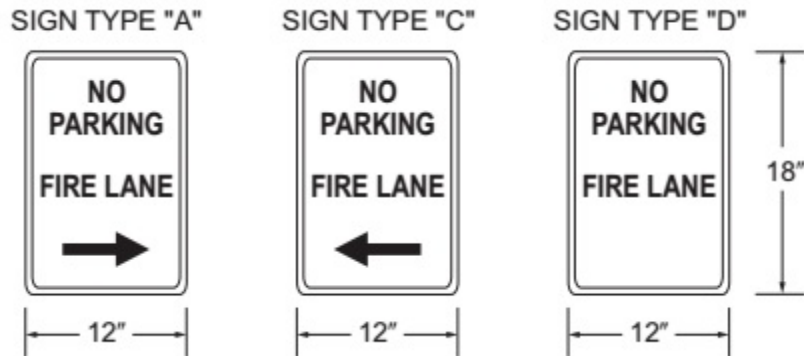


FIGURE D103.6
FIRE LANE SIGNS

Sections D103.6.1 and D103.6.2 are deleted.

Section D104.3 in Appendix D is amended to read as follows:

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses, or as *approved by the fire code official*.

Section D105.3 in Appendix D is amended to read as follows:

D105.3 Proximity to building. Unless otherwise approved by the fire code official, one or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be *approved by the fire code official*.

Section D106.3 in Appendix D is amended to read as follows:

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved by the fire code official*.

Section D107.2 in Appendix D is amended to read as follows:

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses, or as *approved by the fire code official*.

Section L101.1 in Appendix L is amended to read as follows:

Section L101.1 Scope. Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix in new buildings when any of the following conditions occur:

1. Any new building 5 or more stories in height.
2. Any new building with 2 or more floors below grade.
3. Any new building 500,000 square feet or more in size.

Each stairwell shall have a supply riser. SCBA fill panels shall be located on odd numbered floors commencing at the first level in the primary stairwell and on even numbered floors commencing at level 2 in the remaining stairwells. Fill panels in buildings over 500,000 square feet shall be located adjacent to each standpipe connection.

Section L104.13.1 in Appendix L is deleted in its entirety.

Section L104.14 in Appendix L is amended by adding the following to the end of the paragraph:

The external mobile air connection shall be located with approved separation from the Fire Department Connection (FDC) to allow functionality of both devices by first responders; shall be visible from and within 50 ft. of a fire apparatus access road along an unobstructed path; and shall be located in an approved signed, secured cabinet.

Sec. 46-44. Fees and Charges.

Any and all fees and charges proscribed by the Fire Code, whether or not originally adopted by ordinance, shall be adopted or amended by resolution approved by the city council and incorporated into an official schedule of fees, a copy of which shall be placed on file and maintained in the office of the city secretary and made available for public inspection.

Sec. 46-45 Penalty

The provisions of this article constitute an ordinance that governs fire safety within the City, the violations of which shall be subject to the appropriate penalty set forth in Sec. 1-16 of this Code.

Sec. 46-46. Waivers.

On application of the owner of the property, the city council may on good cause shown grant a waiver of specific provisions of the Fire Code where such waiver will not result in a hazardous condition or imminent danger to person or property.

SECTION 2. Except as provided in Section 1 of this Ordinance, all provisions of the Ordinances of the City of Lake Dallas, Texas, in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the Ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this

Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense as set forth in Section 1-16 of the Code of Ordinances.

SECTION 6. This ordinance shall take effect on the first day of the calendar month following its passage and publication in accordance with the provisions of the state law and the Charter of the City of Lake Dallas.

PASSED AND APPROVED THIS THE 13TH DAY OF OCTOBER 2022.

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:10/7/2022:131822)



**CITY COUNCIL
AGENDA MEMO**

Prepared By: David R. Gattis, FAICP, Consulting Planner

October 13, 2022

Detailed Site Plan –Lot 2-A, Block A, Gatlin Addition

DESCRIPTION

Consider an Ordinance adopting a Detailed Site Plan request for Lake Dallas Storage, a 4.767-acre project on Lot 2-A, Block A, Gatlin Addition, generally located north of Carlisle Drive and east of the DCTA Rail Trail. The proposed development will include 210 storage spaces for recreation vehicles.

EXISTING CONDITIONS

The property is zoned C-1 Retail and is currently undeveloped, consisting of open pasture with mature trees scattered along the perimeter of the site. The property is not within the 100-year floodplain.

ADJACENT LAND USES

North: Single-family residences and businesses zoned C-1 Retail

East: Single-family residences zoned R-1-6000-Single Family Dwelling District

South: The Children’s Learning Center zoned C-1-Retail

West: Undeveloped parcel zoned C-1 Retail

BACKGROUND INFORMATION

The applicant and owner, Ms. MaryKay Smith, received a Specific Use Permit (Ordinance 2021-17) in November 2021 to allow a “storage facility” on Lot 2-A, Block A, Gatlin Addition, a 4.767-acre tract near the corner of Carlisle Drive and the DCTA rail corridor. The ordinance included eight conditions as summarized below:

1. The Ordinance shall be amended adopting a detailed site plan and any other conditions,
2. No commercial vehicles shall be parked or stored on the Property,
3. No semitrailers or pole trailers shall be parked or stored on the property
4. No sales, business or any other activity other than storage is allowed (an on-site office associated with the storage facility is allowed),
5. Residential use is prohibited,
6. Storage of boats and recreational vehicles is allowed,
7. All screening may consist of an 8-foot wood fence matching the existing fence, and
8. The open storage area may consist of a permeable hard surface, but gravel is not allowed.

The applicant originally submitted a detailed site plan for both Lots 2-A and 3-A, Block A, Gatlin Addition and staff reviewed the enlarged project. There was some confusion about the zoning classification of Lot 3-A, so the applicant revised their application to reflect only Lot 2-A. The revised application arrived on the Friday (July 15th) prior to the Planning and Zoning Commission meeting on July 21st. The Planning and Zoning Commission recommended approval of the July 15th Site Plan, subject to the following conditions:

1. Add the SUP conditions to the face of the plat,
2. Revise the metes and bounds to correctly reflect the land in the site plan,
3. Approval of the pavement design and drainage plan by the City Engineer,
4. Approval of the fire hydrant location(s) by the Fire Marshall, and
5. Obtain offsite drainage easements for the pond discharge.

The current submittal meets all the July Commission conditions.

PLANNING ANALYSIS

The most recent Site Plan (submitted September 14th) shows four covered storage buildings, containing 42 spaces, and 168 uncovered storage spaces for recreation vehicles. The metes and bounds description is for Lot 2-A, even though portions of the site plan extend onto Lot 3-A. The Vicinity Map shows both Lots 2-A and 3-A.

The access will be through Lot 3-A on a 24-foot Fire Lane and Emergency Access Easement. Entry will be controlled by a gate approximately 100 feet from the Carlisle Street right-of-way. The most recent submittal shows a slight realignment of the entry road. The internal drives are shown to be 24-foot-wide asphalt fire lanes with an 85,000-pound load capacity, while the remainder of the site is shown to be decomposed granite. The City Engineer has approved the paving plan.

The fire lanes meet the requirements of the Fire Department (24-foot-wide, 85,000-pound load capacity, etc.) The applicant is proposing two fire hydrants on the property. The Fire Marshall has approved the hydrant locations.

The applicant is proposing to retain all existing trees. The Special Use Permit provides that the only screening required is an 8-foot wood fence to be located on the property line. The applicant had originally proposed limited landscaping at the entrance at Carlisle Street, but the most recent submittal proposes no new landscaping beyond retaining the existing oak and hackberry trees. Because the proposed project is a vehicle storage area, is entirely screened from adjacent property, and Lot 2-A is not adjacent to a public street, the landscape provisions in the Zoning Ordinance are not applicable.

The City Engineer has reviewed the drainage plans and has approved the site plan. The West and East detention ponds drain onto adjacent private property. Although the detention ponds will keep the flow rates at or below existing conditions, the existing diffuse sheet flow will be concentrated into a single discharge point at the outfall of the pond. The discharge must be returned to near natural flow or offsite drainage easements (or other written authorization) should be required from the adjacent

property owner to accept the concentrated flow at the proposed location. The applicant has provided an signed letter from the adjacent property owner to the east (Mr. Paul Perry) who has agreed to dedicate an easement, but the actual easement has not been provided to the City. The property to the west is owned by the applicant and an easement is indicated on the Site Plan, but the actual easement has not been provided to the City.

RECOMMENDATION

City staff recommends the following motion:

I move to recommend City Council **APPROVE/DENY** the Ordinance amending Ordinance 2021-17 by adopting a Detailed Site Plan for Lake Dallas Storage (Lot 2-A, Block A, Gatlin Addition.)

ATTACHMENTS:

1. Ordinance 2022- Ordinance Adopting Detailed Site Plan
2. Ordinance 2021-17, Special Use Permit
3. Detailed Site Plan for Lake Dallas Storage (September 19, 2022)
4. Fifth review of drainage plan by City Engineer (September 21, 2022)
5. Letter from Perry Custom Builders, dated 9-6-2022

ORDINANCE NO. 2022-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING REGULATIONS AND ZONING MAP BY AMENDING ORDINANCE NO. 2021-17 GRANTING A SPECIAL USE PERMIT FOR A STORAGE FACILITY ON LOT 2-A, BLOCK A, GATLIN ADDITION BY ADOPTING A DETAILED SITE PLAN AND ADDITIONAL CONDITIONS AND REGULATIONS REGARDING SUCH STORAGE FACILITY USE; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be further amended.

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

SECTION 1. AMENDMENT TO DEVELOPMENT REGULATIONS

The Zoning Regulations and Zoning Map of the City of Lake Dallas, Texas, as previously amended, (collectively, the “Zoning Regulations”) be further amended relating to the use and development of Lot 2-A, Block A, Gatlin Addition, an addition to the City of Lake Dallas, Texas, according to the plat thereof recorded as Document No. 2019-83, Plat Records, Denton County, Texas (“the Property”) by amending Ordinance No. 2021-17 which granted a special use permit to develop and use the Property as a Storage Facility by adopting a Detailed Site Plan and additional conditions and regulations relating to such Storage Facility use as follows:

- A.** If developed and used as a Storage Facility, the Property shall be developed and used in accordance with the Zoning Regulations, Ordinance No. 2021-17, and the Detailed Site Plan attached hereto as Exhibit “A” and incorporated herein by reference;
- B.** The Property shall be developed substantially in accordance with the various drainage plans and specifications set forth in Exhibit “B” and incorporated herein by reference (the “Drainage Plan”); provided, however, the City Manager, in consultation with and upon the approval of the City’s engineer of record, shall be authorized to approve changes to the Drainage Plan without further amendments to this Ordinance if such changes are determined to be reasonable and necessary;

- C.** No building permit shall be granted for the construction of any building to be located on the Property unless and until the owner of any property adjacent to the east of the Property has conveyed to the owner of the Property a drainage in a form approved by the City Attorney and the City's engineer of record and recorded in the Official Public Records of Denton County, Texas, said drainage easement to, as a minimum, include and/or provide for:
- (1)** A survey of the boundaries of the area of the adjacent property to be encompassed within the drainage easement (the "Easement Property") prepared by a Texas registered public land surveyor accompanied by a metes and bounds description of the easement area;
 - (2)** Conveyance to the owner of the Property, of the right of ingress, egress, and regress therein, to erect, construct, reconstruct, install, replace, repair, operate, use, inspect, modify, remove certain above and underground drainage improvements and collect and direct surface water over or under the Easement Property from the Property, together with all lines, pipes, conduits and other equipment, improvements, and appurtenances, if any; and
 - (3)** The rights and obligations of the parties to such easement agreement relating to the maintenance, repair, and operation of the drainage facilities constructed within the Easement Property; and
- D.** No building permit shall be granted for the construction of any building to be located on the Property until and until the owner of the Property has entered into a drainage facility maintenance agreement with the City setting forth the terms and conditions relating to the obligation of the owner of the Property, and any subsequent owner of the Property or any part thereof, to operate, repair, and maintain the various detention ponds and/or retention ponds constructed in accordance with the Drainage Plan. For purposes of this Section 1.D., the City Manager is hereby authorized to negotiate and execute such drainage facility maintenance agreement without further approval of the City Council.
- E.** Notwithstanding Section 507.5.1 of the Fire Code, the fire hydrants required to be installed on the Property with respect to the development and use of the Property for a Storage Facility may be spaced more than 300 feet, but not more than 500 feet, from each other provided:
- (1)** Such variance only applies if the Property is developed and used as a Storage Facility in accordance with this Ordinance; and
 - (2)** The fire hydrants are located substantially at the locations shown on the Water Plan, attached hereto and incorporated herein by reference; provided, however, the City Fire Marshall and the City's engineer of record are authorized to adjust the locations of the fire hydrants at the time of construction without an amendment to this Ordinance being required.

SECTION 2. CONFLICTS. To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 3. SEVERABILITY CLAUSE. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the Lake Dallas Code of Ordinances, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the Lake Dallas Code of Ordinances, as amended hereby, which shall remain in full force and effect.

SECTION 4. SAVINGS CLAUSE. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Lake Dallas Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. PENALTY. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED this the 13th day of October 2022.

Andi Nolen, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

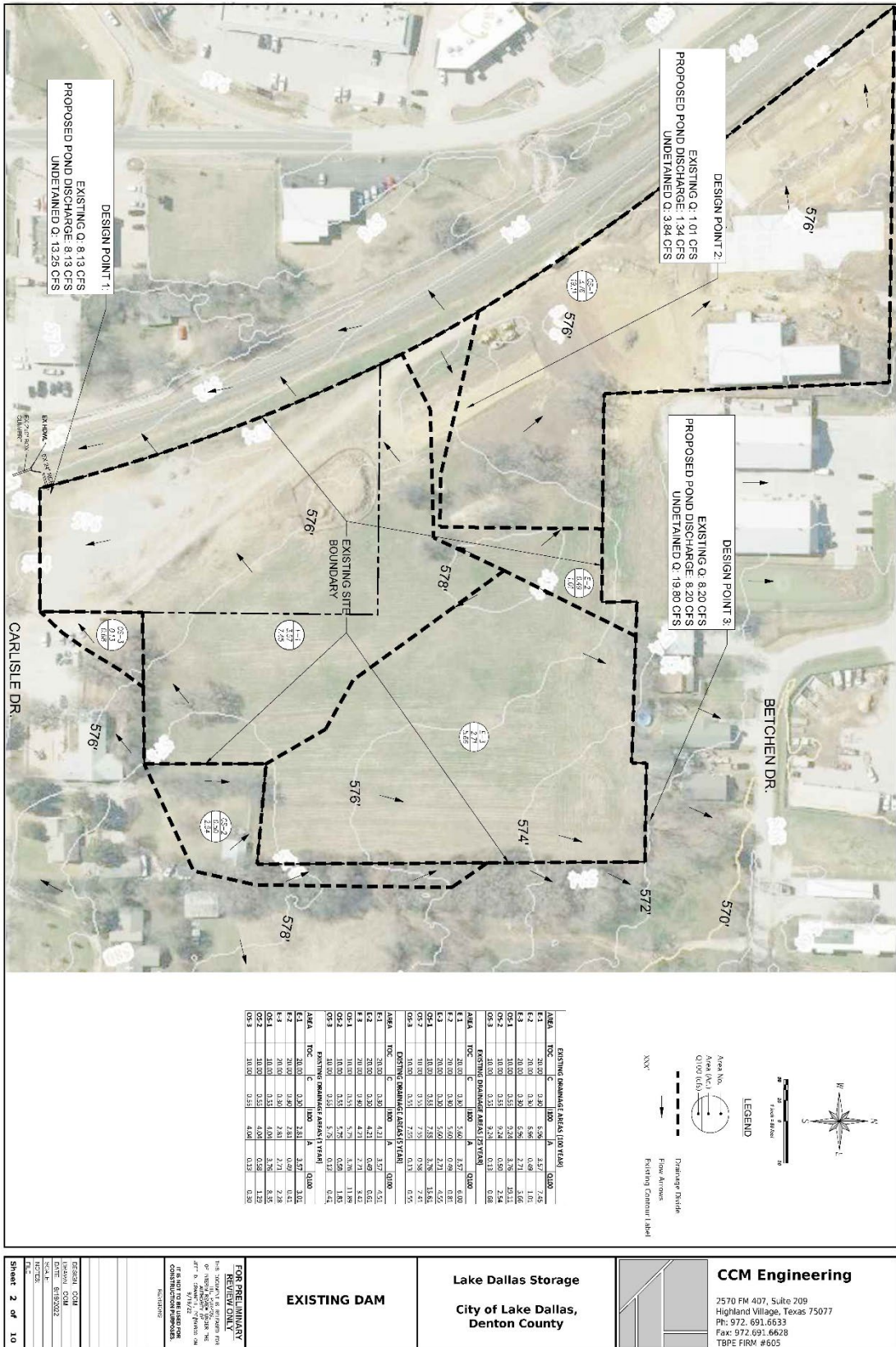
APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney

(kbl:10/11/2022:131820)

[illegible]

Exhibit "B" Drainage Plan



EXISTING DAM

Lake Dallas Storage
City of Lake Dallas,
Denton County

CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBP# FIRM #605

FOR PRELIMINARY
REVIEW ONLY

NO WARRANTY, LIABILITY OR
RESPONSIBILITY SHALL BE
ASSUMED BY THE ENGINEER
FOR ANY DAMAGE TO
PROPERTY OR PERSONS
RESULTING FROM THE
USE OF THIS DRAWING
FOR ANY PURPOSE OTHER
THAN THAT SPECIFICALLY
INTENDED BY THE
ENGINEER.

DATE: 8/19/2022

DESIGN: CCM

PROJECT: CCM

DATE: 8/19/2022

PROJECT: CCM

DATE: 8/19/2022

PROJECT: CCM

DATE: 8/19/2022

PROJECT: CCM

DATE: 8/19/2022

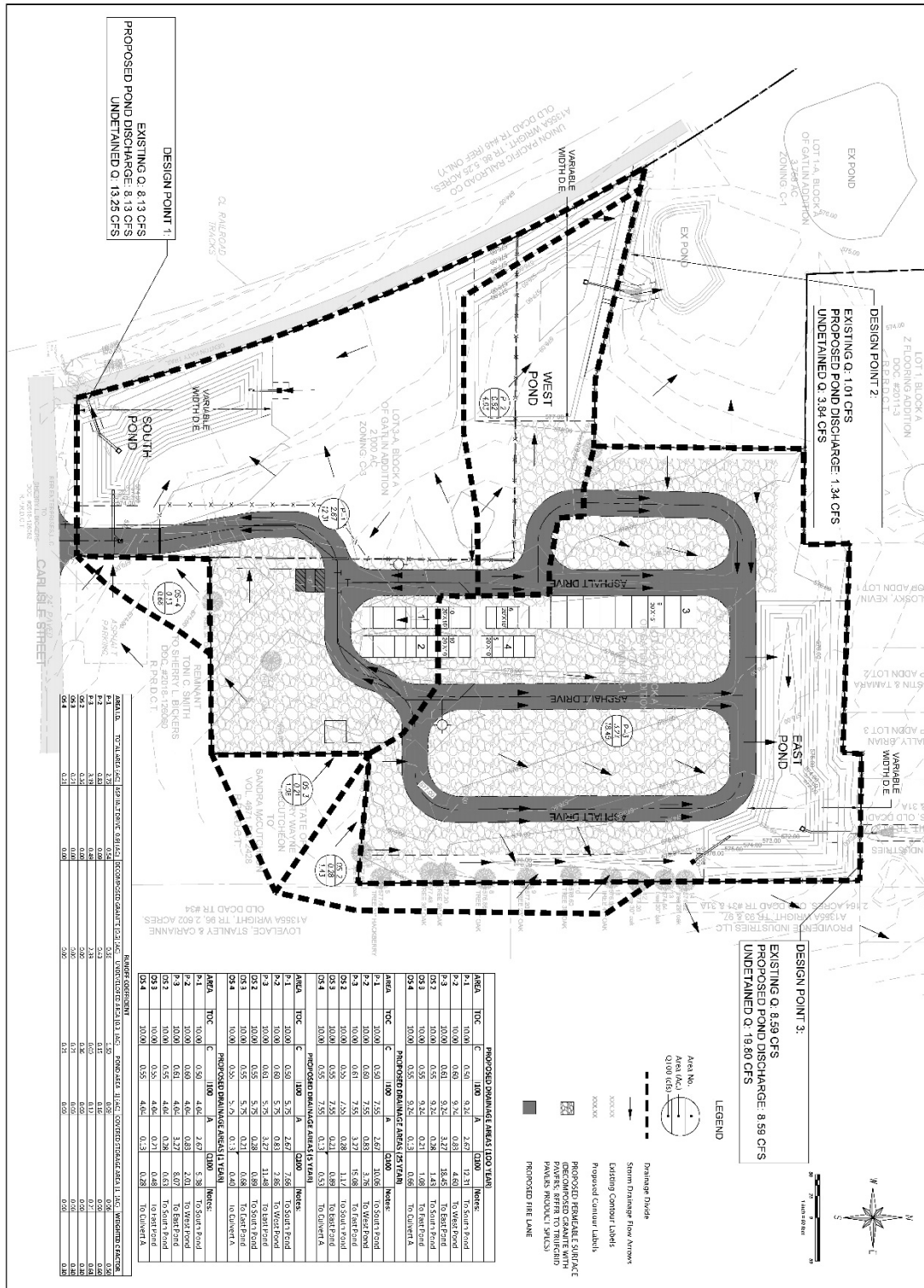
PROJECT: CCM

DATE: 8/19/2022

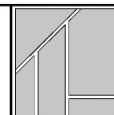
PROJECT: CCM

DATE: 8/19/2022

Exhibit “B” Drainage Plan

**PROPOSED DAM**

Lake Dallas Storage
City of Lake Dallas,
Denton County



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

**FOR PRELIMINARY
REVIEW ONLY**

IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

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DESIGN: CCM
DRAWN: CCM
DATE: 9/19/2022
SCALE
NOTES:

Sheet 3 of 10

Exhibit "B" Drainage Plan

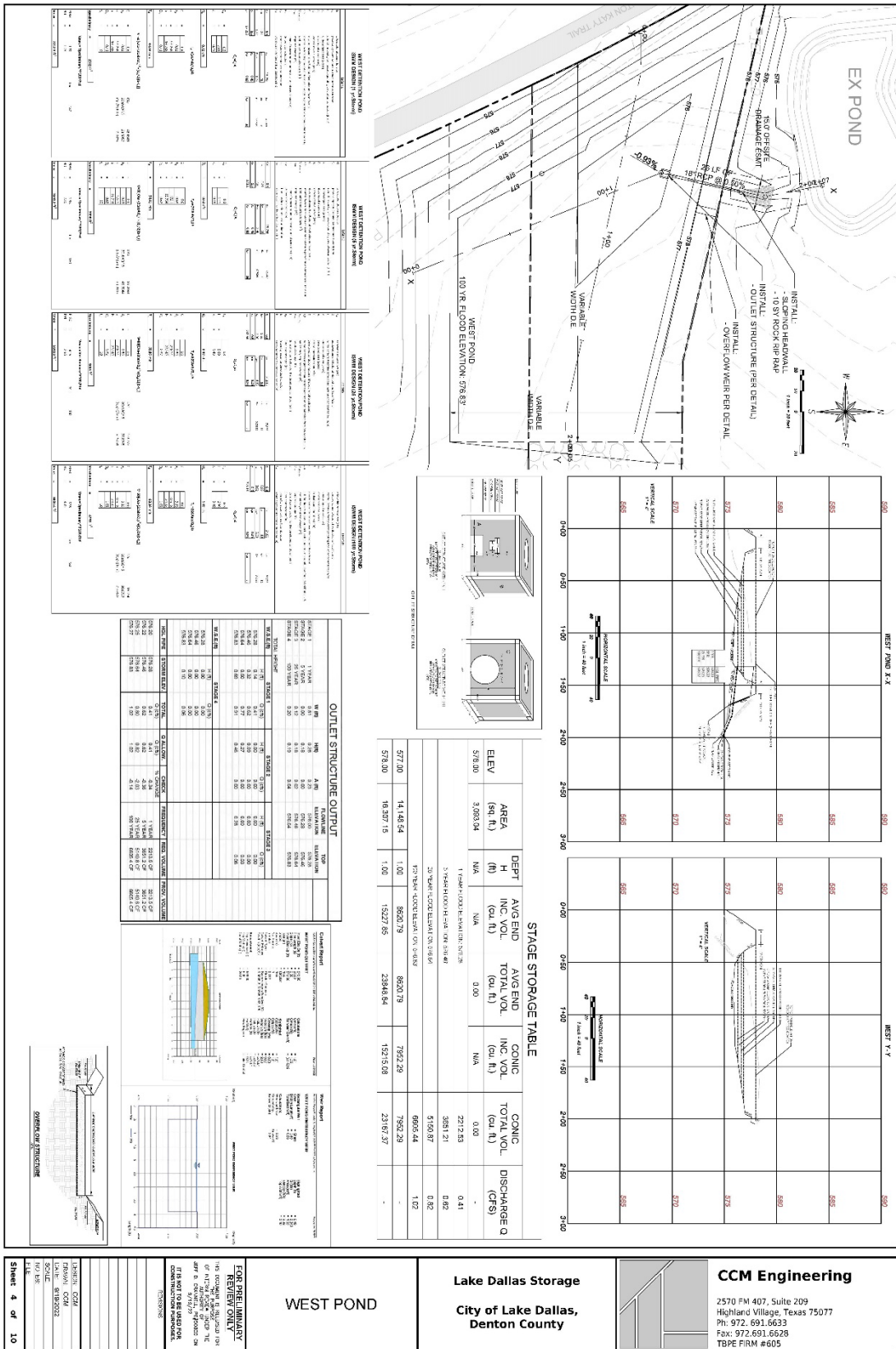
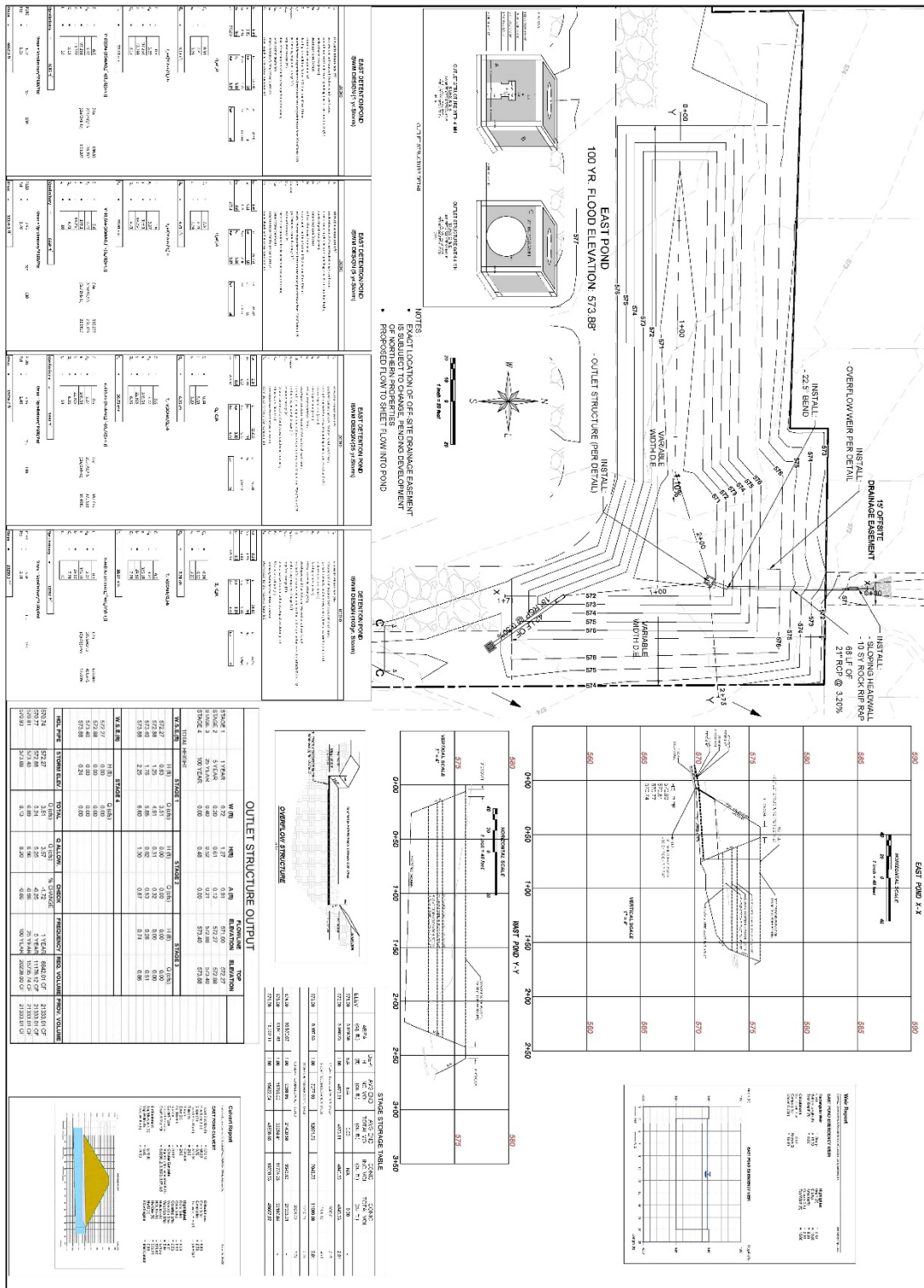


Exhibit “B” Drainage Plan



EAST POND

Lake Dallas Storage
City of Lake Dallas,
Denton County



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

[illegible]

Exhibit "B" Drainage Plan

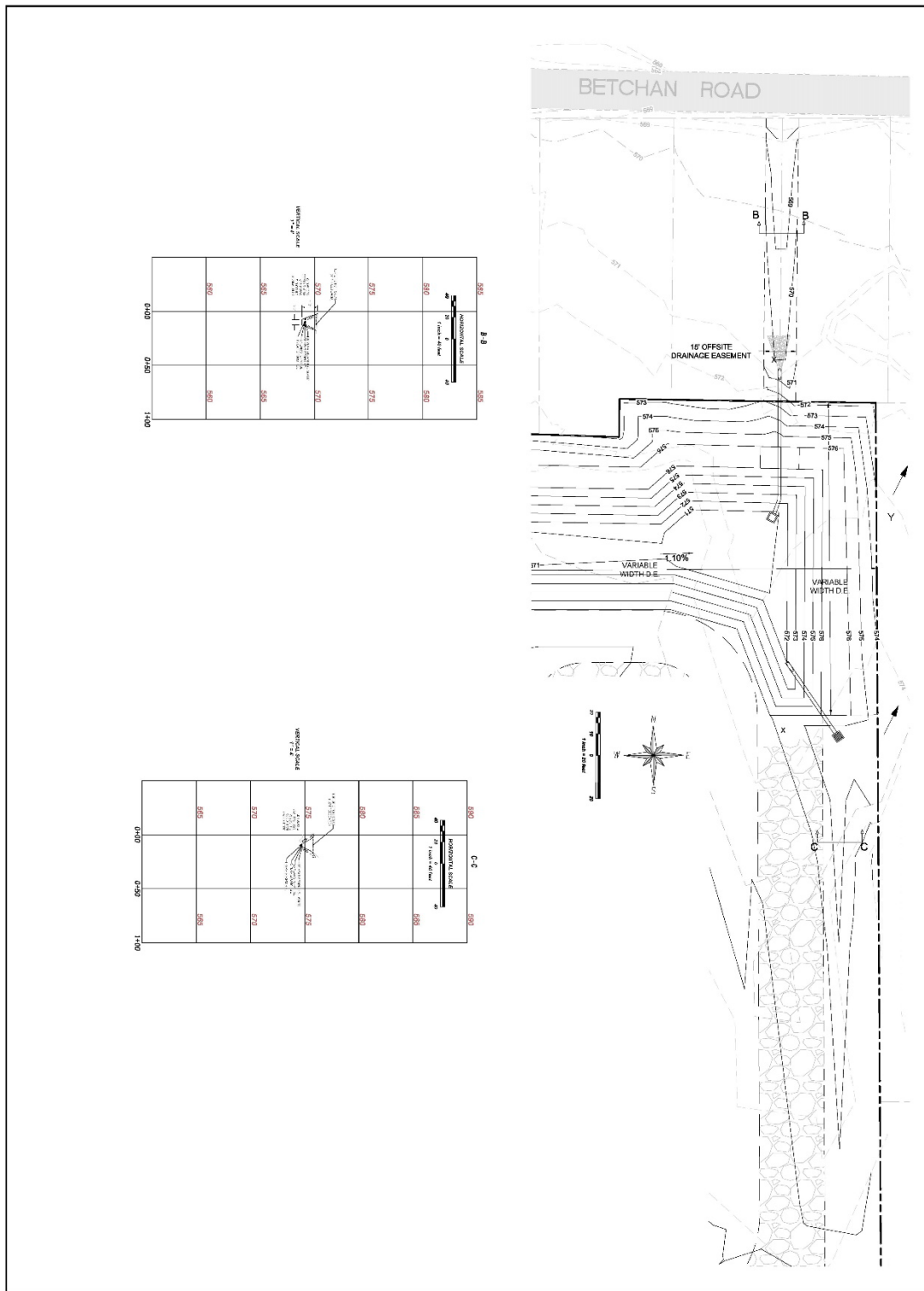


Exhibit “B” Drainage Plan

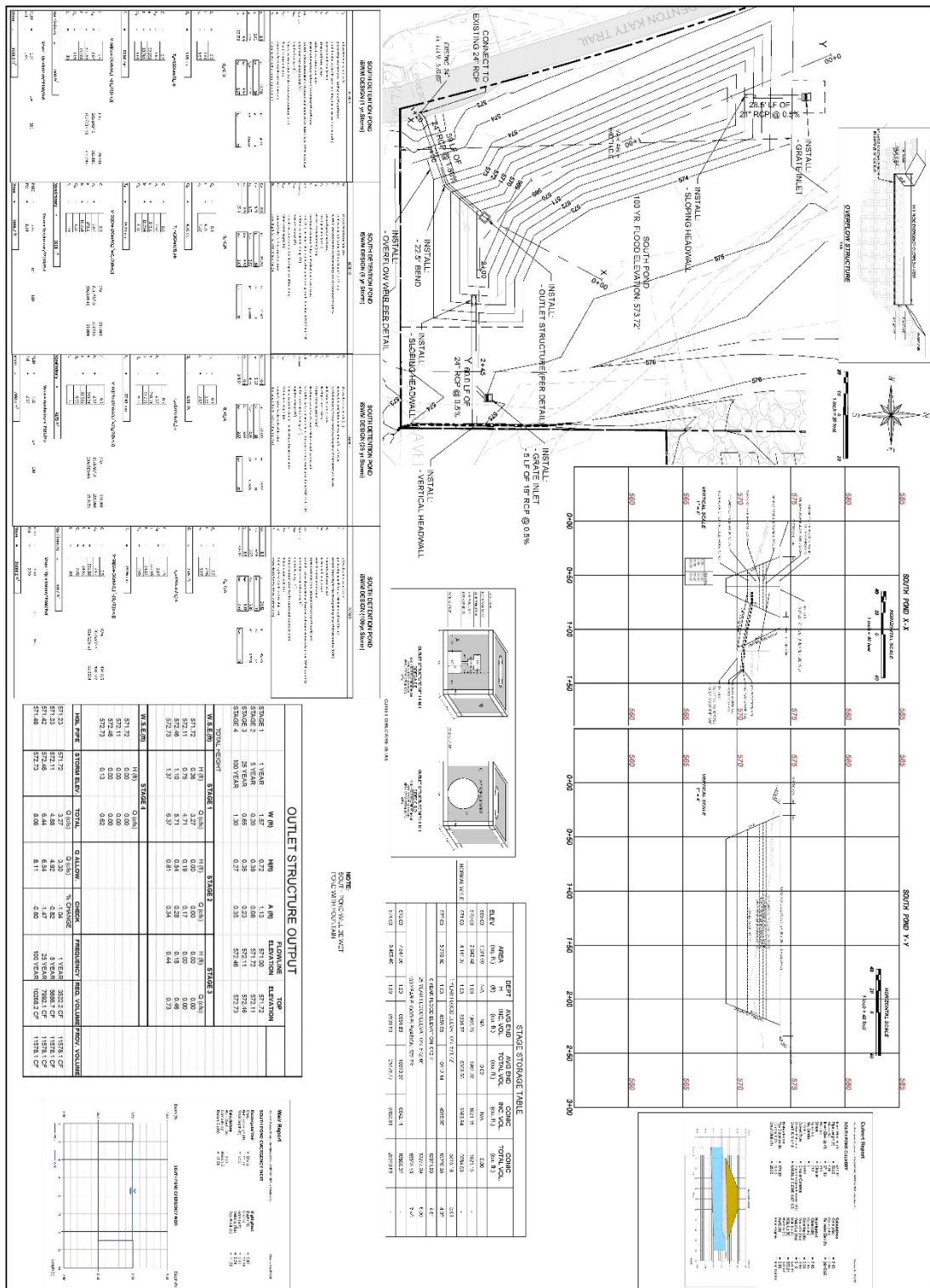
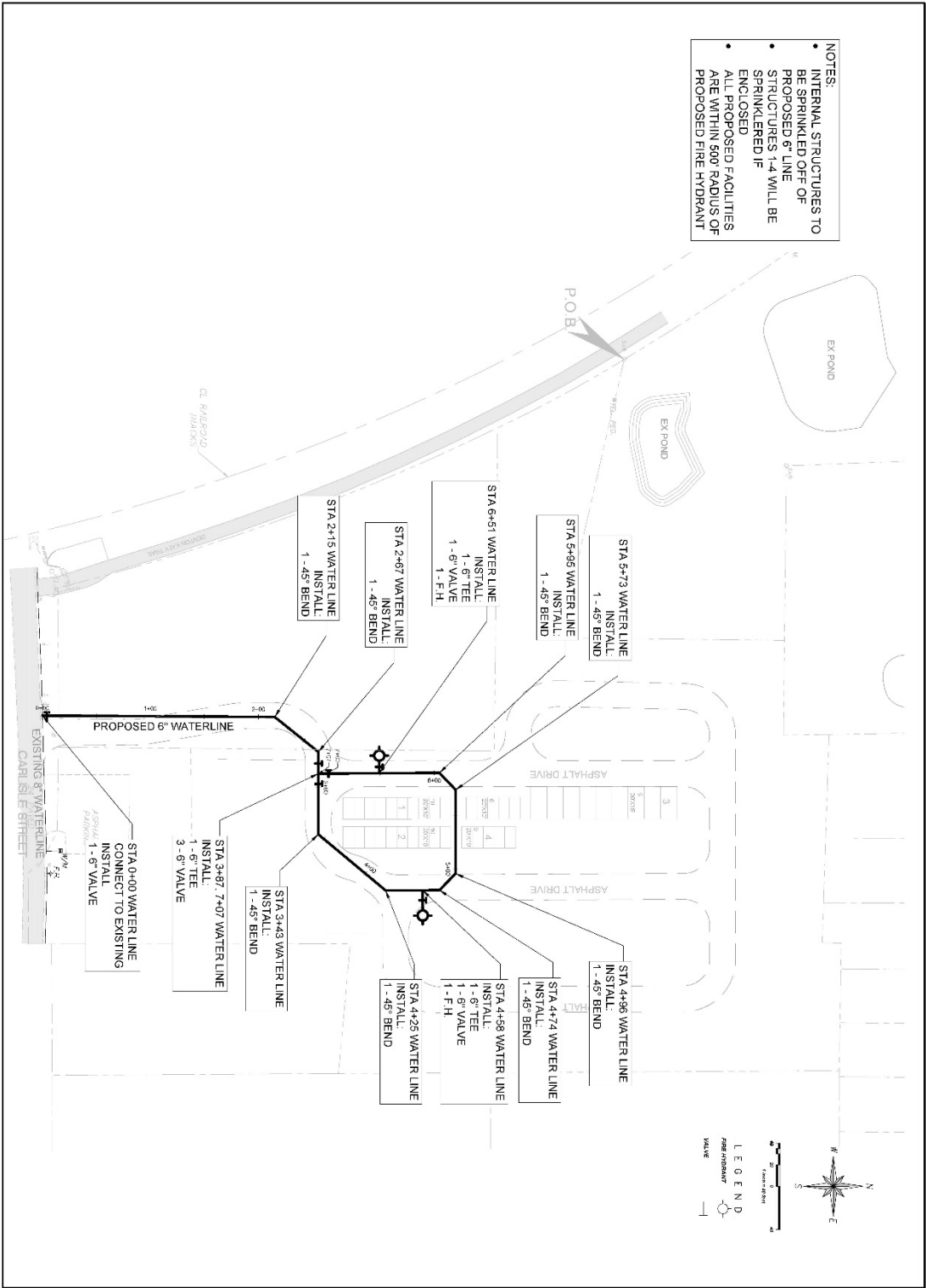


Exhibit "B" Drainage Plan



Exhibit "C"
Water Plan



**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2021-17**

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED BY GRANTING A SPECIAL USE PERMIT FOR A STORAGE FACILITY ON LOT 2-A, BLOCK A, GATLIN ADDITION, PRESENTLY ZONED AS C-1 COMMERCIAL RETAIL DISTRICT; PROVIDING A CONFLICTS RESOLUTION CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR TERMINATION OF THIS ORDINANCE UNDER CERTAIN CONDITIONS.

WHEREAS, the Planning and Zoning Commission of the City of Lake Dallas and the governing body of the City of Lake Dallas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, have given requisite notice by publication and otherwise, and after holding due public hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, and in the exercise of its legislative discretion have concluded that the Comprehensive Zoning Ordinance and Map should be amended.

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

SECTION 1. The Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas, heretofore duly passed by the governing body of the City of Lake Dallas, as heretofore amended (collectively, the "Zoning Ordinance"), be, and the same are hereby amended by granting a Special Use Permit authorizing Lot 2-A, Block A, Gatlin Addition, an addition to the City of Lake Dallas, Texas, according to the plat thereof recorded as Document No. 2019-83, Plat Records, Denton County, Texas ("the Property"), to be developed and used as a Storage Facility subject to Section 2, below.

SECTION 2. The Property shall continue to be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the C-1 Commercial Retail District subject to the following provisions:

- A. If the Property is developed and use for a Storage Facility as authorized by Section 1, above, no such use shall commence until an amendment to this Ordinance has been enacted adopting a detailed site plan and such other conditions and regulations relating to the development and use of the Property for a Storage Facility.
- B. No commercial vehicles shall be parked or stored on the Property, other than temporarily for the purpose of loading and/or unloading. As used herein, a "commercial

motor vehicle” is defined as any vehicle used to transport passengers or property with a gross vehicle weight rating, gross combination weight rating, gross vehicle weight, or gross combination weight of 10,001 pounds or more (generally including small package delivery vehicles, pick-up trucks with trailers attached, box trucks, straight trucks, etc.) and any vehicle used to transport passengers or property with a gross vehicle weight rating of 26,001 pounds or more, or a gross combination weight of 26,001 pounds or more, including a towed unit with a gross vehicle weight rating of more than 10,000 pounds (generally including tractor/trailer vehicles).

- C. No semitrailers nor pole trailers shall be parked or stored on the Property, other than temporarily for the purpose of loading and/or unloading. As used herein, a “semitrailer” is defined as a vehicle with or without motive power designed to be drawn by a motor vehicle and transport persons or property; and constructed so part of the vehicles weight and load rests on or is carried by another vehicle. A “pole trailer” is defined as a vehicle without motive power designed to be drawn by another vehicle and secured to a vehicle by pole, reach, boom, or other security device; and ordinarily used to transport a long or irregular shaped load, including poles, pipes, or structural members, generally capable of sustaining themselves as beams between the supporting connections.
- D. The conduct of sales, business, or any activity other than storage within any individual storage unit is prohibited including, but not limited to, the conversion of individual storage units to an office, retail, or other non-residential use; provided, however, the storage facility may have an on-site office used in association with operating the storage facility.
- E. No portion of the Property may be used for residential purposes.
- F. Notwithstanding anything in this Section 2 to the contrary, the storage of boats and recreational vehicles is permitted.
- G. All screening material may consist of an eight-foot (8.0') wood fence with materials matching the existing fence adjacent to Lot 2-A, Block A, Gatlin Addition, as depicted on the Concept Plan.
- H. The open storage area as shown on the Concept Plan may consist of a permeable hard surface but shall not consist of gravel.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so

decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. 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 provides.

SECTION 8. This Ordinance and the right to use and develop the Property for the purposes authorized by Sections 1 and 2, above, shall expire and terminate if:

- A. If on or before the second (2nd) anniversary of the effective date of this Ordinance (1) a detailed site plan for the Property has not been adopted in accordance with Section 2, above, and (2) a certificate of occupancy for the use of the Property as a Storage Facility has not been issued; or
- B. If, after commencement of the use of the Property for a Storage Facility, fire, windstorm, or other type of event causes substantial damage or destruction to the building located on the Property sufficient to prevent the building from being used for a Storage Facility, and reconstruction the building(s) on the Property is not completed and use of the Property for a Storage Facility has not recommenced on or before the last day of the 18th full calendar month after the date of the event that caused the damage or destruction.

PASSED AND APPROVED THIS 11TH DAY OF NOVEMBER 2021.

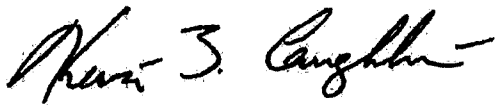

Andi Nolan, Mayor

ATTEST:


Codi Delcambre, TRMC, City Secretary

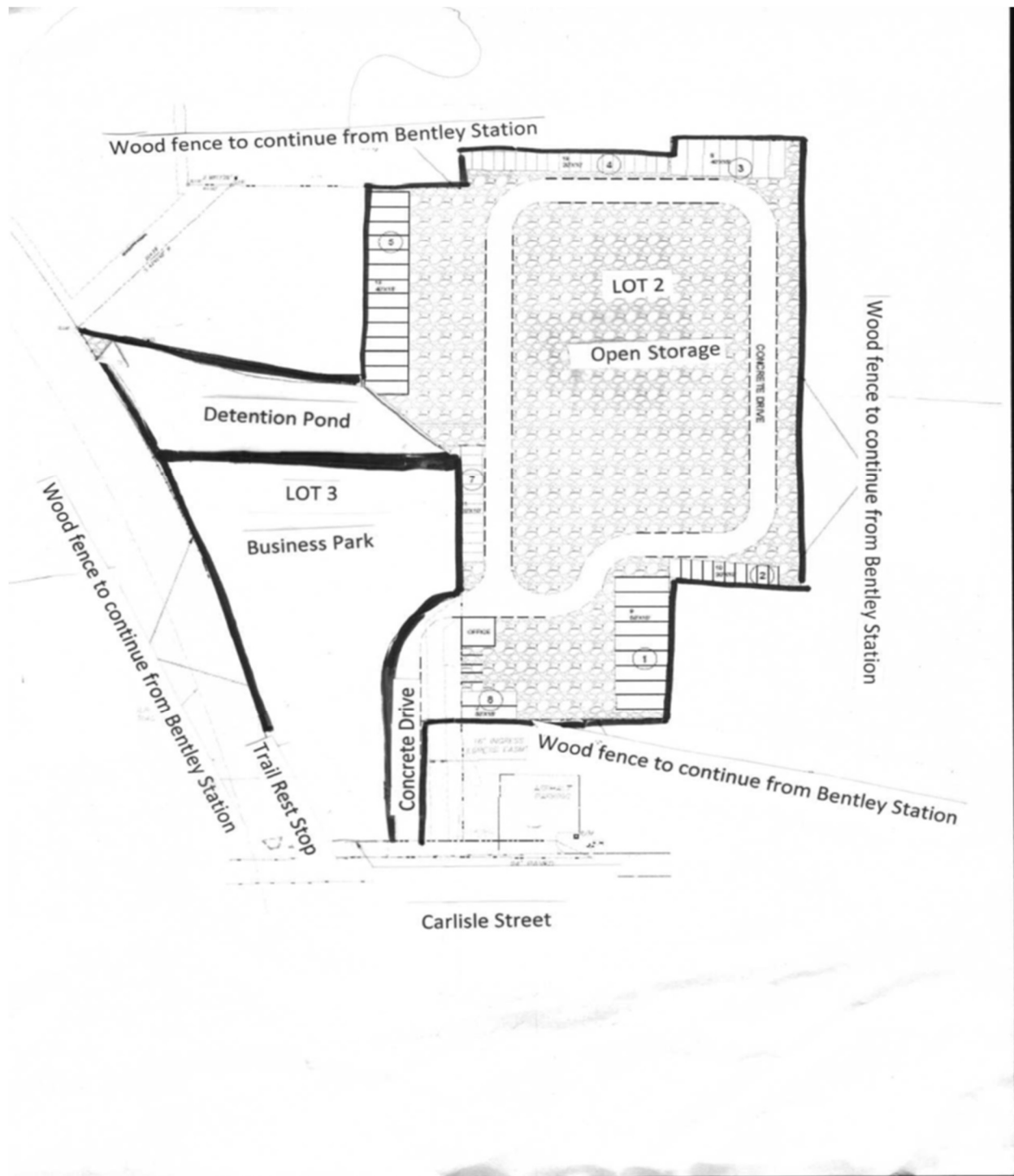


APPROVED AS TO FORM:

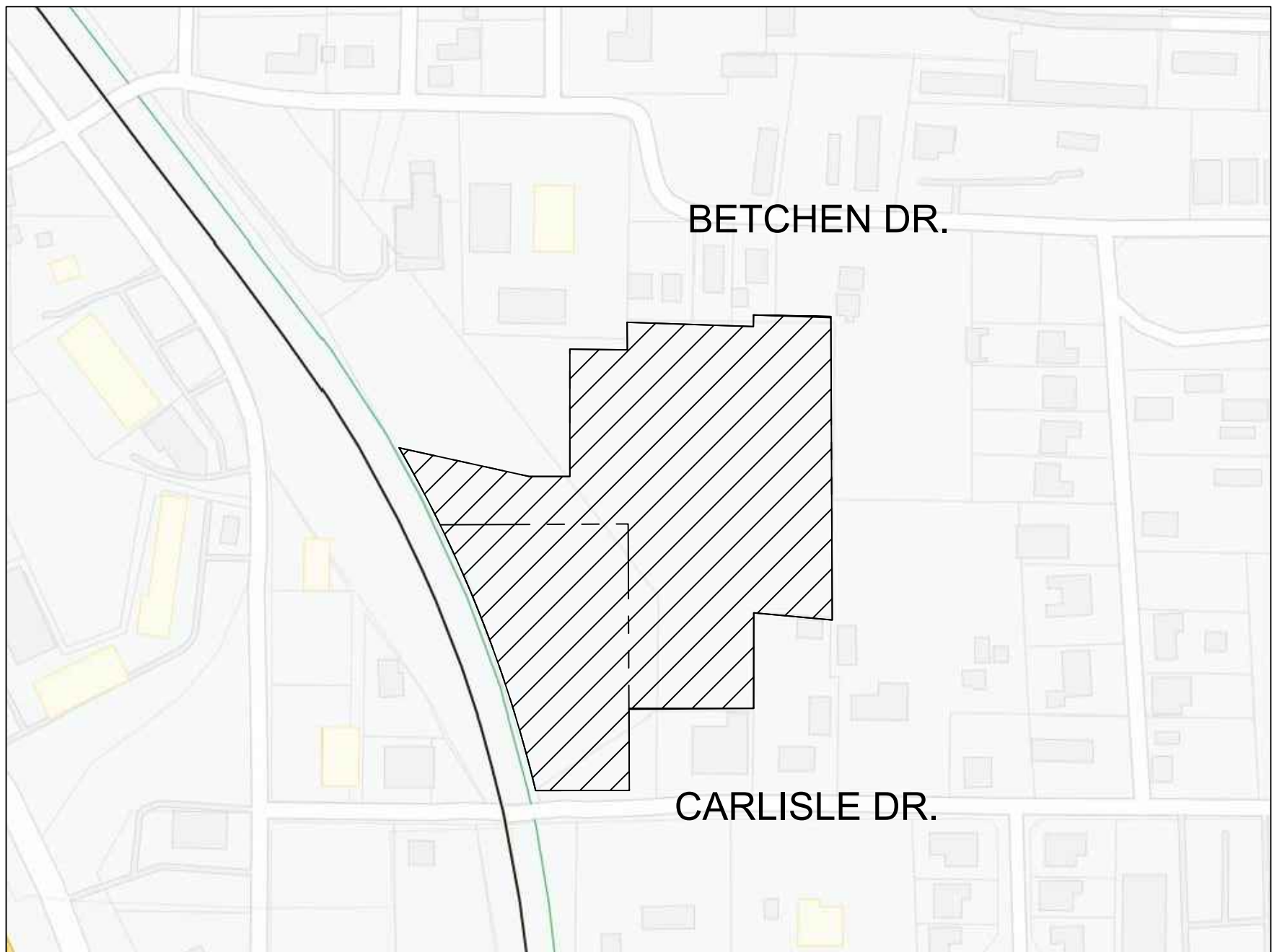
A handwritten signature in black ink, appearing to read "Kevin B. Laughlin", with a horizontal line extending from the end of the signature.

Kevin B. Laughlin, City Attorney

(kbl:11/11/2021:125851)



Site & Drainage Plan
for
Lake Dallas Storage
City of Lake Dallas, Denton County



V i c i n i t y M a p
n . t . s .

Drawing Sheet Index

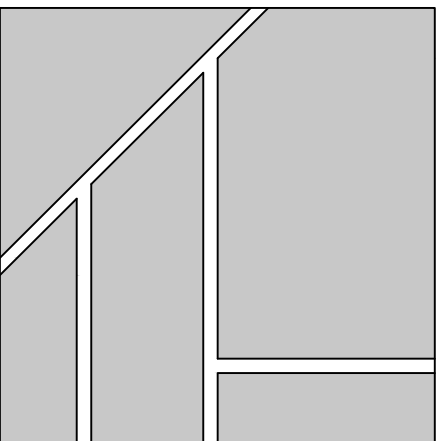
00	Cover Sheet
01	Site Plan
02	Existing Drainage Area Map
03	Proposed Drainage Area Map
04	West Detention Pond
05	East Detention Pond
05A	East Pond Ditch Sections
06	South Detention Pond
07	Grading Plan
08	Erosion Control Plan
09	Water Plan
10	Tree Survey / Landscape Plan

**FOR PRELIMINARY
REVIEW ONLY**

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE
OF INTERIM REVIEW UNDER THE AUTHORITY
OF
JEFF D. CRANNELL, PE#50800 ON
09/19/22

IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES.

Engineer:



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

September, 2022

SECTION 2. The Property shall continue to be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the C-1 Commercial Retail District subject to the following provisions:

- A. If the Property is developed and use for a Storage Facility as authorized by Section 1, above, no such use shall commence until an amendment to this Ordinance has been enacted adopting a detailed site plan and such other conditions and regulations relating to the development and use of the Property for a Storage Facility.
- B. No commercial vehicles shall be parked or stored on the Property, other than temporarily for the purpose of loading and/or unloading. As used herein, a "commercial motor vehicle" is defined as any vehicle used to transport passengers or property with a gross vehicle weight rating, gross combination weight rating, gross vehicle weight, or gross combination weight of 10,001 pounds or more (generally including small package delivery vehicles, pick-up trucks with trailers attached, box trucks, straight trucks, etc.) and any vehicle used to transport passengers or property with a gross vehicle weight rating of 26,001 pounds or more, or a gross combination weight of 26,001 pounds or more, including a towed unit with a gross vehicle weight rating of more than 10,000 pounds (generally including tractor/trailer vehicles).
- C. No semitrailers nor pole trailers shall be parked or stored on the Property, other than temporarily for the purpose of loading and/or unloading. As used herein, a "semitrailer" is defined as a vehicle with or without motive power designed to be drawn by a motor vehicle and transport persons or property; and constructed so part of the vehicles weight and load rests on or is carried by another vehicle. A "pole trailer" is defined as a vehicle without motive power designed to be drawn by another vehicle and secured to a vehicle by pole, reach, boom, or other security device; and ordinarily used to transport a long or irregular shaped load, including poles, pipes, or structural members, generally capable of sustaining themselves as beams between the supporting connections.
- D. The conduct of sales, business, or any activity other than storage within any individual storage unit is prohibited including, but not limited to, the conversion of individual storage units to an office, retail, or other non-residential use; provided, however, the storage facility may have an on-site office used in association with operating the storage facility.
- E. No portion of the Property may be used for residential purposes.
- F. Notwithstanding anything in this Section 2 to the contrary, the storage of boats and recreational vehicles is permitted.
- G. All screening material may consist of an eight-foot (8.0') wood fence with materials matching the existing fence adjacent to Lot 2-A, Block A, Gatlin Addition, as depicted on the Concept Plan.
- H. The open storage area as shown on the Concept Plan may consist of a permeable hard surface but shall not consist of gravel.

NOTES:

- PROPOSED DRIVE AISLES WILL BE CONSTRUCTED PER GEOTECH APPROVED PAVEMENT DESIGN SHOWN IN DETAIL BELOW.
- NO TREES COVERED BY SECTION 122-1161 THROUGH 122.1168 WILL BE REMOVED.
- FRONT GATE MUST BE CONSTRUCTED WITH TWO METHODS OF ACCESS (MANUAL AND AUTOMATIC).
- ANY ENCLOSED INTERNAL BUILDINGS WILL BE SPRINKLERED.
- EAST POND TO DISCHARGE IN DRAINAGE EASEMENT THAT'S LOCATION IS SUBJECT TO CHANGE PENDING THE DEVELOPMENT OF THE PARCELS TO THE NORTH
- SOUTH POND WILL BE WET POND WITH FOUNTAIN

SITE PLAN

APPROVED BY:

Town Council

Town of Lake Dallas, Texas

Signature of Mayor

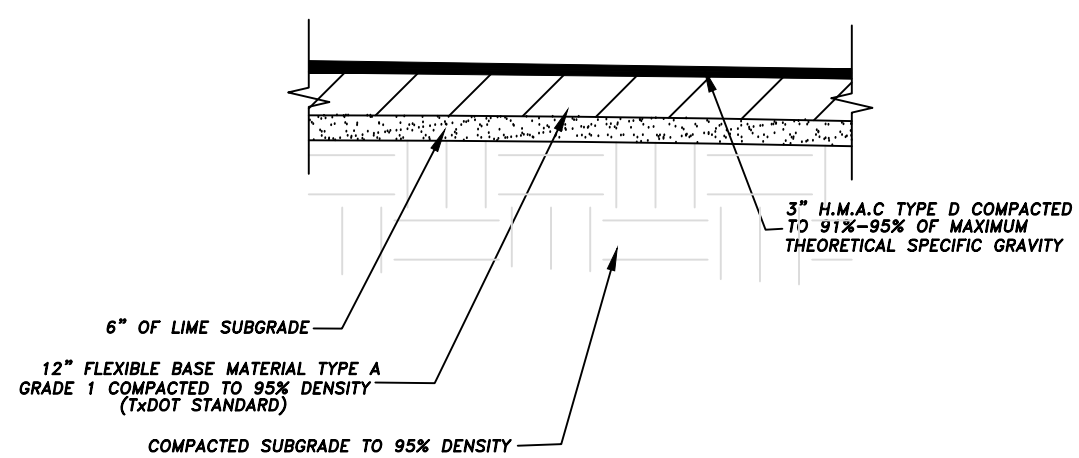
Date:

ATTEST:

Town Secretary

Date:

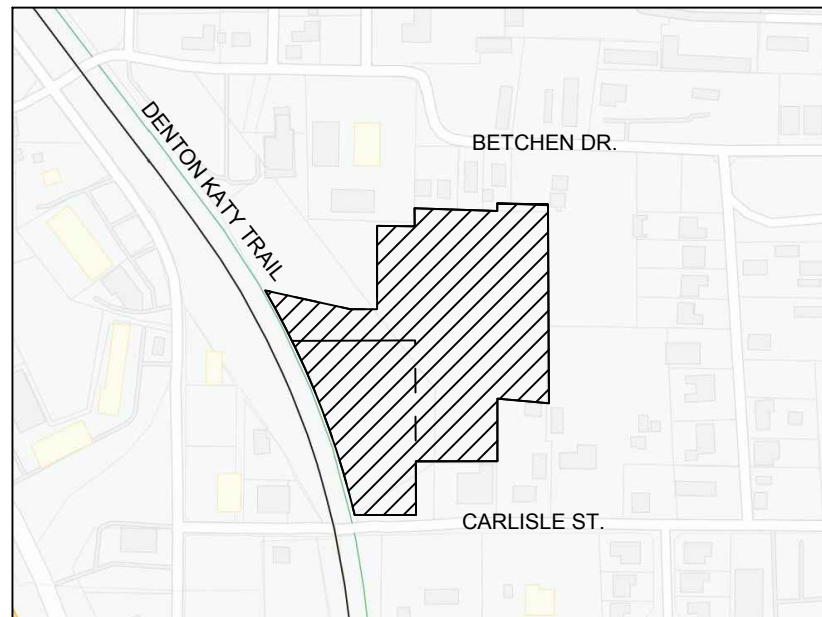
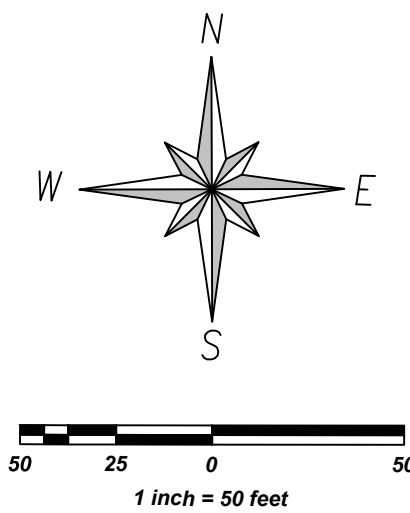
NOTE: 85,000 LB MINIMUM PAYING LOADING REQUIREMENTS



TYPICAL PAVEMENT SECTION
N.T.S.

515.0' TO LAKE DALLAS DRIVE

535.0' TO CARLISLE COURT



VICINITY MAP
N.T.S.

LEGEND

S.I.R. SET IRON ROD

F.I.R. FOUND IRON ROD

TRAFFIC FLOW ARROW

PROPOSED PERMEABLE SURFACE (AGGREGATE) [2.22 AC]

PROPOSED FIRE LANE [1.11 AC]
EXISTING PAVEMENT

PROPOSED DETENTION PONDS

PROPOSED 8' WOOD FENCE

UN-COVERED RV STORAGE

SITE DATA SUMMARY TABLE

	EXISTING	PROPOSED
TOTAL SITE ACERAGE	4.77 ACRE	
ZONING	C-1	C-1
USAGE	AG	STORAGE
BUILDING AREA	0	0.27 ACRE
STRUCTURE HEIGHT (MAX)	N/A	16'
TOTAL PARKING SPACES	0	29
REQUIRED PARKING SPACES	N/A (NO BUILDINGS PROPOSED WITH THIS PHASE OF DEVELOPMENT)	
REQUIRED HANDICAPPED PARKING SPACES	1	
TOTAL UNCOVERED STORAGE (28')	65 (0.37 ACRE)	
TOTAL UNCOVERED STORAGE (45')	103 (1.16 ACRE)	
TOTAL COVERED STORAGE (20'x10')	31 (0.15 ACRE)	
TOTAL COVERED STORAGE (30'x15')	11 (0.12 ACRE)	
EAST POND	0.36 ACRE	
WEST POND	0.37 ACRE	
SOUTH POND	0.20 ACRE	
ASPHALT DRIVE	1.11 ACRE	
PROPOSED PERVIOUS SURFACE (AGGREGATE)	2.20 ACRE	
TOTAL PERVIOUS COVER	3.13 ACRE	
TOTAL IMPERVIOUS COVER	1.38 ACRE	
PERCENT OF ACREAGE IMPERVIOUS	26.9%	

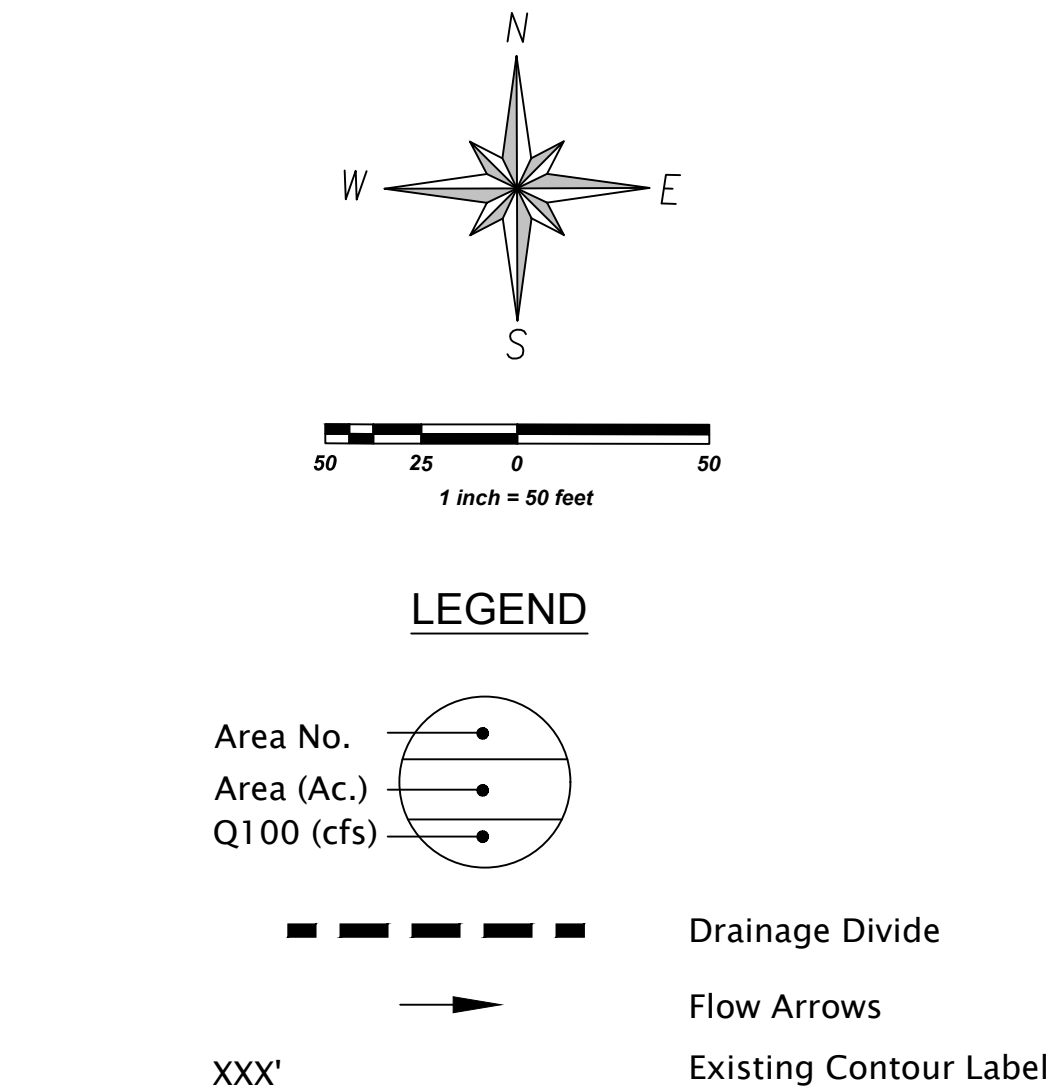
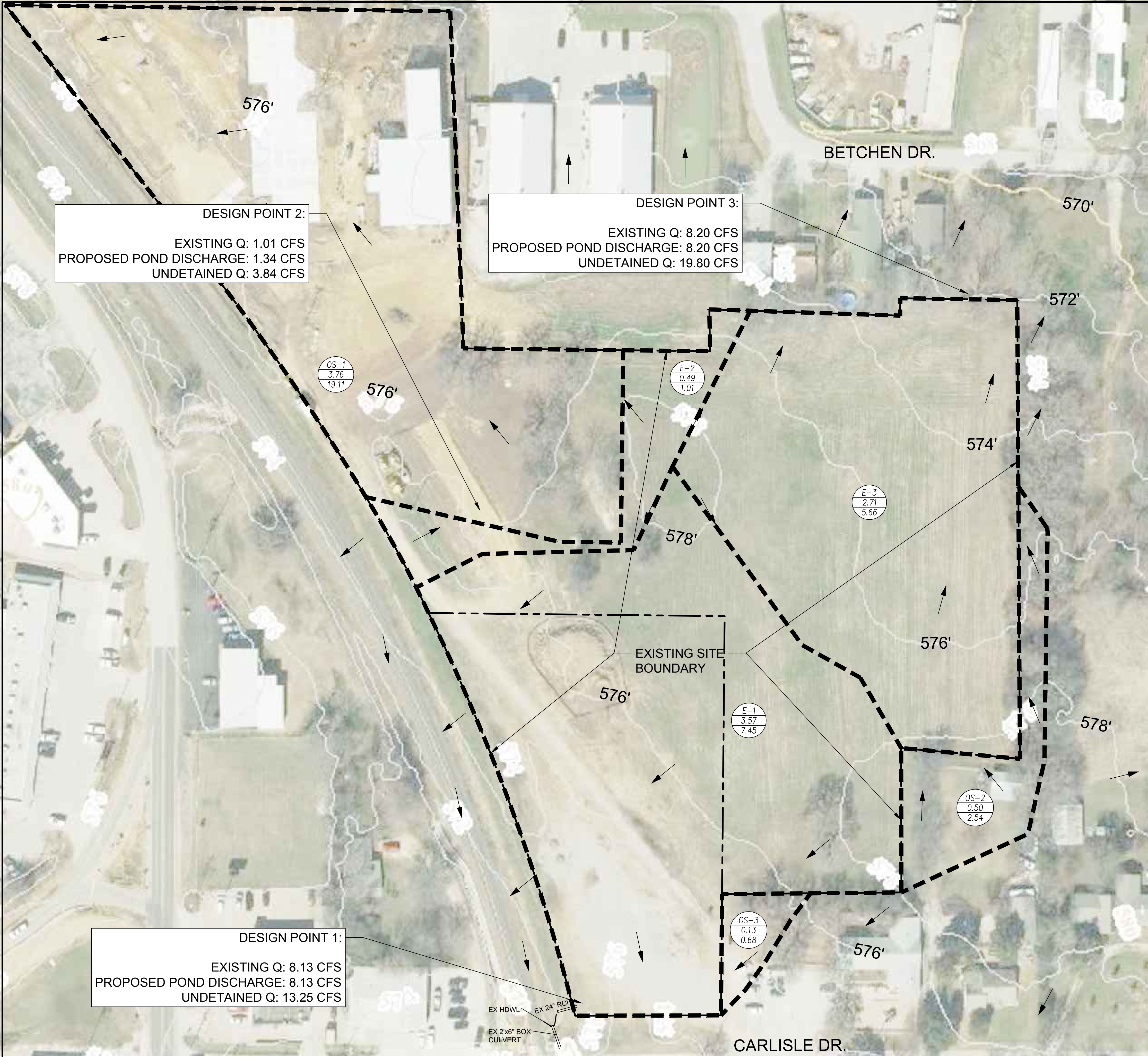
FOR CITY USE ONLY

SITE PLAN
FOR
LAKE DALLAS STORAGE
LAKE DALLAS, DENTON COUNTY, TX
BEING 4.77 ACRES IN THE
M. WRIGHT SURVEY A-1355
LOT 2-A, BLOCK A, GATLIN ADDITION
DOC. #2019-83 P.R.D.C.T.

DEVELOPER/OWNER:
RER, LLC
PO Box 254 Lake Dallas, Tx 75065
(940) 453-4969

PREPARED BY:
CCM ENGINEERING
2570 JUSTIN ROAD #209 - HIGHLAND VILLAGE, TX
(972) 691-6633

September 19th, 2022 SHEET OF 10 1" = 50'



EXISTING DRAINAGE AREAS (100 YEAR)						
AREA	TOC	C	I100	A	Q100	
E-1	20.00	0.30	6.96	3.57	7.45	
E-2	20.00	0.30	6.96	0.49	1.01	
E-3	20.00	0.30	6.96	2.71	5.66	
OS-1	10.00	0.55	9.24	3.76	19.11	
OS-2	10.00	0.55	9.24	0.50	2.54	
OS-3	10.00	0.55	9.24	0.13	0.68	
EXISTING DRAINAGE AREAS (25 YEAR)						
AREA	TOC	C	I100	A	Q100	
E-1	20.00	0.30	5.60	3.57	6.00	
E-2	20.00	0.30	5.60	0.49	0.81	
E-3	20.00	0.30	5.60	2.71	4.55	
OS-1	10.00	0.55	7.55	3.76	15.61	
OS-2	10.00	0.55	7.55	0.58	2.41	
OS-3	10.00	0.55	7.55	0.13	0.55	
EXISTING DRAINAGE AREAS (5 YEAR)						
AREA	TOC	C	I100	A	Q100	
E-1	20.00	0.30	4.21	3.57	4.51	
E-2	20.00	0.30	4.21	0.49	0.61	
E-3	20.00	0.30	4.21	2.71	3.42	
OS-1	10.00	0.55	5.75	3.76	11.89	
OS-2	10.00	0.55	5.75	0.58	1.83	
OS-3	10.00	0.55	5.75	0.13	0.42	
EXISTING DRAINAGE AREAS (1 YEAR)						
AREA	TOC	C	I100	A	Q100	
E-1	20.00	0.30	2.81	3.57	3.01	
E-2	20.00	0.30	2.81	0.49	0.41	
E-3	20.00	0.30	2.81	2.71	2.28	
OS-1	10.00	0.55	4.04	3.76	8.35	
OS-2	10.00	0.55	4.04	0.58	1.29	
OS-3	10.00	0.55	4.04	0.13	0.30	

CCM Engineering

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TBPE FIRM #605

Lake Dallas Storage
City of Lake Dallas,
Denton County

EXISTING DAM

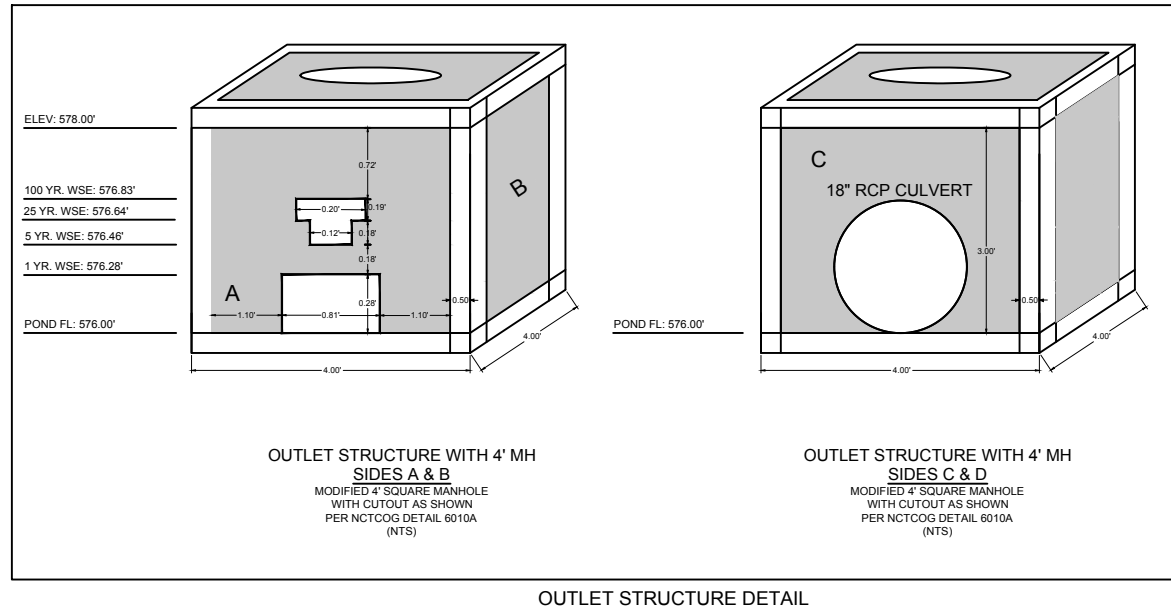
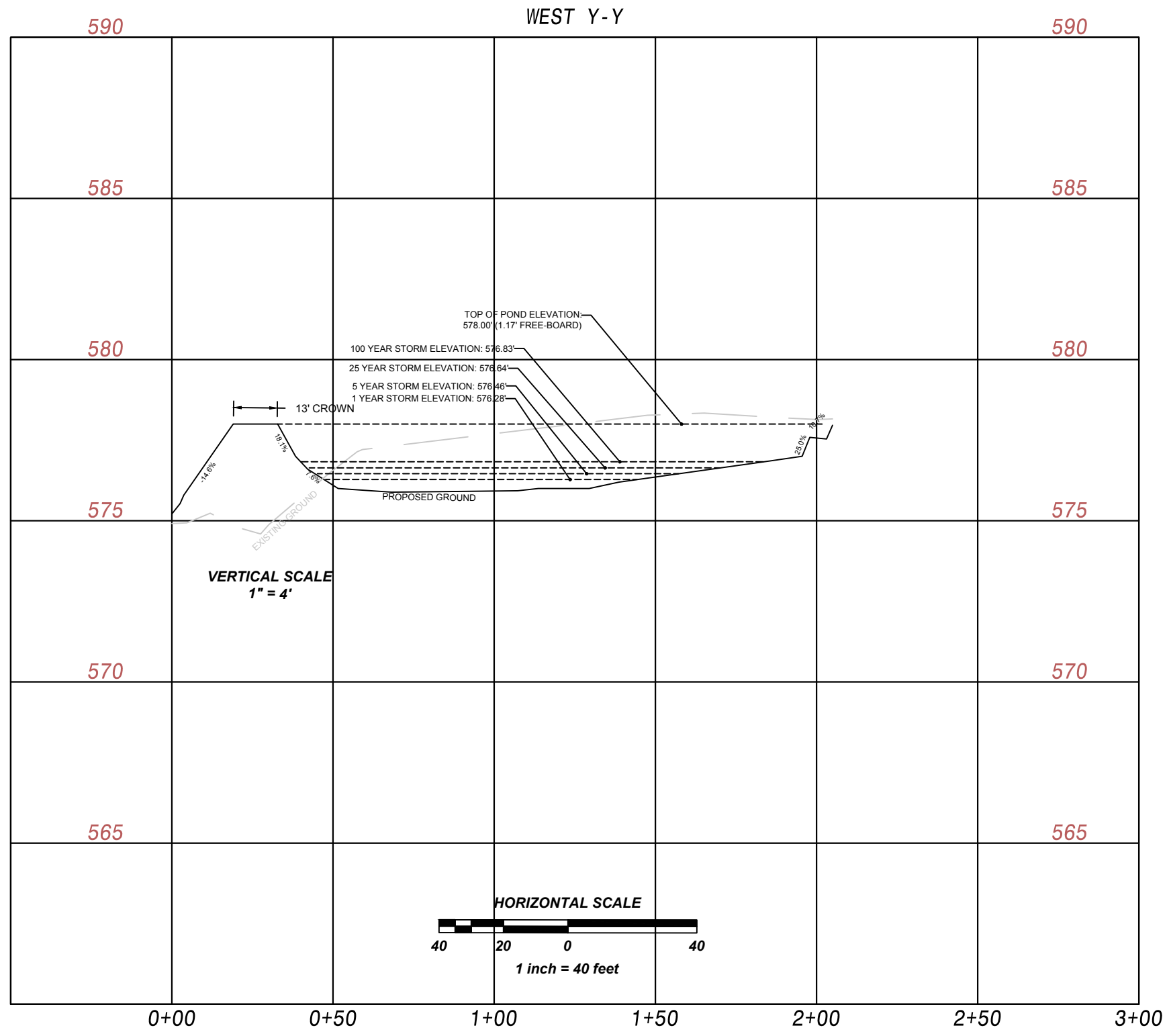
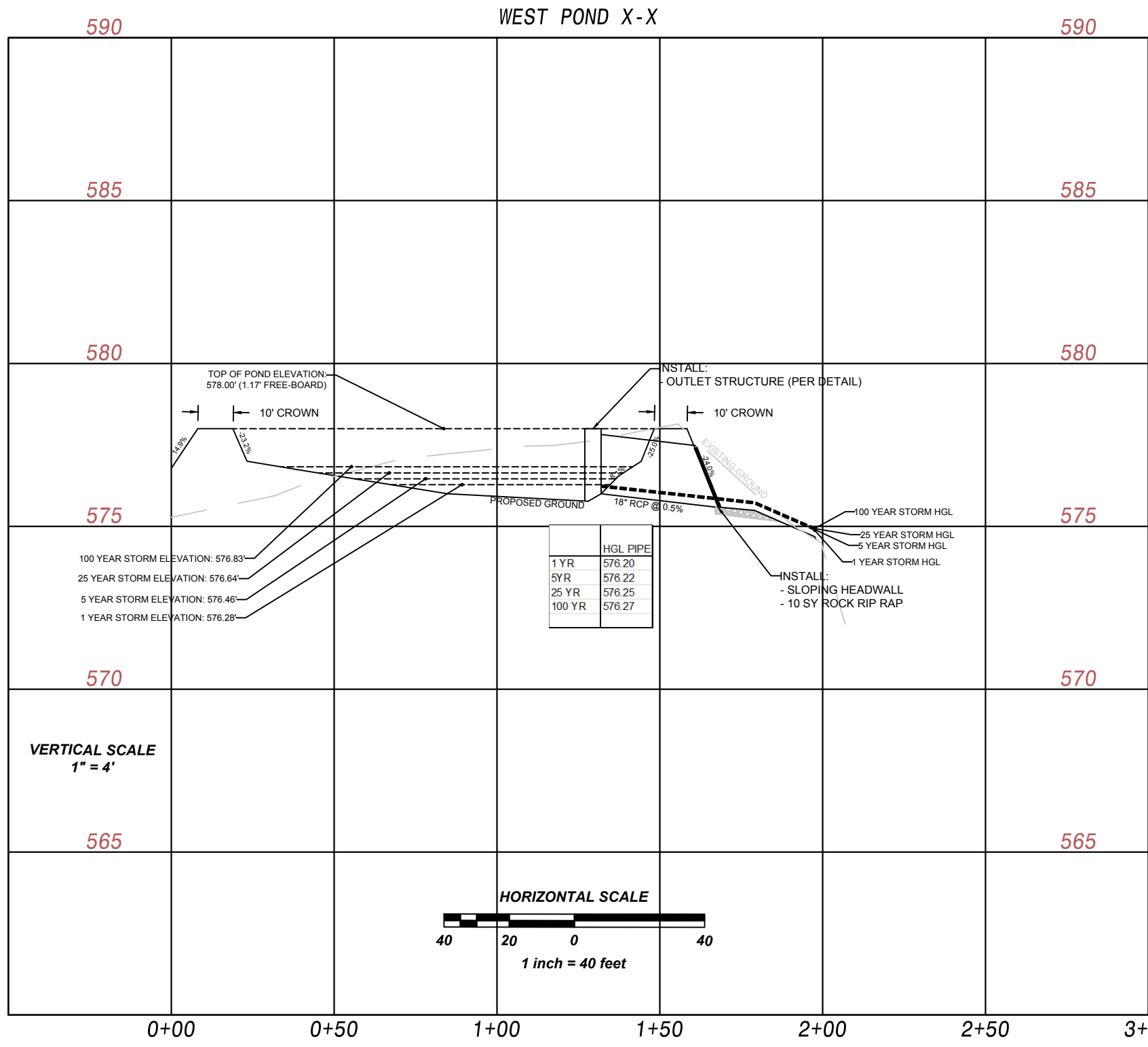
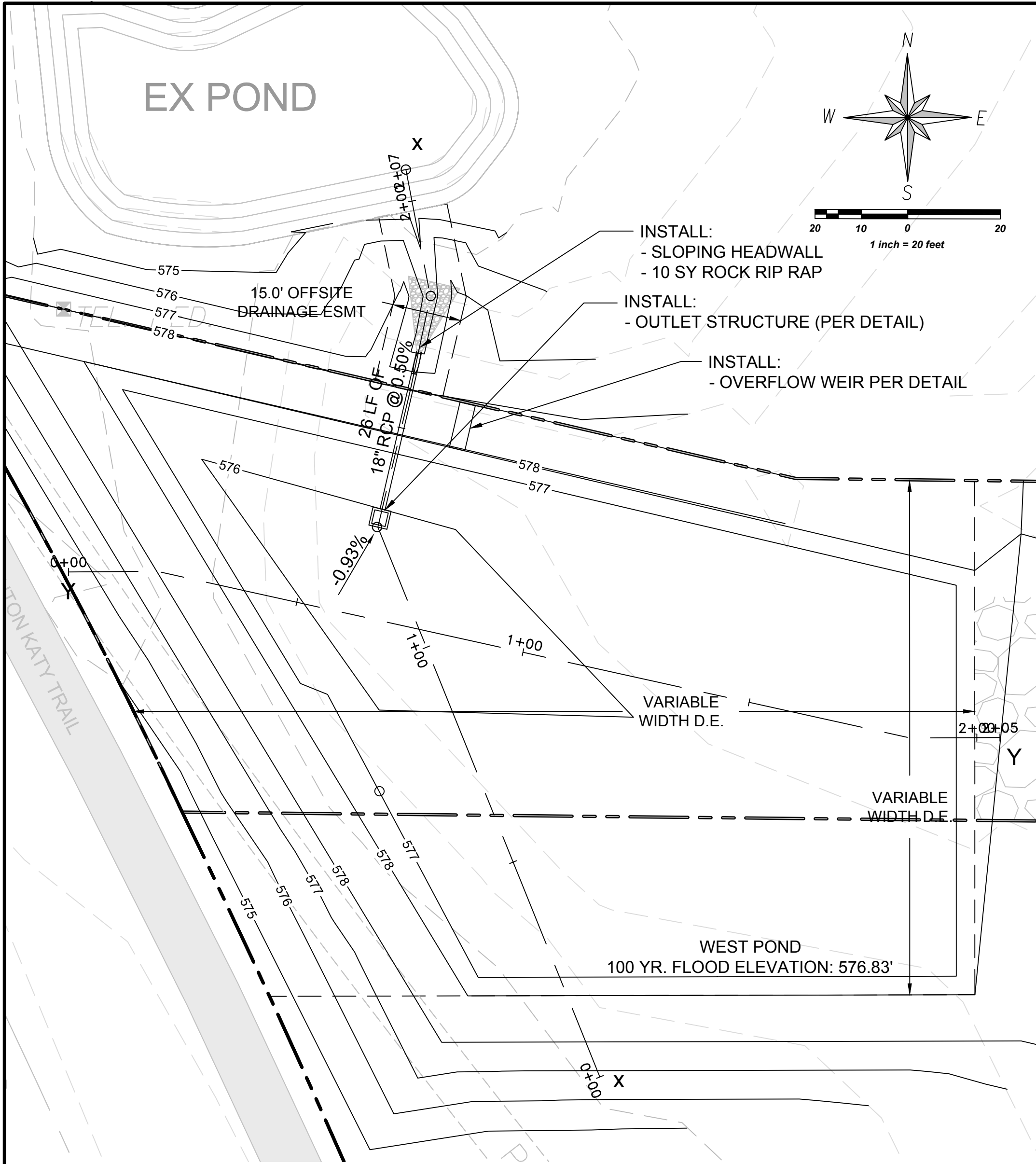
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STAGE STORAGE TABLE							
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	DISCHARGE Q (CFS)
576.00	3,093.04	N/A	N/A	0.00	N/A	0.00	-
1 YEAR FLOOD ELEVATION: 576.28						2212.53	0.41
5 YEAR FLOOD ELEVATION: 576.46						3651.21	0.62
25 YEAR FLOOD ELEVATION: 576.64						5150.87	0.82
100 YEAR FLOOD ELEVATION: 576.83						6605.44	1.02
577.00	14,148.54	1.00	8620.79	8620.79	7952.29	7952.29	-
578.00	16,307.15	1.00	15227.85	23848.64	15215.08	23167.37	-

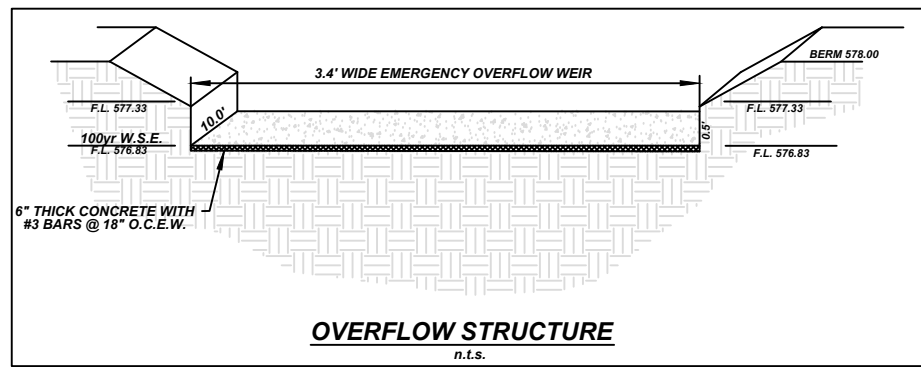
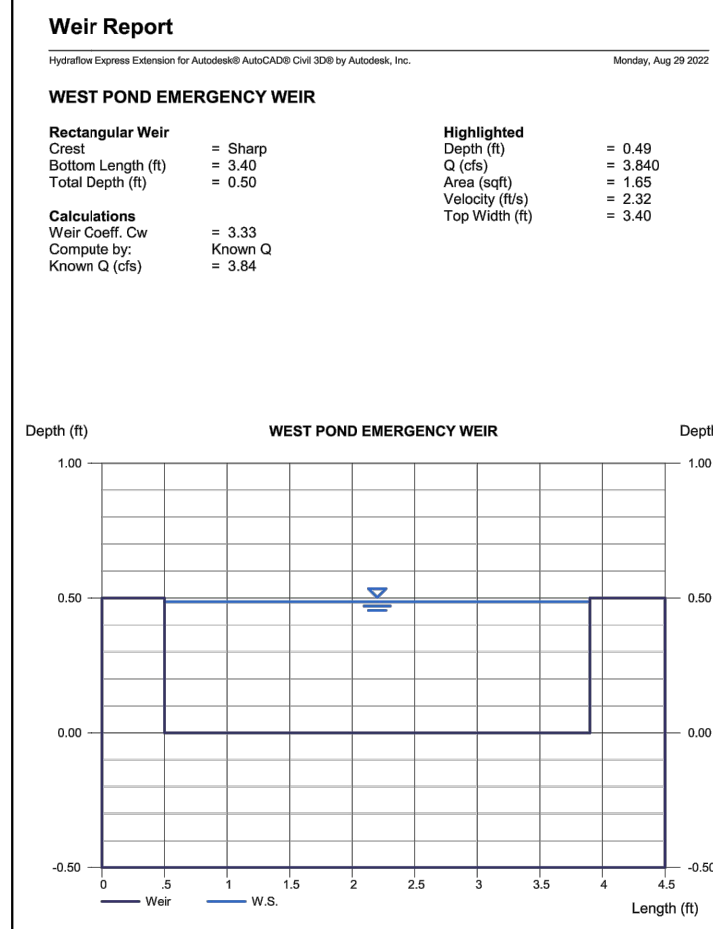
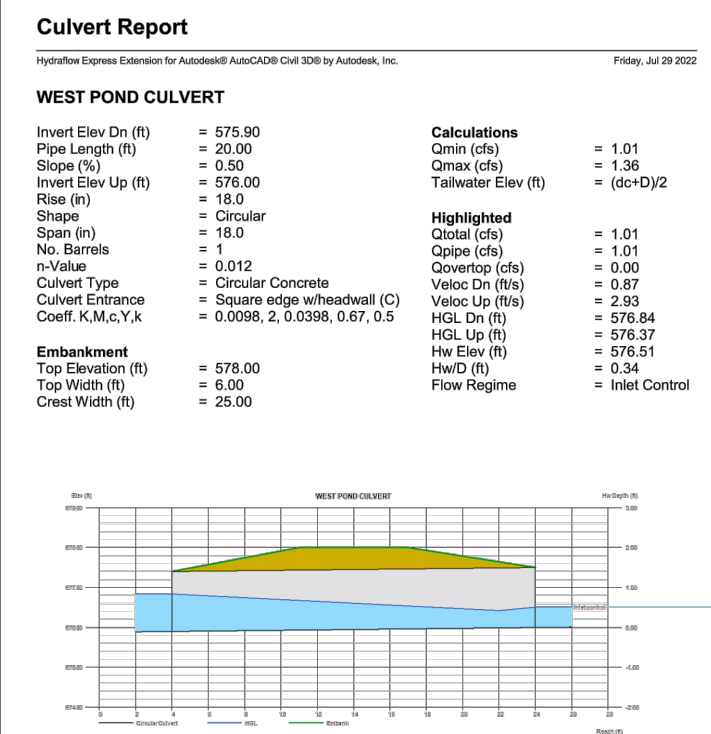
WEST DETENTION POND ISWM DESIGN (1 yr.Storm)			
LEGEND			
Q_p	allowable release rate (cfs)		
C_p	predevelopment Rational Method runoff coefficient		
A_p	rainfall intensity for the corresponding time of concentration (in/hr)		
A_u	undeveloped area (acres)		
A_d	developed area (acres)		
T_c	critical storm duration (min)		
C_p	developed condition Rational Method runoff coefficient		
A_p	rainfall factors dependent on location and return period taken from ISWM Table 1.8		
A_u	permissible required storage (ft ³)		
A_d	permissible required storage (ft ³)		
T_c	time of concentration for the developed condition (min)		
A_p	3-hour storm depth (in)		
A_u	intensity factor for the critical duration		
A_d	storm depth for the critical duration (in)		
C_p	0.3	b_p	13.788
C_u	2.81	b_u	43.981
C_d	1.72	b_d	8
C_p	0.6	A_p	0.82989
C_u	97.258	A_u	0.83
C_d	173.1	A_d	20
$Q_p = C_p \cdot A$			
C_p	0.3		
A	2.81		
A	0.49		
$Q_p = 0.41 \text{ cfs}$			
$T_p = \sqrt{2CAab/Q_p} \cdot b$			
C	0.6		
A	0.83		
a	97.258		
b	13.788		
Q_p	0.41		
$T_p = 43.03 \text{ min}$			
$V = 60(CAa - 2CAabQ_p)^{1/2} \cdot (Q_p/2)(b-t_c)$			
C	0.6	CAa	48.4345
A_p	0.83	$2CAabQ_p^{1/2}$	23.5057
a	97.258	$(Q_p/2)(b-t_c)$	0.7835
b	13.788		
Q_p	0.41		
t_c	10		
$V_{preliminary} = 1543 \text{ ft}^3$			
$V_{max} = V_{preliminary} \cdot P_{180}/P_{td}$			
P_{180}	1.77	t_c	180
P_{td}	1.23		
$V_{max} = 2212.5 \text{ ft}^3$			

WEST DETENTION POND ISWM DESIGN (5 yr.Storm)			
LEGEND			
Q_p	allowable release rate (cfs)		
C_p	predevelopment Rational Method runoff coefficient		
A_p	rainfall intensity for the corresponding time of concentration (in/hr)		
A_u	undeveloped area (acres)		
A_d	developed area (acres)		
T_c	critical storm duration (min)		
C_p	developed condition Rational Method runoff coefficient		
A_p	rainfall factors dependent on location and return period taken from ISWM Table 1.8		
A_u	permissible required storage (ft ³)		
A_d	permissible required storage (ft ³)		
T_c	time of concentration for the developed condition (min)		
A_p	3-hour storm depth (in)		
A_u	intensity factor for the critical duration		
A_d	storm depth for the critical duration (in)		
C_p	0.3	b_p	15.754
C_u	4.21	b_u	65.407
C_d	2.32	b_d	11
C_p	0.6	A_p	0.78911
C_u	173.1	A_u	0.83
C_d	173.1	A_d	20
$Q_p = C_p \cdot A$			
C_p	0.3		
A	4.21		
A	0.49		
$Q_p = 0.62 \text{ cfs}$			
$T_p = \sqrt{2CAab/Q_p} \cdot b$			
C	0.6		
A	0.83		
a	97.258		
b	15.754		
Q_p	0.62		
$T_p = 54.41 \text{ min}$			
$V = 60(CAa - 2CAabQ_p)^{1/2} \cdot (Q_p/2)(b-t_c)$			
C	0.6	CAa	86.2038
A_p	0.83	$2CAabQ_p^{1/2}$	45.9244
a	97.258	$(Q_p/2)(b-t_c)$	0.02015
b	15.754		
Q_p	0.62		
t_c	10		
$V_{preliminary} = 2598 \text{ ft}^3$			
$V_{max} = V_{preliminary} \cdot P_{180}/P_{td}$			
P_{180}	2.96	t_c	180
P_{td}	2.10		
$V_{max} = 3651.2 \text{ ft}^3$			

WEST DETENTION POND ISWM DESIGN (25 yr.Storm)			
LEGEND			
Q_p	allowable release rate (cfs)		
C_p	predevelopment Rational Method runoff coefficient		
A_p	rainfall intensity for the corresponding time of concentration (in/hr)		
A_u	undeveloped area (acres)		
A_d	developed area (acres)		
T_c	critical storm duration (min)		
C_p	developed condition Rational Method runoff coefficient		
A_p	rainfall factors dependent on location and return period taken from ISWM Table 1.8		
A_u	permissible required storage (ft ³)		
A_d	permissible required storage (ft ³)		
T_c	time of concentration for the developed condition (min)		
A_p	3-hour storm depth (in)		
A_u	intensity factor for the critical duration		
A_d	storm depth for the critical duration (in)		
C_p	0.3	b_p	22.615
C_u	4.21	b_u	75.535
C_d	2.32	b_d	11
C_p	0.6	A_p	0.78911
C_u	173.1	A_u	0.83
C_d	173.1	A_d	20
$Q_p = C_p \cdot A$			
C_p	0.3		
A	4.21		
A	0.49		
$Q_p = 0.82 \text{ cfs}$			
$T_p = \sqrt{2CAab/Q_p} \cdot b$			
C	0.6		
A	0.83		
a	97.258		
b	22.615		
Q_p	0.82		
$T_p = 59.86 \text{ min}$			
$V = 60(CAa - 2CAabQ_p)^{1/2} \cdot (Q_p/2)(b-t_c)$			
C	0.6	CAa	123.773
A_p	0.83	$2CAabQ_p^{1/2}$	67.8745
a	97.258	$(Q_p/2)(b-t_c)$	5.19061
b	22.615		
Q_p	0.82		
t_c	10		
$V_{preliminary} = 3665 \text{ ft}^3$			
$V_{max} = V_{preliminary} \cdot P_{180}/P_{td}$			
P_{180}	4.15	t_c	180
P_{td}	2.96		
$V_{max} = 5140.8 \text{ ft}^3$			

WEST DETENTION POND ISWM DESIGN (100 yr.Storm)			
LEGEND			
Q_p	allowable release rate (cfs)		
C_p	predevelopment Rational Method runoff coefficient		
A_p	rainfall intensity for the corresponding time of concentration (in/hr)		
A_u	undeveloped area (acres)		
A_d	developed area (acres)		
T_c	critical storm duration (min)		
C_p	developed condition Rational Method runoff coefficient		
A_p	rainfall factors dependent on location and return period taken from ISWM Table 1.8		
A_u	permissible required storage (ft ³)		
A_d	permissible required storage (ft ³)		
T_c	time of concentration for the developed condition (min)		
A_p	3-hour storm depth (in)		
A_u	intensity factor for the critical duration		
A_d	storm depth for the critical duration (in)		
C_p	0.3	b_p	24.82
C_u	6.96	b_u	95.776
C_d	3.62	b_d	12
C_p	0.6	A_p	0.78911
C_u	325.18	A_u	0.83
C_d	325.18	A_d	20
$Q_p = C_p \cdot A$			
C_p	0.3		
A	6.96		
A	0.49		
$Q_p = 1.02 \text{ cfs}$			
$T_p = \sqrt{2CAab/Q_p} \cdot b$			
C	0.6		
A	0.83		
a	97.258		
b	24.82		
Q_p	1.02		
$T_p = 63.84 \text{ min}$			
$V = 60(CAa - 2CAabQ_p)^{1/2} \cdot (Q_p/2)(b-t_c)$			
C	0.6	CAa	161.94
A_p	0.83	$2CAabQ_p^{1/2}$	90.6737
a	97.258	$(Q_p/2)(b-t_c)$	7.57872
b	24.82		
Q_p	1.02		
t_c	10		
$V_{preliminary} = 4731 \text{ ft}^3$			
$V_{max} = V_{preliminary} \cdot P_{180}/P_{td}$			
P_{180}	5.38	t_c	180
P_{td}	3.85		
$V_{max} = 6605.4 \text{ ft}^3$			

OUTLET STRUCTURE OUTPUT							
STAGE	1 YEAR	W (ft)	H (ft)	A (ft)	FLOWLINE ELEVATION	TOP ELEVATION	
STAGE 1	1 YEAR	0.81	0.28	0.23	576.00	576.28	
STAGE 2	5 YEAR	0.00	0.18	0.00	576.28	576.46	
STAGE 3	25 YEAR	0.12	0.18	0.02	576.46	576.64	
STAGE 4	100 YEAR	0.20	0.19	0.04	576.64	576.83	
TOTAL HEIGHT							
W.S.E (ft)	STAGE 1		STAGE 2		STAGE 3		
576.28	0.14	0.41	0.00	0.00	0.00	0.00	
576.46	0.32	0.62	0.09	0.00	0.00	0.00	
576.64	0.50	0.77	0.27	0.00	0.09	0.03	
576.83	0.69	0.91	0.46	0.00	0.28	0.06	
W.S.E (ft)	STAGE 4						
576.28	0.00	0.00					
576.46	0.00	0.00					
576.64	0.00	0.00					
576.83	0.10	0.06					
HGL PIPE	STORM ELEV.	TOTAL	Q (cfs)	Q (cfs)	CHECK	FREQUENCY	REQ. VOLUME
576.20	576.28	0.41	0.41	-0.34		1 YEAR	2213.5 CF
576.22	576.46	0.62	0.62	-0.36		5 YEAR	3651.2 CF
576.25	576.64	0.80	0.82	-2.03		25 YEAR	5140.8 CF
576.27	576.83	1.02	1.02	-0.14		100 YEAR	6605.4 CF



CCM Engineering

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TBPE FIRM #605

Lake Dallas Storage

**City of Lake Dallas,
Denton County**

WEST POND

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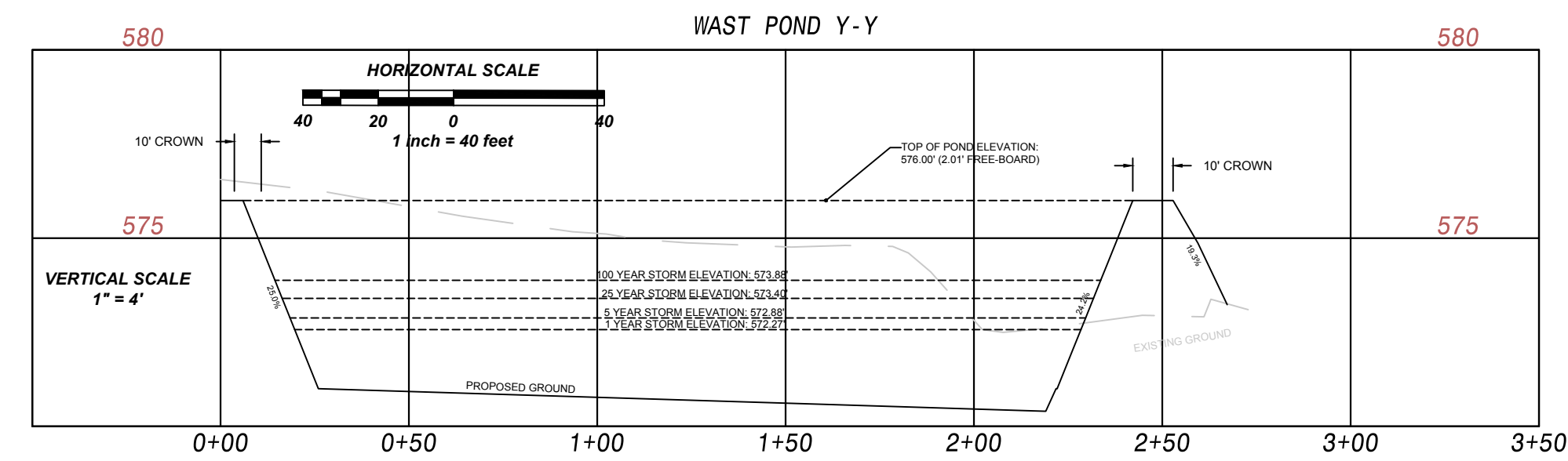
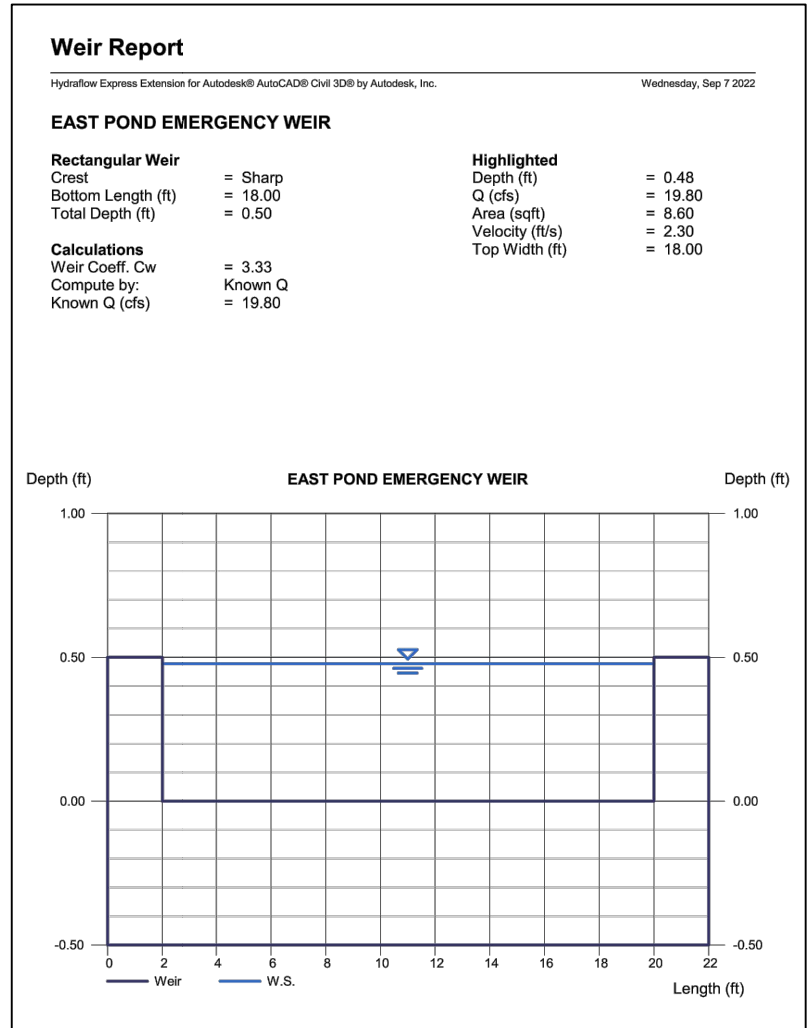
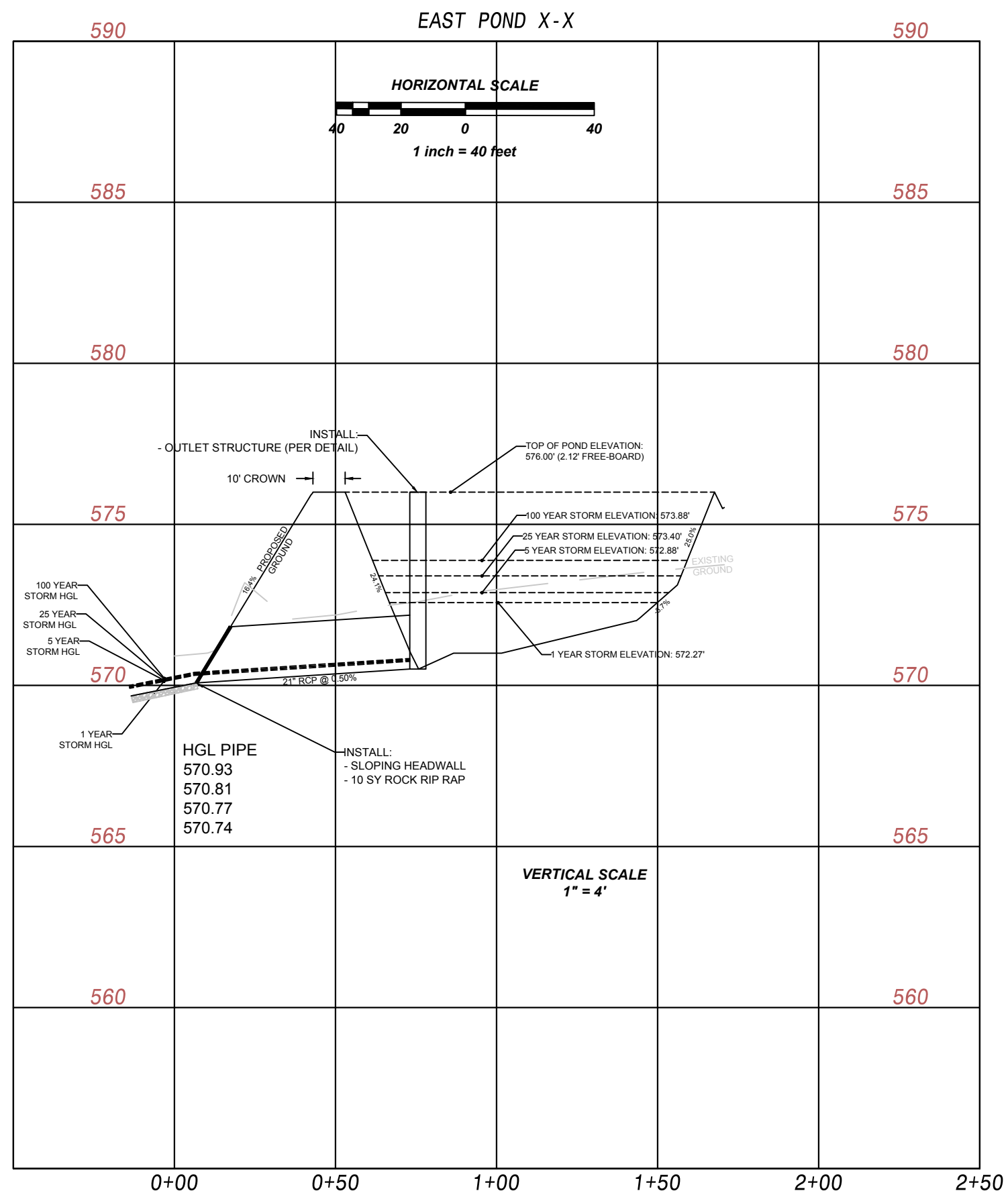
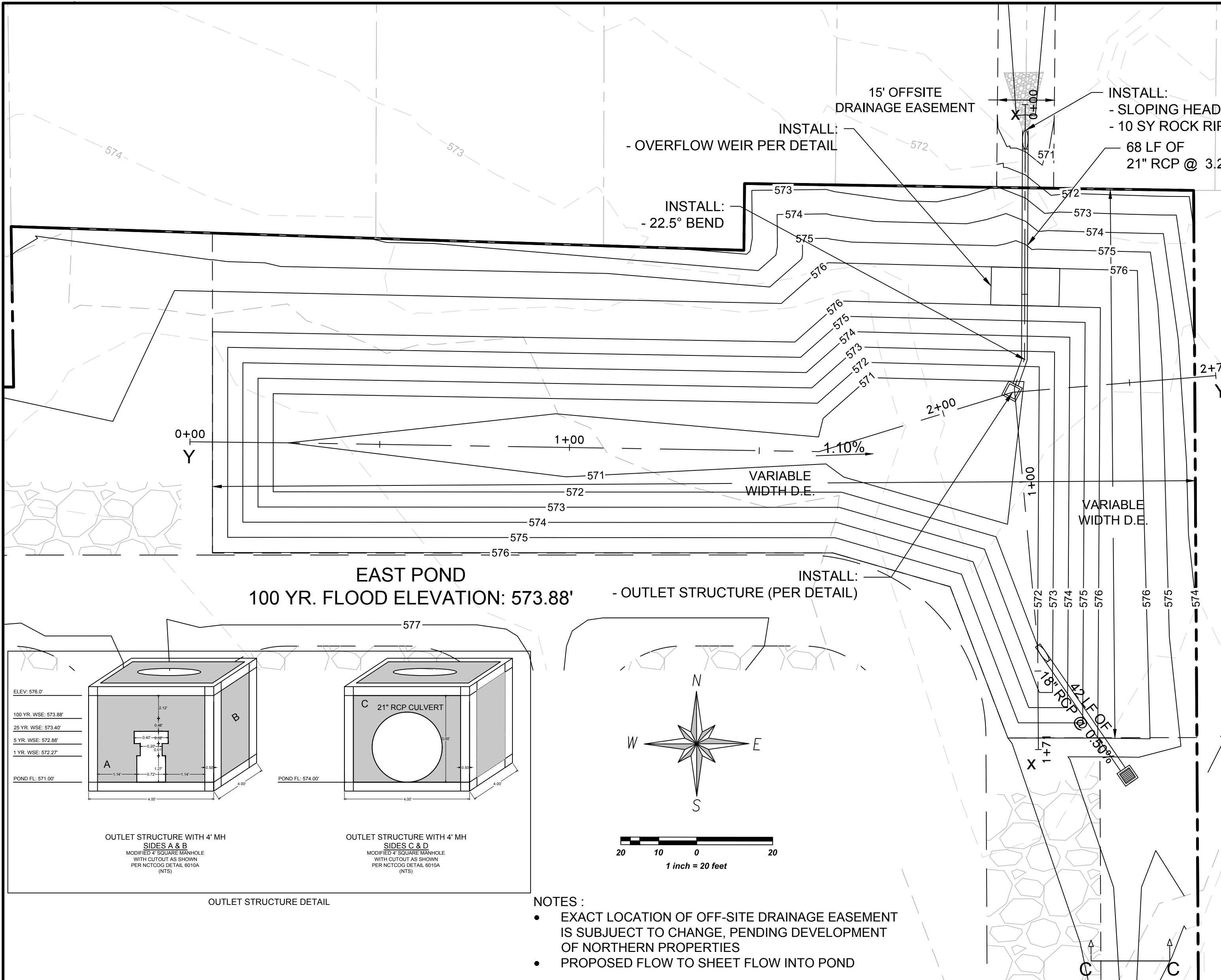
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Sheet 4 of 10



EAST DETENTIONPOND ISWM DESIGN (1 yr.Storm)			
LEGEND			
Q _a	allowable release rate (cfs)		
C _a	predevelopment Rational Method runoff coefficient		
I	rainfall intensity for the corresponding time of concentration (in/hr)		
A _u	undeveloped area (acres)		
A _d	developed area (acres)		
T _d	critical storm duration (min)		
C	developed condition Rational Method runoff coefficient		
b, b ₁	rainfall factors dependent on location and return period taken from ISWM Table 1.18		
V _{req}	required storage (ft ³)		
t _c	time of concentration for the developed condition (min)		
P ₁₈₀	3-hour storm depth (in)		
I _a	intensity factor for the critical duration		
P ₁₈₀	storm depth for the critical duration (in)		
C _a	0.34	b ₁	13.788
I _a	2.81	P ₁₈₀	10
I _d	2.34	P ₁₈₀	1.77
C _d	0.6	A _d	3.29
b ₁	175.5	A _d	3.29
C _d	0.6	C _d	20

EAST DETENTIONPOND ISWM DESIGN (5 yr.Storm)			
LEGEND			
Q _a	allowable release rate (cfs)		
C _a	predevelopment Rational Method runoff coefficient		
I	rainfall intensity for the corresponding time of concentration (in/hr)		
A _u	undeveloped area (acres)		
A _d	developed area (acres)		
T _d	critical storm duration (min)		
C	developed condition Rational Method runoff coefficient		
b, b ₁	rainfall factors dependent on location and return period taken from ISWM Table 1.18		
V _{req}	required storage (ft ³)		
t _c	time of concentration for the developed condition (min)		
P ₁₈₀	3-hour storm depth (in)		
I _a	intensity factor for the critical duration		
P ₁₈₀	storm depth for the critical duration (in)		
C _a	0.34	b ₁	19.754
I _a	4.21	P ₁₈₀	10
I _d	3.15	P ₁₈₀	2.96
C _d	0.6	A _d	3.29
b ₁	175.5	A _d	3.29
C _d	0.6	C _d	20

EAST DETENTIONPOND ISWM DESIGN (25 yr.Storm)			
LEGEND			
Q _a	allowable release rate (cfs)		
C _a	predevelopment Rational Method runoff coefficient		
I	rainfall intensity for the corresponding time of concentration (in/hr)		
A _u	undeveloped area (acres)		
A _d	developed area (acres)		
T _d	critical storm duration (min)		
C	developed condition Rational Method runoff coefficient		
b, b ₁	rainfall factors dependent on location and return period taken from ISWM Table 1.18		
V _{req}	required storage (ft ³)		
t _c	time of concentration for the developed condition (min)		
P ₁₈₀	3-hour storm depth (in)		
I _a	intensity factor for the critical duration		
P ₁₈₀	storm depth for the critical duration (in)		
C _a	0.34	b ₁	78.538
I _a	5.60	P ₁₈₀	10
I _d	4.02	P ₁₈₀	6.15
C _d	0.6	A _d	3.29
b ₁	248.54	A _d	3.29
C _d	0.6	C _d	20

DETENTION POND ISWM DESIGN (100yr. Storm)			
LEGEND			
Q _a	allowable release rate (cfs)		
C _a	predevelopment Rational Method runoff coefficient		
I	rainfall intensity for the corresponding time of concentration (in/hr)		
A _u	undeveloped area (acres)		
A _d	developed area (acres)		
T _d	critical storm duration (min)		
C	developed condition Rational Method runoff coefficient		
b, b ₁	rainfall factors dependent on location and return period taken from ISWM Table 1.18		
V _{req}	required storage (ft ³)		
t _c	time of concentration for the developed condition (min)		
P ₁₈₀	3-hour storm depth (in)		
I _a	intensity factor for the critical duration		
P ₁₈₀	storm depth for the critical duration (in)		
C _a	0.34	b ₁	24.82
I _a	6.96	P ₁₈₀	10
I _d	4.89	P ₁₈₀	5.38
C _d	0.6	A _d	3.29
b ₁	325.18	A _d	3.29
C _d	0.6	C _d	20

STAGE STORAGE TABLE			
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)
571.00	3,979.39	N/A	0.00
572.00	5,968.23	1.00	4973.81
1 YEAR FLOOD ELEVATION: 572.27			
5 YEAR FLOOD ELEVATION: 572.88			
573.00	8,167.63	1.00	7077.93
25 YEAR FLOOD ELEVATION: 573.40			
100 YEAR FLOOD ELEVATION: 573.88			
574.00	10,550.07	1.00	9368.85
575.00	13,041.98	1.00	11796.02
576.00	16,202.11	1.00	15622.04

STAGE STORAGE TABLE			
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)
571.00	3,979.39	N/A	0.00
572.00	5,968.23	1.00	4973.81
1 YEAR FLOOD ELEVATION: 572.27			
5 YEAR FLOOD ELEVATION: 572.88			
573.00	8,167.63	1.00	7077.93
25 YEAR FLOOD ELEVATION: 573.40			
100 YEAR FLOOD ELEVATION: 573.88			
574.00	10,550.07	1.00	9368.85
575.00	13,041.98	1.00	11796.02
576.00	16,202.11	1.00	15622.04

STAGE STORAGE TABLE			
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)
571.00	3,979.39	N/A	0.00
572.00	5,968.23	1.00	4973.81
1 YEAR FLOOD ELEVATION: 572.27			
5 YEAR FLOOD ELEVATION: 572.88			
573.00	8,167.63	1.00	7077.93
25 YEAR FLOOD ELEVATION: 573.40			
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576.00	16,202.11	1.00	15622.04

Hydraulic Expense Estimate for Autodesk AutoCAD Civil 3D by Autodesk, Inc.

EAST POND CURVE

Invert Elev On (ft)	=	570.10
Pipe Length Up (ft)	=	68.00
Slope (%)	=	0.50
Invert Elev Up (ft)	=	570.44
Rise (in)	=	21.0
Shape	=	Circular
Span (in)	=	21.0
No. Barrels	=	1
n-Value	=	0.012
Culvert Type	=	Circular Concrete
Culvert Entrance	=	Square edge whettedw (C)
Coeff. K.M.C.T.X	=	0.0096, 2, 0.0396, 0.67, 0.5

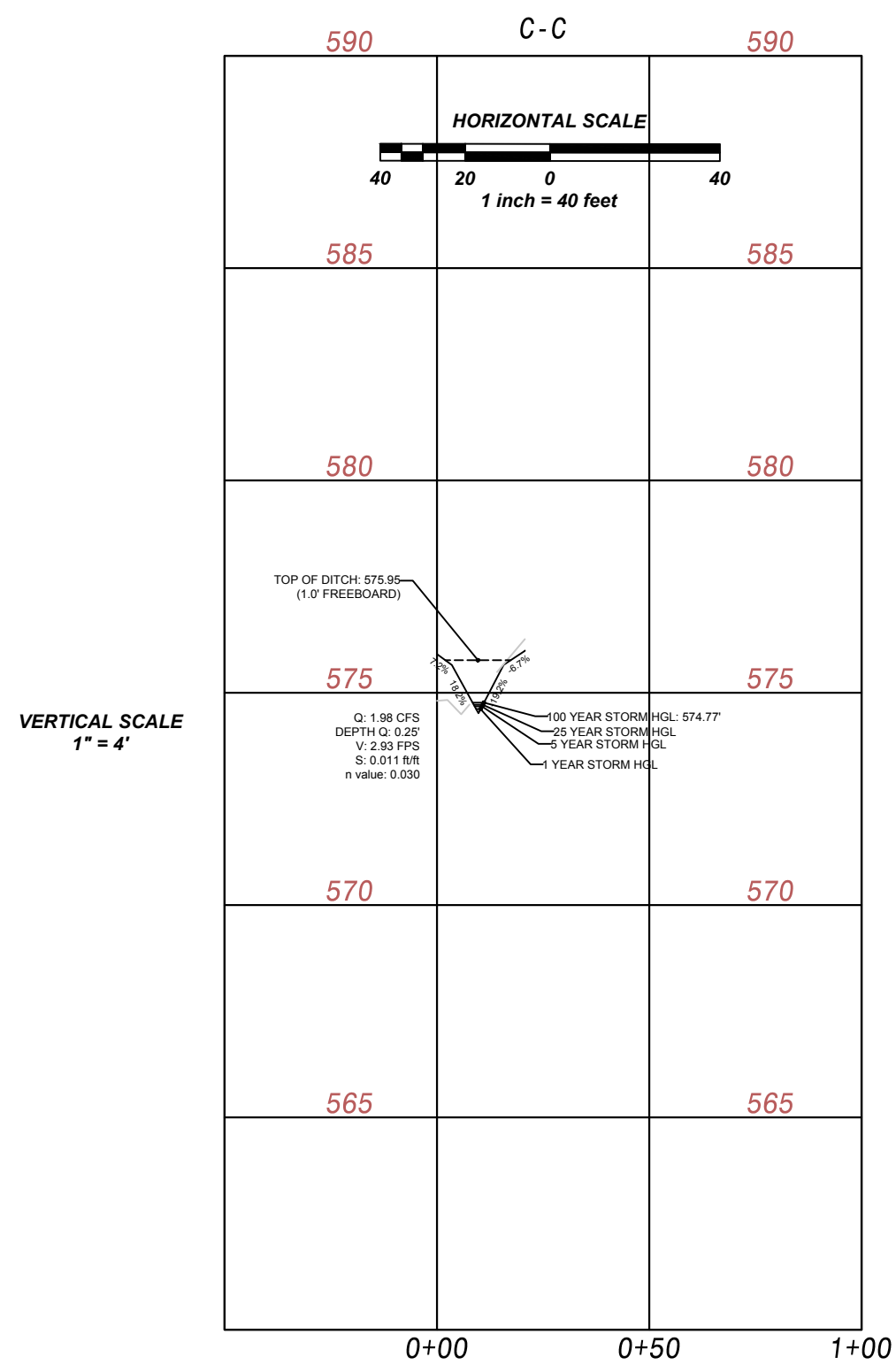
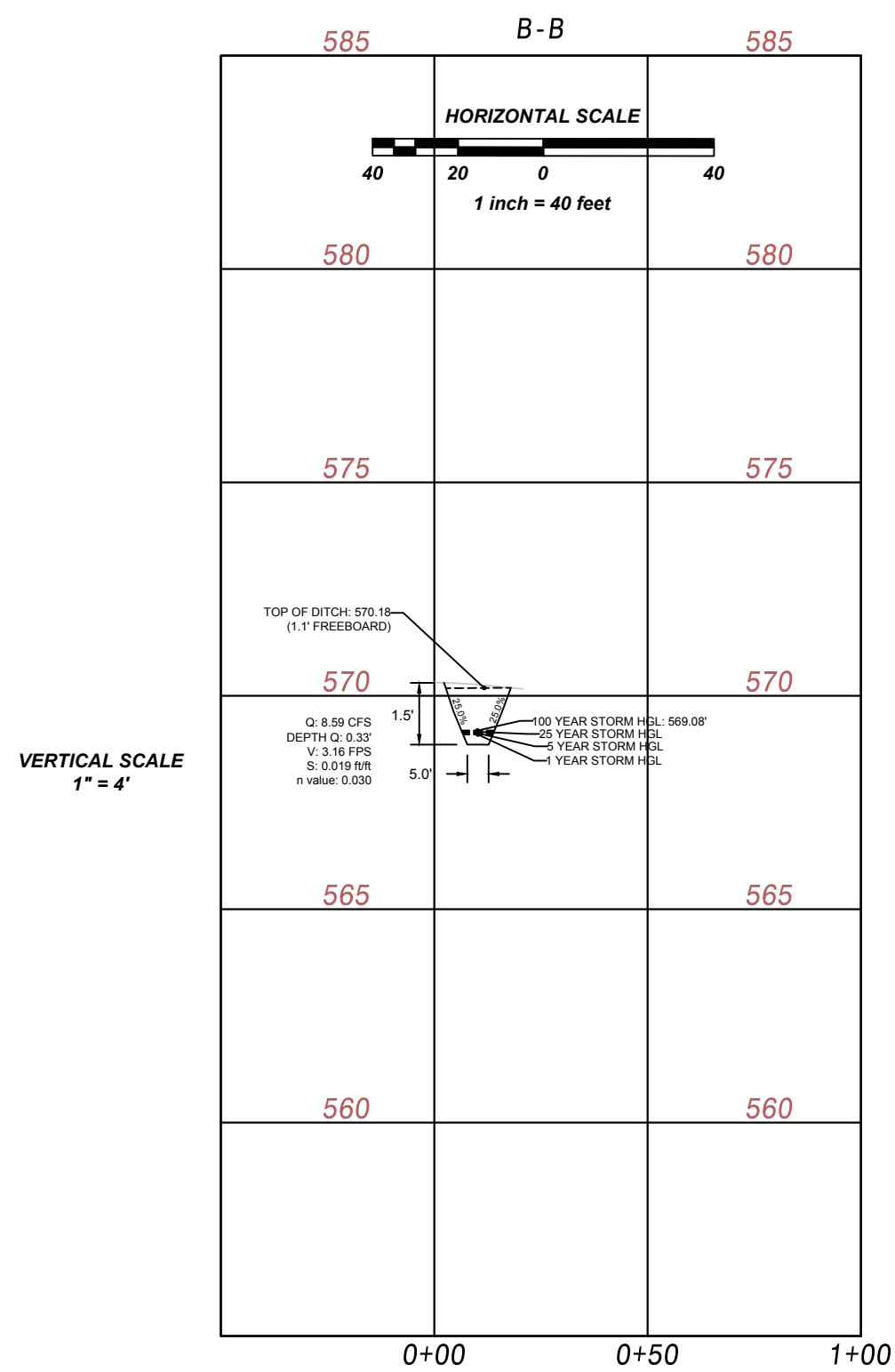
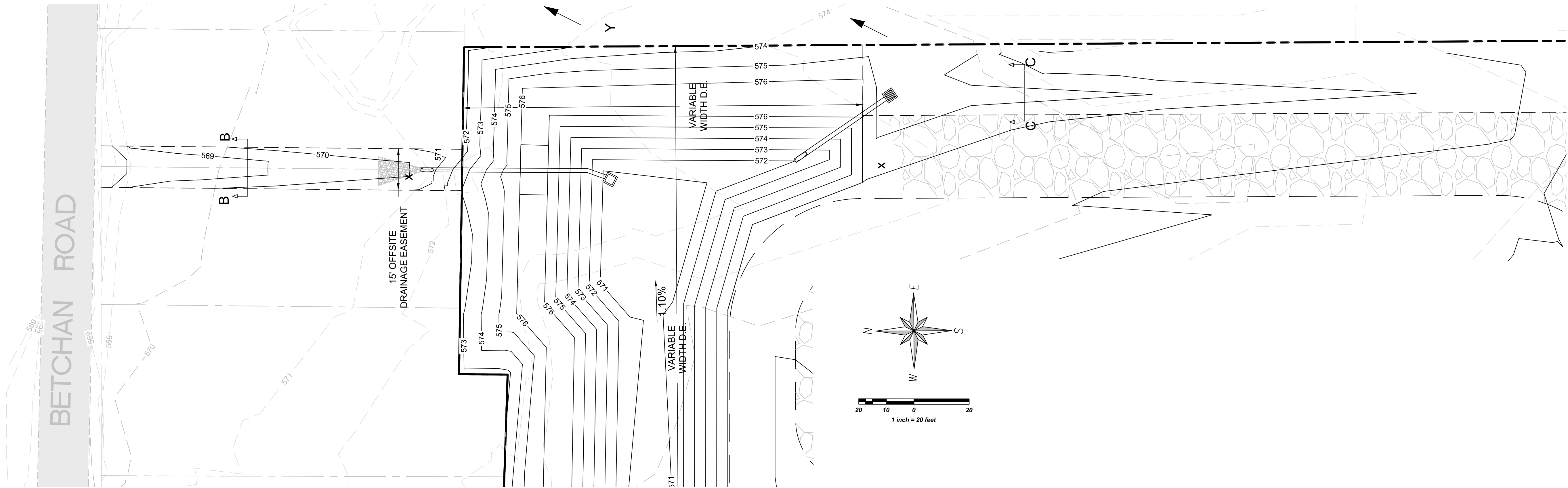
Embankment

Top Elevation (ft)	=	576.00
Top Width (ft)	=	6.00
Gross Width (ft)	=	25.00

The diagram illustrates the cross-section of the East Pond Embankment. The embankment is shown in yellow, with a top width of 6.00 feet and a gross width of 25.00 feet. The top elevation is 576.00 feet. The diagram is labeled 'EAST POND EMBANKMENT' and 'SECTION 10+00'. The base of the embankment is shown in blue, with a water level line at 570.44 feet. The diagram also shows the invert elevation on the left at 570.10 feet and the invert elevation up on the right at 570.44 feet. The slope is indicated as 0.50%.

LUME

CF
CF
CF
CF



CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Lake Dallas Storage
City of Lake Dallas,
Denton County

EAST POND
DITCH SECTIONS

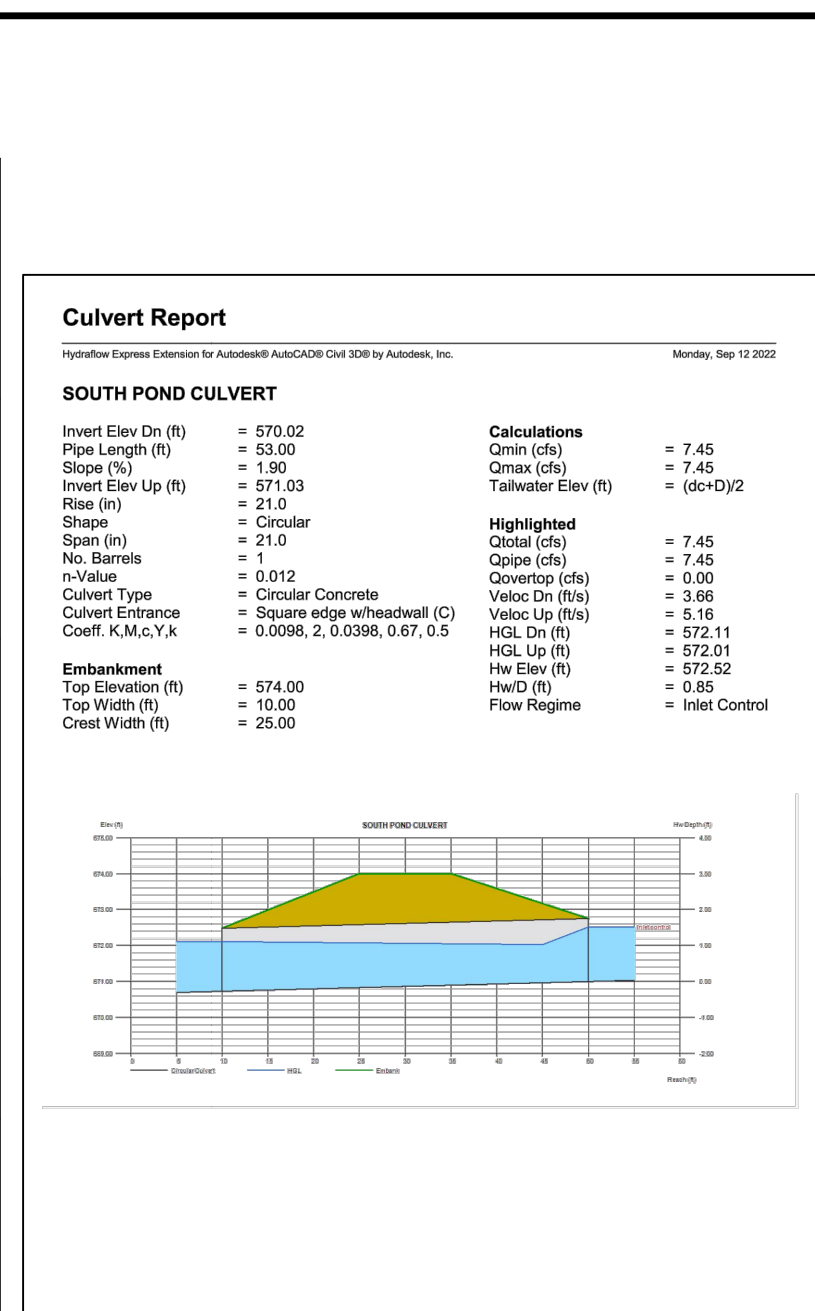
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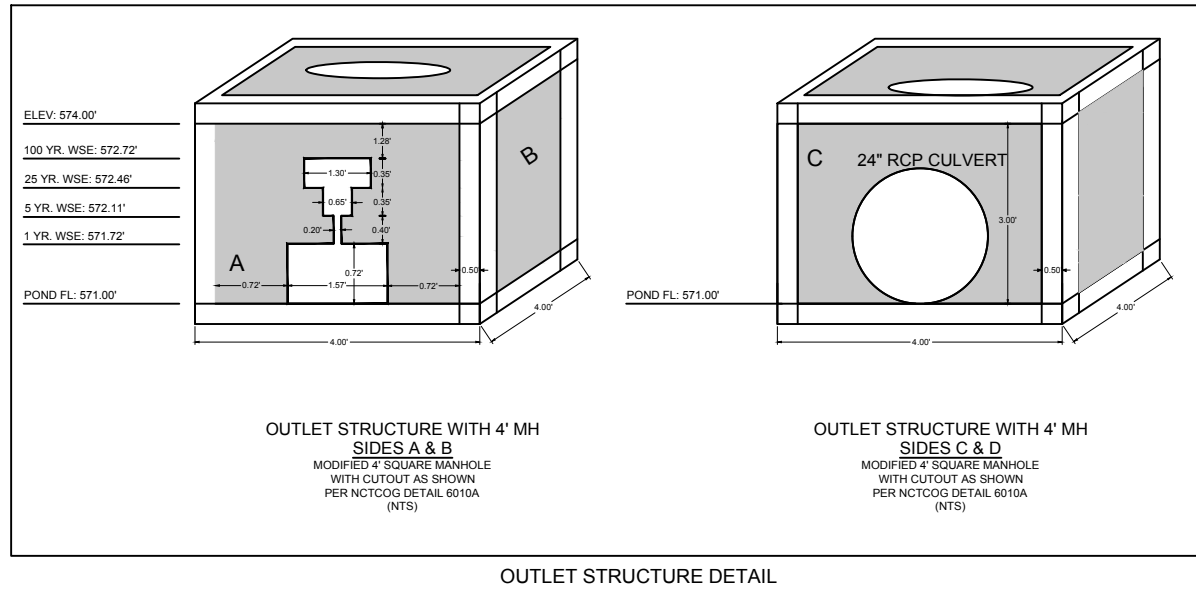
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REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 9/19/2022
SCALE:
NOTES:
FILE:



		STAGE STORAGE TABLE							
		ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
		569.00	1,281.08	N/A	N/A	0.00	N/A	0.00	-
		570.00	2,642.48	1.00	1961.78	1961.78	1921.15	1921.15	-
NORMAL W.S.E.		571.00	4,141.07	1.00	3391.77	5353.55	3363.84	5284.99	-
	1 YEAR FLOOD ELEVATION: 571.72'							8818.19	3.01
	572.00	5,776.10	1.00	4958.58	10312.14	4935.97	10220.96	4.02	
	5 YEAR FLOOD ELEVATION: 572.11'							10971.69	4.51
	25 YEAR FLOOD ELEVATION: 572.46'							13277.09	6.00
	100 YEAR FLOOD ELEVATION: 572.73'							15553.19	7.45
	573.00	7,547.56	1.00	6661.83	16973.97	6642.11	16883.07	-	
	574.00	9,455.45	1.00	8501.50	25475.47	8483.61	25346.68	-	



SOUTH DETENTION POND ISWM DESIGN (1 yr.Storm)										SOUTH DETENTION POND ISWM DESIGN (5 yr.Storm)										SOUTH DETENTION POND ISWM DESIGN (25 yr.Storm)										SOUTH DETENTION POND ISWM DESIGN (100yr.Storm)									
LEGEND										LEGEND										LEGEND										LEGEND									
C _d	allowable release rate (cfs)									C _d	allowable release rate (cfs)									C _d	allowable release rate (cfs)									C _d	allowable release rate (cfs)								
C _p	predevelopment Rational Method runoff coefficient									C _p	predevelopment Rational Method runoff coefficient									C _p	predevelopment Rational Method runoff coefficient									C _p	predevelopment Rational Method runoff coefficient								
I	rainfall intensity for the corresponding time of concentration (in/hr)									I	rainfall intensity for the corresponding time of concentration (in/hr)									I	rainfall intensity for the corresponding time of concentration (in/hr)									I	rainfall intensity for the corresponding time of concentration (in/hr)								
A _d	undeveloped area (acres)									A _d	undeveloped area (acres)									A _d	undeveloped area (acres)									A _d	undeveloped area (acres)								
A _t	developed area (acres)									A _t	developed area (acres)									A _t	developed area (acres)									A _t	developed area (acres)								
T _c	critical storm duration (min)									T _c	critical storm duration (min)									T _c	critical storm duration (min)									T _c	critical storm duration (min)								
C _{d,p}	developed condition Rational Method runoff coefficient									C _{d,p}	developed condition Rational Method runoff coefficient									C _{d,p}	developed condition Rational Method runoff coefficient									C _{d,p}	developed condition Rational Method runoff coefficient								
V _{preliminary}	rainfall factor: dependent on location and return period taken from ISWM Table 1.18									V _{preliminary}	rainfall factor: dependent on location and return period taken from ISWM Table 1.18									V _{preliminary}	rainfall factor: dependent on location and return period taken from ISWM Table 1.18									V _{preliminary}	rainfall factor: dependent on location and return period taken from ISWM Table 1.18								
V _{max}	preliminary required storage (ft ³)									V _{max}	preliminary required storage (ft ³)									V _{max}	preliminary required storage (ft ³)									V _{max}	preliminary required storage (ft ³)								
t _c	time of concentration for the developed condition (min)									t _c	time of concentration for the developed condition (min)									t _c	time of concentration for the developed condition (min)									t _c	time of concentration for the developed condition (min)								
P _{3hr}	3-hour storm depth (in)									P _{3hr}	3-hour storm depth (in)									P _{3hr}	3-hour storm depth (in)									P _{3hr}	3-hour storm depth (in)								
I _{cr}	intensity factor for the critical duration									I _{cr}	intensity factor for the critical duration									I _{cr}	intensity factor for the critical duration									I _{cr}	intensity factor for the critical duration								
T _{cr}	storm depth for the critical duration (in)									T _{cr}	storm depth for the critical duration (in)									T _{cr}	storm depth for the critical duration (in)									T _{cr}	storm depth for the critical duration (in)								
C _{cr}	0.3									C _{cr}	0.3									C _{cr}	0.3									C _{cr}	0.3								
I _{cr}	13.788									I _{cr}	19.754									I _{cr}	22.615									I _{cr}	24.82								
A _d	1.0									A _d	10									A _d	10									A _d	10								
A _t	2.76									A _t	3.72									A _t	4.15									A _t	5.27								
T _c	5.20									T _c	2.96									T _c	2.96									T _c	2.96								
C _{d,p}	2.67									C _{d,p}	3.57									C _{d,p}	3.57									C _{d,p}	3.57								
V _{preliminary}	97.258									V _{preliminary}	173.1									V _{preliminary}	248.54									V _{preliminary}	325.18								
V _{max}	3.01 cfs									V _{max}	4.51 cfs									V _{max}	6.00 cfs									V _{max}	7.45 cfs								
T _{cr}	26.68 min									T _{cr}	25.23 min									T _{cr}	27.42 min									T _{cr}	28.96 min								
V=60(CAa+2CbaAQ ^{0.5} +(Q/2)(b+tc))										V=60(CAa+2CbaAQ ^{0.5} +(Q/2)(b+tc))										V=60(CAa+2CbaAQ ^{0.5} +(Q/2)(b+tc))										V=60(CAa+2CbaAQ ^{0.5} +(Q/2)(b+tc))									
CAa	129.839									CAa	231.089									CAa	331.801									CAa	434.115								
A _d	2.67									A _d	2.67									A _d	2.67									A _d	2.67								
I	97.258									I	173.1									I	248.54									I	325.18								
A _t	13.788									A _t	19.754									A _t	22.615									A _t	24.82								
Q _a	3.01									Q _a	4.51									Q _a	6.00									Q _a	7.45								
t _c	10									t _c	10									t _c	10									t _c	10								
Vpreliminary	1900 ft ³									Vpreliminary	3008 ft ³									Vpreliminary	4179 ft ³									Vpreliminary	5317 ft ³								
Vmax = Vpreliminary*P180/Ptd										Vmax = Vpreliminary*P180/Ptd										Vmax = Vpreliminary*P180/Ptd										Vmax = Vpreliminary*P180/Ptd									
P180	1.77									P180	2.96									P180	4.15									P180	5.38								
Ptd	0.95									Ptd	1.56									Ptd	2.17									Ptd	2.79								
Vmax	3533.2 ft ³									Vmax	5686.7 ft ³									Vmax	7992.1 ft ³									Vmax	10288.2 ft ³								

OUTLET STRUCTURE OUTPUT							
		W (ft)	H(ft)	A (ft)	FLOWLINE ELEVATION	TOP ELEVATION	
STAGE 1	1 YEAR	1.57	0.72	1.13	571.00	571.72	
STAGE 2	5 YEAR	0.20	0.39	0.08	571.72	572.11	
STAGE 3	25 YEAR	0.65	0.35	0.23	572.11	572.46	
STAGE 4	100 YEAR	1.30	0.27	0.35	572.46	572.73	
TOTAL HEIGHT							
W.S.E.(ft)	STAGE 1		STAGE 2		STAGE 3		
	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)	
571.72	0.36	3.27	0.00	0.00	0.00	0.00	
572.11	0.75	4.71	0.19	0.17	0.00	0.00	
572.46	1.10	5.71	0.54	0.28	0.18	0.46	
572.73	1.37	6.37	0.81	0.34	0.44	0.73	
W.S.E.(ft)	STAGE 4						
	H (ft)	Q (cfs)					
571.72	0.00	0.00					
572.11	0.00	0.00					
572.46	0.00	0.00					
572.73	0.13	0.62					
HGL PIPE	STORM ELEV.	TOTAL	Q ALLOW.	CHECK	FREQUENCY	REQ. VOLUME	PROV. VOLUME
		Q (cfs)	Q (cfs)	% CHANGE			
571.23	571.72	3.27	3.30	-1.04	1 YEAR	3522.2 CF	11578.1 CF
571.33	572.11	4.88	4.92	-0.82	5 YEAR	5686.7 CF	11578.1 CF
571.42	572.46	6.44	6.54	-1.47	25 YEAR	7992.1 CF	11578.1 CF
571.48	572.73	8.06	8.11	-0.60	100 YEAR	10268.2 CF	11578.1 CF

Weir Report

Hydraulic Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc.

Monday, Aug 29 2022

SOUTH POND EMERGENCY WEIR

Rectangular Weir	= Sharp	Highlighted	
Crest	= 11.00	Depth (ft)	= 0.49
Bottom Length (ft)	= 0.50	Q (cfs)	= 12.69
Total Depth (ft)		Area (sqft)	= 5.42
		Velocity (ft/s)	= 2.34
		Top Width (ft)	= 11.00

Calculations

Wear Count: Cw = 3.33

Compute by: Known Q

Known Q (cfs) = 12.69

SOUTH POND EMERGENCY WEIR

Depth (ft) 1.00 0.50 0.00 -0.50

Length (ft) 0 2 4 6 8 10 12 14 16

Legend: — Weir — W.S.

CCM Engineering
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TBPE FIRM #605

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City of Lake Dallas,
Denton County

SOUTH POND

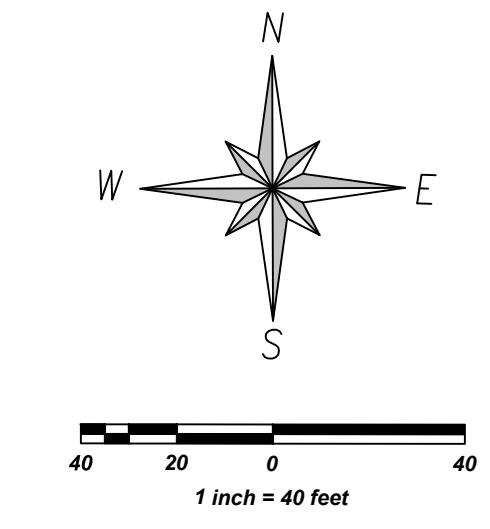
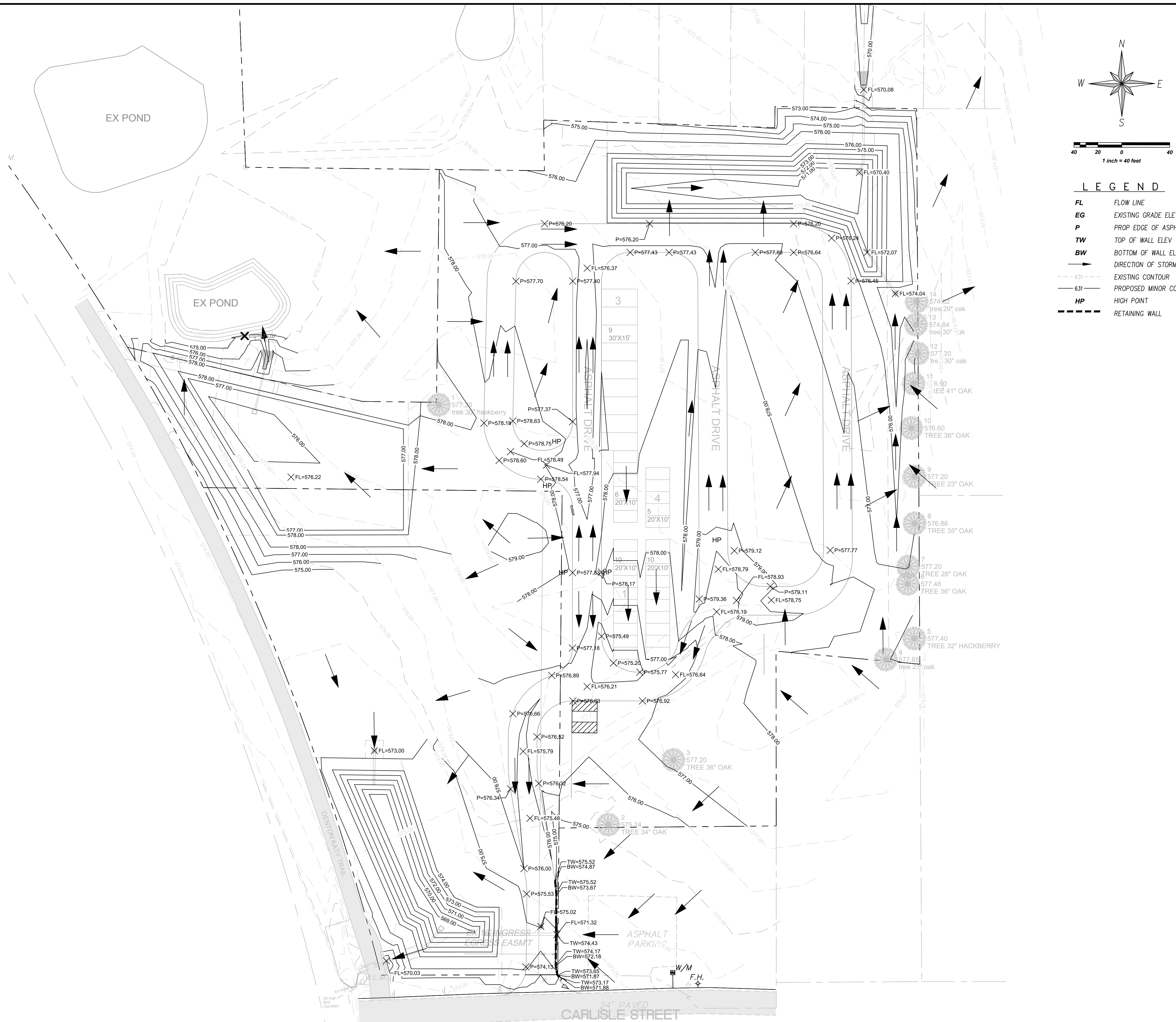
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LEGEND	
FL	FLOW LINE
EG	EXISTING GRADE ELEV
P	PROP EDGE OF ASPHALT ELEV
TW	TOP OF WALL ELEV
BW	BOTTOM OF WALL ELEV
→	DIRECTION OF STORM WATER FLOW
- - - 631 - - -	EXISTING CONTOUR
- - - 631 - - -	PROPOSED MINOR CONTOUR
HP	HIGH POINT
---	RETAINING WALL

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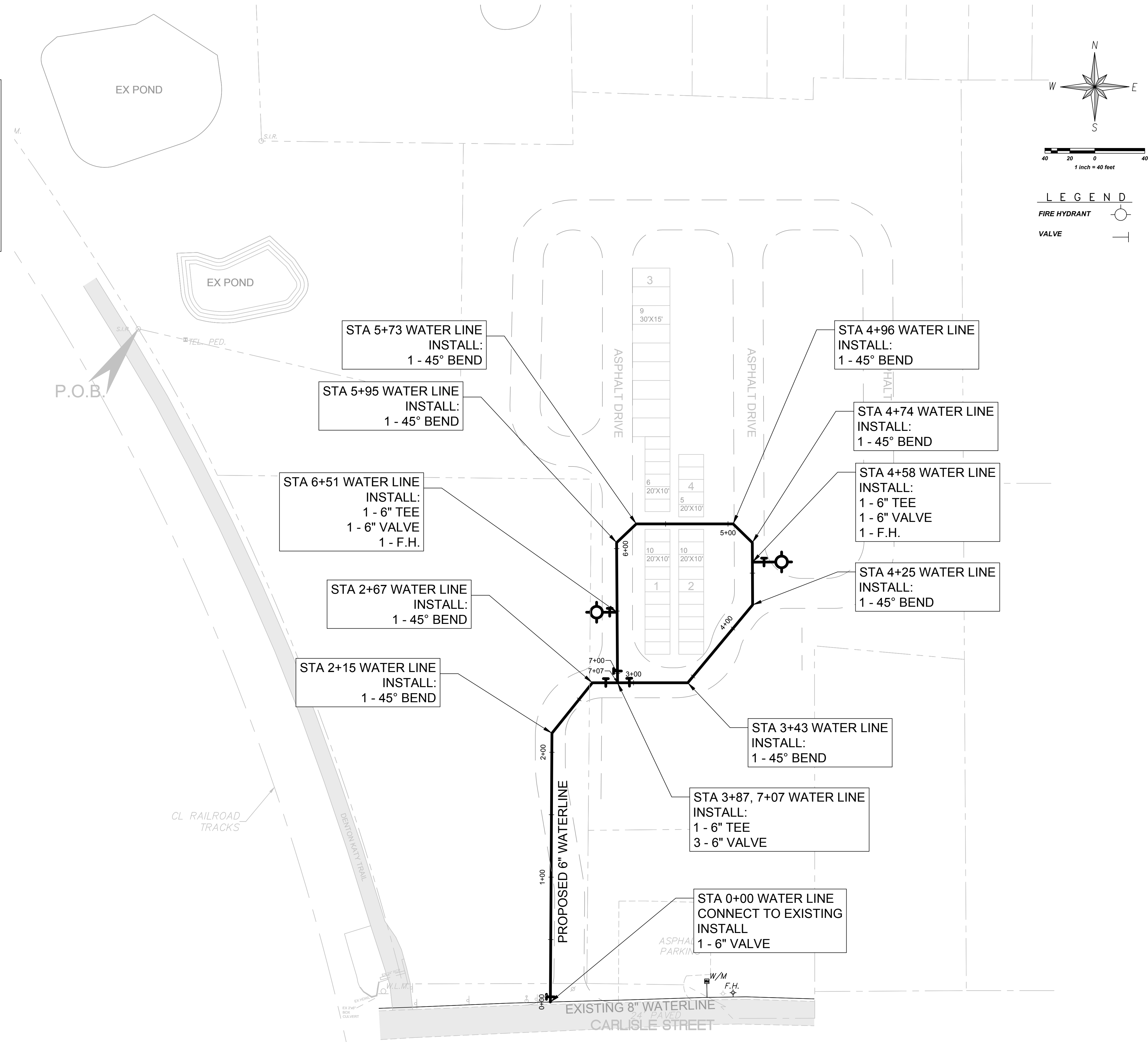
GRADING PLAN

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- NOTES:
- INTERNAL STRUCTURES TO BE SPRINKLED OFF OF PROPOSED 6" LINE
 - STRUCTURES 1-4 WILL BE SPRINKLERED IF ENCLOSED
 - ALL PROPOSED FACILITIES ARE WITHIN 500' RADIUS OF PROPOSED FIRE HYDRANT



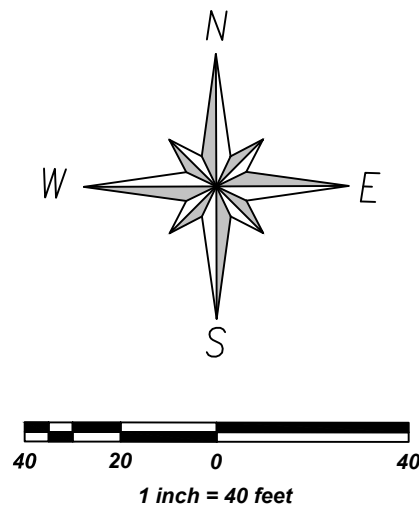
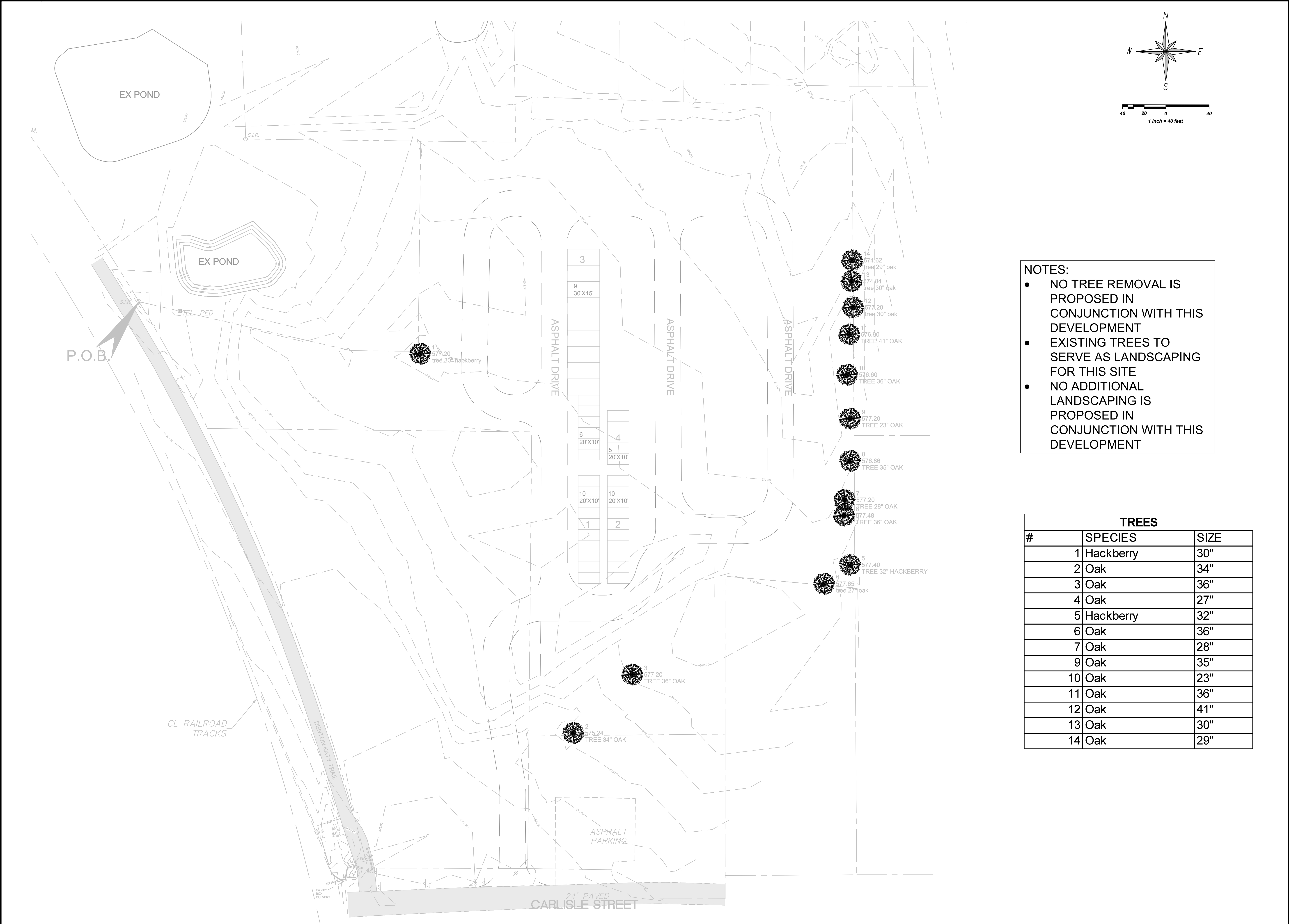
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- NOTES:
- NO TREE REMOVAL IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT
 - EXISTING TREES TO SERVE AS LANDSCAPING FOR THIS SITE
 - NO ADDITIONAL LANDSCAPING IS PROPOSED IN CONJUNCTION WITH THIS DEVELOPMENT

TREES		
#	SPECIES	SIZE
1	Hackberry	30"
2	Oak	34"
3	Oak	36"
4	Oak	27"
5	Hackberry	32"
6	Oak	36"
7	Oak	28"
9	Oak	35"
10	Oak	23"
11	Oak	36"
12	Oak	41"
13	Oak	30"
14	Oak	29"

CCM Engineering

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Lake Dallas Storage
City of Lake Dallas,
Denton County

TREE SURVEY / LANDSCAPE PLAN

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Agreement

For Drainage Easement @ 440 Betchan Lake Dallas, TX 75065

We the undersigned hereby agree to the terms of the Drainage Easement @ 440 Betchan, Lake Dallas, 75065 from Perry Custom Builders dated 9.6.22 (Exhibit A) attached hereto and made a part hereof.

Accepted this day of September 22, 2022.

Parties to the Drainage Easement Agreement:



Paul Perry
Perry Custom Builders

9-22-22

Date



Marykay Smith
RER, LLC

9.22.22

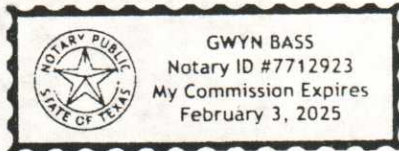
Date

Acknowledgment

STATE OF TEXAS

COUNTY OF DENTON

This Drainage Easement Agreement instrument was acknowledged before me on the 22nd day of September, 2022, by Paul Perry, of Perry Custom Builders.



[Seal]

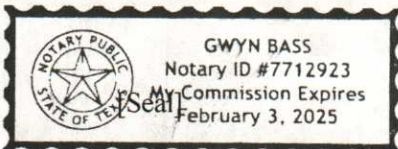
Gwyn Bass
NOTARY PUBLIC, STATE OF TEXAS

Acknowledgment

STATE OF TEXAS

COUNTY OF DENTON

This Drainage Easement Agreement instrument was acknowledged before me on the 22nd day of September, 2022, by Mary Kay Smith, of RER, LLC.



Gwyn Bass
NOTARY PUBLIC, STATE OF TEXAS



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Eric Wilhite, AICP, Consulting Planner

October 13, 2022

Planned Development – HH Swisher & Nathaniel French Survey's- Abstract No. 1220

DESCRIPTION

Conduct a public hearing and consider an ordinance amending the regulations relating to the use and development of +/-24.414 acres out of the H.H. Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, by changing the zoning from C-1 Retail District to PD- Planned Development District for R-3 Multi-Family residence and C-1 Retail and adopting development regulations.

EXISTING CONDITIONS

The subject property is generally located northeast of the intersection of E. Swisher Road and North Shady Shored Road and is currently undeveloped land consisting of open pasture with clusters of mature trees in various areas of site and along the edges. The property is not within the 100-year floodplain.

ADJACENT LAND USES

North: Manufacture Housing – R-1-4000

East: Single-family residences zoned R-1-7200/PD and C-1 Recreation and Sports Faculty.

South: Apartments R-3/PD

West: Single-family residence zoned R-1-10000

BACKGROUND INFORMATION

The applicant Charlsie Boliver Rev. Trust, submitted by Mr. Mathias Haubert of Bohlerfor a Planned Development to allow a mixed-use development to include multifamily and commercial/retail. The Planned Development Narrative describes the PD development standards as generally indicated on the concept development plan. development standards and guidelines that will be followed at formal site development plan stage.

The applicant has included a concept site plan with the Project Narrative. This site plan is for illustrative concept purposes only and has not been reviewed for conformance to the provided project narrative.

After conducting a public hearing for the request, the item was tabled so the applicant could further evaluate and revise the Planned Development to better address issues brought up by the City Council. The applicant has taken the information discussed during hearing and meet with staff to make various revisions.

PLANNING ANALYSIS

The following are the primary revisions made to the previous PD submittal:

- No more than three hundred and forty (340) multi-family dwelling units;
- Property construction phasing-no certificate of occupancy will be granted on multi-family units constructed on Tract 2 until a C/O has been issued for floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1. The C-Store at intersection shall not be included as meeting the commercial square footage required to meet minimum for multi-family C/O's;
- One multi-family structure was removed from frontage of Swisher and a QSR established;
- A list of possible selection of common open space amenities of which 7 shall be developed in multi-family areas;
- Certificates of occupancy will not be granted for more than 210 dwelling units, unless construction of at least 4 of the amenities are constructed. And all 7 shall be constructed for CO of 300 dwelling units.

(Previous staff report text)

The two existing tracts, one of 6 acre is proposed for C-1 Retail, and an approximately 16 acre tract for R-3 Multifamily residential. The primary deviation from current City code is the parking requirement and overall density for the R-3 tract. This deviation is 2.0 parking spaces per dwelling unit. The City code establishes that 2.5 parking spaces per dwelling unit is required. The basic R-3 multi-family zoning district permits up to 18 dwelling units (DU) per acre, the planned development request establishes a density of 24 DU per acre. A 33% higher density than base R-3 zoning.

The applicant is also stating unit minimum square footage of A/C space to be 500sf be allowed. The R-3 zoning minimum is 900 sf.

Primary access for both the retail and multi-family is proposed from four drives off East Swisher Road. These access points will require additional review. The development site circulation proposes to maintain shared access and have screening as needed, but maintain continuity and connective as possible, to maintain a mixed-use feel. With further evaluation of site, it may be deemed a Traffic Impact Assessment (TIA) may be required. If the TIA determines a decal lane or similar traffic considerations are required, the site plan may be altered.

The permitted uses will be consistent with those established in current City Code.

RECOMMENDATION

After conducting the public hearing, The Planning and Zoning Commission recommended approval by a 5-0 vote with the condition as stated.

Recommend City Council **APPROVE/DENY** the Planned Development Narrative for zoning of approximately 22-acre project located on HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey with the following conditions:

1. Meet all conditions as established in the Ordinance and Site Plan for Planned Development.

ATTACHMENTS:

1. DCAD Areal indicating subject property;
2. Planned Development Narrative;
3. Planned Development (Exhibit C) PD Development Standards;
4. PD Site Plan;
5. Subject Tract Exhibits.
6. Draft Ordinance

CITY OF LAKE DALLAS, TEXAS

ORDINANCE NO. 2022-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING ORDINANCE AND ZONING MAP, AS AMENDED, AMENDING THE REGULATIONS RELATING TO THE USE AND DEVELOPMENT OF 24.414± ACRES OUT OF THE H. H. SWISHER SURVEY, ABSTRACT NO. 1220 AND NATHANIEL FRENCH SURVEY, ABSTRACT NO. 424, BY CHANGING THE ZONING FROM C-1 RETAIL DISTRICT TO PD - PLANNED DEVELOPMENT DISTRICT FOR R-3 MULTI-FAMILY RESIDENCE AND C-1 RETAIL; ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Lake Dallas, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Lake Dallas Zoning Ordinance and Zoning Map of the City of Lake Dallas, Texas, as previously amended, should be amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Lake Dallas Zoning Ordinance (“the Zoning Ordinance”) and the Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of 24.414± acres out of the H.H. Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, City of Lake Dallas, Denton County, Texas described in Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), by changing the zoning of the Property from C-1 Retail District to PD - Planned Development District for R-3 Multi-Family Residence and C-1 Retail subject to Section 2 of this Ordinance.

SECTION 2. DEVELOPMENT AND USE STANDARDS

The Property shall be developed and used in accordance with the applicable provisions of the Zoning Ordinance subject to the following:

- A. **Base Zoning:** Subject to the modifications or conditions set forth in this Section 2, the Property shall be developed and used in accordance with the following zoning district regulations:
- (1) The portion of the Property within the boundaries of the area shown on Exhibit “B,” attached hereto and incorporated by reference (the “Tract Exhibit”) identified as Tract 1 (“Tract 1”) shall be developed and used in accordance with regulations applicable to property located within a “C-1” Retail District; and
 - (2) The portion of the Property located within the boundaries of the area identified on the Tract Exhibit as Tract 2 (“Tract 2”) shall be developed and used in accordance with regulations applicable to property located within an “R-3” Multifamily Residence District.
- B. **Concept Plan:** The Property shall be used and developed substantially in accordance with the Concept Plan attached hereto as Exhibit “C” and incorporated herein by reference (“the Concept Plan”). The size, number, and location of buildings, driveways, and parking areas constructed on the Property shall generally comply with the Site Plan. Any significant additions, modifications or amendments to the Site Plan (including, but not limited to, future site development of the remainder of undeveloped land, increase in size of floor plan or site, changing or adding ingress/egress to public rights-of-way, changing building orientation, and similar modifications) shall not be authorized unless and until approved as an amendment to this Ordinance; provided, however, the Director of Development may approve without further action of the City Council amendments to the Concept Plan comprising of the addition, removal, or relocation of drive entrances providing ingress and egress to Swisher Road and Shady Shores Road.
- C. **Screening:**
- (1) A screening wall or fence that complies with Lake Dallas Municipal Code Section 122-1132(a) shall be constructed along the north boundary of Tract 1 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.
 - (2) A screening wall or fence in compliance with Lake Dallas Municipal Code Section 122-1133(1) or Section 122-1133(5) shall be constructed along the east, north, and west property lines of Tract 2 as shown on the Tract Exhibit and completed prior to issuance of a Certificate of Occupancy for any building constructed on Tract 2.
- D. **Landscaping:**
- (1) Every property line of the Property, inclusive of the property lines between Tract 1 and Tract 2, shall be planted with landscaped screening as follows:

- (a) One (1) tree shall be planted adjacent to and along the entire length of the public street right-of-way areas at a distance of not greater than 50 linear feet apart;
- (b) One (1) tree shall be planted for every 400 square feet of interior landscape area within the Property;
- (c) Landscape buffers shall be established as follows:
 - (i) A 15-foot wide landscape buffer shall be established between all off-street parking areas and the abutting public right-of-way; and
 - (ii) A 10-foot wide landscape buffer, inclusive of required landscaping materials and irrigation, shall be established at all locations on the Property where an off-street parking area abuts an adjacent property line except where an opaque screening wall is installed on the adjacent property line;
- (2) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 1, a landscape plan shall be submitted to the City and approved by the Director of Development Services in accordance with Section 122-1225 of the Lake Dallas Municipal Code relating to Tract 1; provided, however, if Tract 1 is subdivided into multiple lots, a building, paving, grading, or construction permit relating to development of a lot within Tract 1 may be issued subject to approval of a landscape plan for such lot as provided above;
- (3) Prior to issuance of any building, paving, grading, or construction permit relating to development of Tract 2, a landscape plan shall be submitted to the City and approved by the Director of Development Services in accordance with Section 122-1225 of the Lake Dallas Municipal Code relating to Tract 2;
- (4) All trees required to be planted on the Property by this Section 2.D., the Zoning Ordinance, and/or the approved landscape plan shall have a trunk diameter of not less than three (3) caliper inches measured four feet (4.0') above the top of the root ball.

E. Tract 1 Development Standards:

Tract 1 shall be developed and used in accordance with the “C-1” Retail District development regulations subject to the following modifications:

- (1) **Cross-Access:** Prior to or concurrently with the approval of a final plat for any portion of the Property, a mutual cross-access easement for vehicular and pedestrian movement over, across, and between all Tracts within the Property shall be granted between and among the respective owner(s) of each Tract or portion thereof;

- (2) **Maximum Building Height:** Buildings shall not exceed three (3) stories or exceed fifty (50) feet in height;
- (3) **Signs:** Two (2) monument signs with a sign face of not more than 60 square feet and a height of not more than twelve feet (12.0') may be installed on Tract 1 at the locations generally shown on the site plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 1 from adjacent streets.
- (4) **Dumpster Enclosures:** Solid waste dumpsters may be located within the side and rear setbacks provided they are screened in accordance with Section 122-1132(c) of the Municipal Code. No certificate of occupancy shall be issued for building on constructed on the Property that will be served by one or more solid waste dumpsters unless and until construction of the required dumpster screening is complete.
- (5) **Sidewalks:** Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road and Shady Shores Road as shown on the Site Plan.

F. Tract 2 Development Standards:

Tract 2 shall be developed and used in accordance with the "R-3" Multi-Family Residence District development regulations subject to the following modifications:

- (1) **Density:** No more than three hundred forty (340) multi-family dwelling units shall be constructed on Tract 2.
- (2) **Unit Mix:** The mix of dwelling units shall be set forth on the Concept Plan, provided:
 - (a) Efficiency and one-bedroom multi-family dwelling units shall not be less than 55% of the total number of dwelling units constructed; and
 - (b) Two-bedroom multifamily dwelling units shall not exceed 45% of the total number of dwelling units constructed.
- (3) **Minimum Dwelling Size:** No dwelling unit shall have an area of air conditioned space of less than 500 square feet;
- (4) **Elevations:** The buildings constructed on Tract 2 shall be designed and constructed to appear substantially as set forth on the building elevations set forth in Exhibit "D" attached hereto and incorporated herein by reference.

- (5) **Parking:** No fewer than 2.0 parking spaces shall be provided for each multi-family dwelling unit constructed on Tract 2;
- (6) **Sidewalks:** Sidewalks with a width of not less than five feet (5.0') shall be constructed adjacent to E. Swisher Road;
- (7) **Maximum Building Height:** Buildings shall not exceed three (3) stories or exceed forty-five (45) feet in height;
- (8) **Open Space:** Tract 2 shall be developed with open space subject to the following:
 - (a) Not less than 300 square feet of usable open space shall be developed on Tract 2 for each dwelling unit constructed on Tract 2;
 - (b) Required yards and landscaped areas shall be credited as open space area; and
 - (c) A maximum of 50% of the detention pond area may count as open space provided the area is amenitized;
- (9) **Amenities:**
 - (a) Tract 2 shall be developed with not less than seven (7) of the following amenities:
 - (i) Walking trails not less than six feet (6.0') wide with benches or seating and trash receptacles;
 - (ii) Outdoor swimming pool, including wading area, with a water surface area of not less than 2400 square feet, which minimum area shall not include hot tub/spa or pool deck seating area;
 - (iii) Outdoor dog park with an area of not less than 2000 square feet;
 - (iv) Outdoor seating area with gazebo or similar shade structure;
 - (v) Dog wash or maintenance station (no more than one (1) can be counted toward requirement);
 - (vi) Detention/retention area with perimeter trail of not less than six feet (6.0') in width;
 - (vii) Outdoor grilling or cooking area (no more than two (2) can be counted toward requirement);
 - (viii) Outdoor sitting/gathering/open space area, with a minimum area of 40 feet x 40 feet;
 - (ix) Recreational water feature;
 - (x) Interior gym or fitness center with an area of not less than 400 square feet equipped with exercise apparatus for tenant use; or

- (xi) Interior office or professional space equipped with at least two public computer workstations, a publicly accessible printer, and public Wi-Fi access.
 - (b) Certificates of occupancy shall not be granted for more than 210 dwelling units on Tract 2 unless and until construction of at least four (4) of the amenities listed in paragraph (a), above, has been completed.
 - (c) Certificates of occupancy shall not be granted for more than 300 dwelling units on Tract 2 unless and until construction of a total of at least seven (7) of the amenities listed in paragraph (a), above , has been completed.
- (9) **Signs:** Monument signs with a sign face of not more than 50 square feet on each side of the sign and a height of not more than eight feet (8.0') may be installed on each lot within Tract 2 may be located only at the locations shown on the Site Plan; provided, however, the City Manager shall be authorized to approve adjustments in the location of such monument signs upon final determination at the time of construction of the location of driveways accessing Tract 2 from adjacent streets.
- G. **Detailed Site Plan:** No building or other permit shall be granted relating to development of the Property unless and until a development plan in compliance with Section 122-634 of the Municipal Code has been approved for the Property by the City Council in the same manner as required for an amendment to this Ordinance.
- H. **Traffic Improvements:** No certificate of occupancy shall be issued for any building constructed on the Property until completion of construction of the following roadway improvements:
 - (1) Northbound right turn deceleration lane along Shady Shores Road at the southwest corner of the Property as shown on the Site Plan; and
 - (2) Westbound right turn deceleration lane along Swisher Road at the southwest corner of the Property as shown on the Site Plan.
- I. **Phasing:** The Property shall be developed subject to the following phasing of construction:
 - (1) Except for a building that contains no dwelling units to be used as a leasing office, gym and/or fitness center, and/or business center, no certificate of occupancy shall be issued for any building constructed on Tract 2 until a certificate of occupancy has been issued for retail use with a floor area of not less than 4000 square feet is developed on the most southwesterly portion of Tract 1 at the intersection of Shady Shores Road and Swisher Road as shown on the Site Plan;
 - (2) Certificates of occupancy shall be issued for no more than 260 dwelling units constructed on Tract 2 until issuance of a certificate of occupancy or approval of final inspection, as applicable, of one or more shell buildings designed for restaurant and/or retail use constructed on Tract 1 containing a gross floor area of

not less than 7,000 square feet in addition to the building described in Paragraph (1), above;

- (3) The square footage of only one (1) restaurant commonly referred to as a “quick service restaurant” may be included in the minimum area of restaurant/retail buildings required by Paragraph (2), above.
- (4) For purposes of this Section 2.I, the floor area of the convenience store or other retail use located on Tract 1 at the northeast corner of the intersection of Swisher Road and Shady Shores Road shall not be included in the calculations in paragraphs (1) and (2).

SECTION 3. CONFLICTS.

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Lake Dallas governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling. In the event there is an irreconcilable conflict within the text of this Ordinance, including any exhibits attached hereto, relating to the applicable standard to be enforced with respect to development of the Property, the strictest standard shall be controlling unless the City Council determines by approval of a motion or resolution that the less stringent standard is to apply.

SECTION 4. SEVERABILITY CLAUSE.

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Lake Dallas Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Lake Dallas Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 5. SAVINGS CLAUSE.

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

SECTION 6. PENALTY.

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Lake Dallas and/or applicable state law and it is accordingly so ordained.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON THIS THE 13TH DAY OF OCTOBER 2022.

APPROVED:

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin., City Attorney
(kbl:10/11/2022:131321)

Ordinance No. 2022-____
Exhibit A - Property Boundaries

The Property consists of the following described tracts, which is inclusive of the adjacent portion of Swisher Road approximately to its centerline:

Tract 1:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlise D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a one-half inch iron rod with yellow plastic cap stamped “RPLS 4561” found for corner of said Boliver tract of land, said iron rod being in the west line of said of Boliver tract of land and in the east right-of-way line of N. Shady Shores Drive(a variable width right-of-way);

THENCE North 89 degrees 56 minutes 53 seconds East, passing a one-half inch iron rod found for an angle point of said Boliver tract of land at a distance of a distance of 218.93 feet and continuing a total distance of 415.71 feet to a point for corner;

THENCE over and across said Boliver tract of land, the following courses and distances:

North 50 degrees 32 minutes 46 seconds East, a distance of 700.39 feet to a point for corner;

South 40 degrees 01 minutes 07 seconds East, a distance of 264.89 feet to a point for corner, said point being in or near the centerline of Swisher Road (80’ width right-of-way);

THENCE along the centerline of said Swisher Road, the following courses and distances:

South 50 degrees 33 minutes 02 seconds West, a distance of 569.61 feet to a point for corner;

In a southwesterly direction, a distance of 597.25, having a central angle of 35 degrees 50 minutes 05 seconds, whose radius 954.93 feet a tangent length of 308.75 feet and whose chord bears South 68 degrees 27 minutes 25 seconds West a distance of 587.56 feet to a point for corner;

South 86 degrees 30 minutes 20 seconds West, a distance of 112.15 feet to a point for corner;

THENCE North 03 degrees 29 minutes 40 seconds West, a distance of 40.00 feet over and across said Swisher Road to a one-half inch iron rod with blue plastic cap stamped “Gorrondona” found for corner, said capped iron rod being at the south end of a corner clip between said Swisher Road and of said N. Shady Shores Drive;

THENCE North 46 degrees 25 minutes 20 seconds West, a distance of 33.93 feet along said corner clip to a five-eighths inch iron rod found for corner, said iron rod being at the north end of said corner clip and being in the east line of said N. Shady Shores Drive;

THENCE North 00 degrees 18 minutes 45 seconds West, a distance of 278.62 feet along the east right-of-way line of said N. Shady Shores Drive to the **POINT OF BEGINNING** and containing 340,561 square feet or 7.818 acres.

Tract 2:

BEING a tract of land situated in the City of Lake Dallas, Denton County, Texas, being a part of the HH Swisher Survey, Abstract No. 1220 and Nathaniel French Survey, Abstract No. 424, being part of a tract of land described in a Warranty Deed to Charlise D. Boliver Revocable Living Trust, as recorded in Volume 4643, Page 2573, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a six inch steel fence post found at the northeast corner of said Boliver tract of land;

THENCE South 00 degrees 26 minutes 03 seconds East, a distance of 482.89 feet to a point for corner, said point being in or near the centerline of Swisher Road;

THENCE South 50 degrees 33 minutes 02 seconds West, a distance of 206.16 feet along the centerline of said Swisher Road to a point for corner;

THENCE over and across said Boliver tract of land, the following course and distances:

North 40 degrees 01 minutes 07 seconds West, a distance of 264.89 feet to a point for corner;

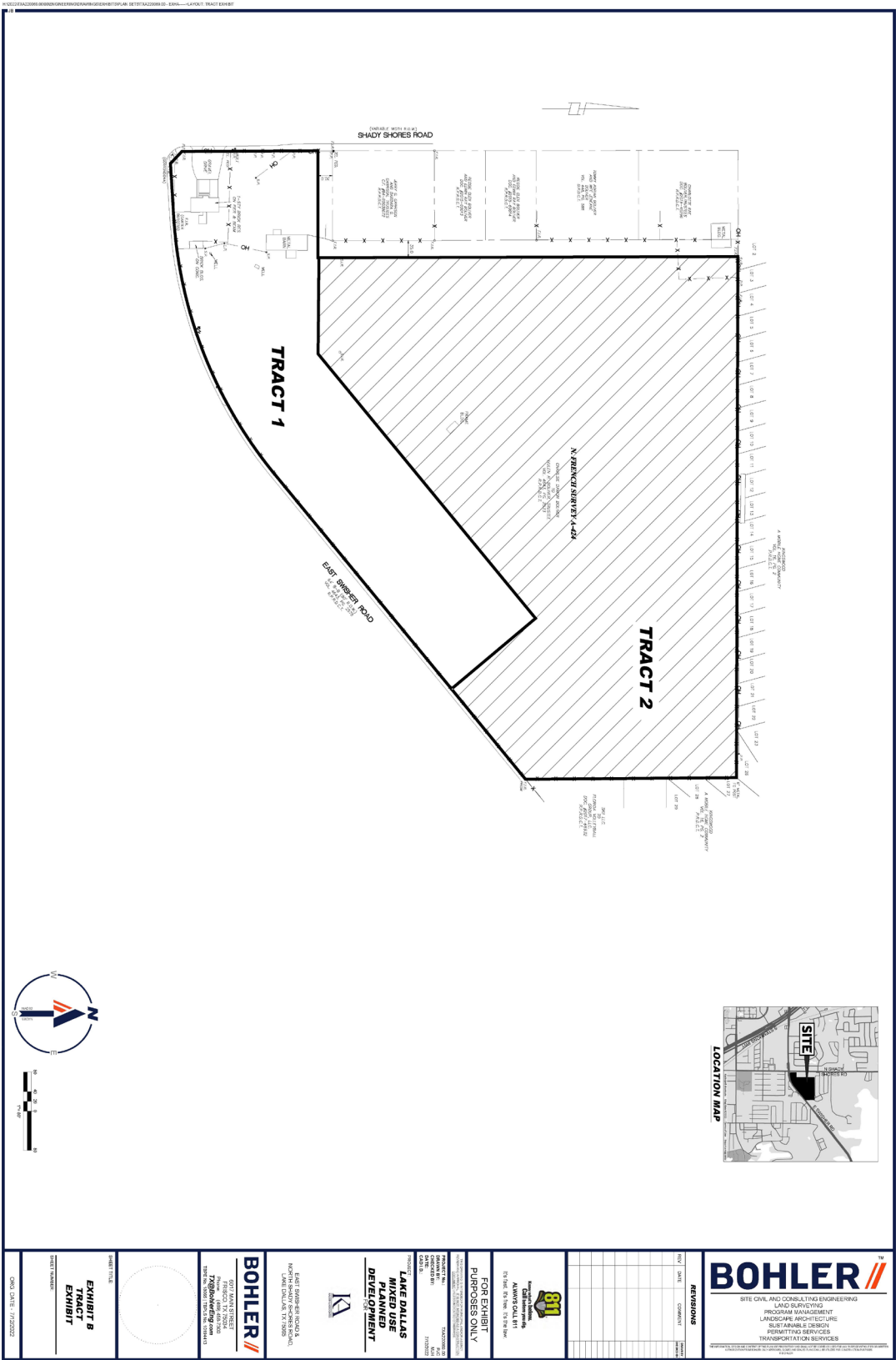
South 50 degrees 32 minutes 46 seconds West, a distance of 700.39 feet to a point for corner;

South 89 degrees 56 minutes 53 seconds West, a distance of 196.78 feet to a one-half inch iron rod found for an angle point of said Boliver tract of land;

THENCE North 00 degrees 10 minutes 09 seconds West, a distance of 858.99 feet to a one-half inch iron rod found for corner, said iron rod being in the north line of said Boliver tract of land;

THENCE South 89 degrees 51 minutes 09 seconds East, a distance of 1,065.98 feet to the **POINT OF BEGINNING** containing 687,326 square feet or 15.779 acres.

Ordinance No. 2022-____
Exhibit B – Tract Exhibit



PLANNED DEVELOPMENT SITE PLAN

TRACT 2, MULTIPHASE 1, 15.0 ACRES

TRACT 2, MULTIPHASE 2, 15.0 ACRES

REVISIONS

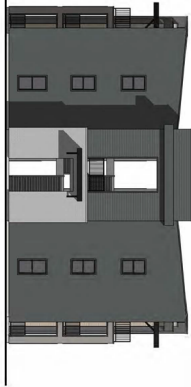
NO.	DATE	REVISION
1	01/15/2021	ISSUED FOR PERMITTING
2	02/15/2021	REVISED FOR PERMITTING
3	03/15/2021	REVISED FOR PERMITTING
4	04/15/2021	REVISED FOR PERMITTING
5	05/15/2021	REVISED FOR PERMITTING
6	06/15/2021	REVISED FOR PERMITTING
7	07/15/2021	REVISED FOR PERMITTING
8	08/15/2021	REVISED FOR PERMITTING
9	09/15/2021	REVISED FOR PERMITTING
10	10/15/2021	REVISED FOR PERMITTING
11	11/15/2021	REVISED FOR PERMITTING
12	12/15/2021	REVISED FOR PERMITTING
13	01/15/2022	REVISED FOR PERMITTING
14	02/15/2022	REVISED FOR PERMITTING
15	03/15/2022	REVISED FOR PERMITTING
16	04/15/2022	REVISED FOR PERMITTING
17	05/15/2022	REVISED FOR PERMITTING
18	06/15/2022	REVISED FOR PERMITTING
19	07/15/2022	REVISED FOR PERMITTING
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23	11/15/2022	REVISED FOR PERMITTING
24	12/15/2022	REVISED FOR PERMITTING
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26	02/15/2023	REVISED FOR PERMITTING
27	03/15/2023	REVISED FOR PERMITTING
28	04/15/2023	REVISED FOR PERMITTING
29	05/15/2023	REVISED FOR PERMITTING
30	06/15/2023	REVISED FOR PERMITTING
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77	05/15/2027	REVISED FOR PERMITTING
78	06/15/2027	REVISED FOR PERMITTING
79	07/15/2027	REVISED FOR PERMITTING
80	08/15/2027	REVISED FOR PERMITTING
81	09/15/2027	REVISED FOR PERMITTING
82	10/15/2027	REVISED FOR PERMITTING
83	11/15/2027	REVISED FOR PERMITTING
84	12/15/2027	REVISED FOR PERMITTING
85	01/15/2028	REVISED FOR PERMITTING
86	02/15/2028	REVISED FOR PERMITTING
87	03/15/2028	REVISED FOR PERMITTING
88	04/15/2028	REVISED FOR PERMITTING
89		

[illegible]

Exhibit “D”
Building Elevations – Tract 2



1	BUILDING TYPE 2 ISOMETRIC
	SCALE

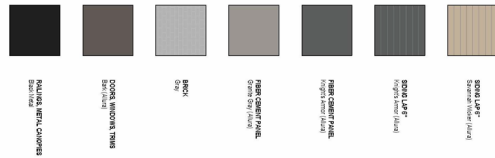


BUILDING TYPE 2 EXTERIOR ELEVATION b
SCALE 3/32" = 1'-0"



3 BUILDING TYPE 2 EXTERIOR ELEVATION A
SCALE 3/32" = 1'-0"

MATERIAL LEGEND



PROJECT NAME:
LAKE DALLAS

PROJECT ADDRESS:
E Swisher Rd & North Shady Shores Road, Lake Dallas, TX

CLIENT:
KALISER & ASSOCIATES, PC
17101 Preston Rd #110, Dallas, TX 75248



INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE
24285 KATY FREEWAY, SUITE 300
KATY, TX 77494
346-387-7177

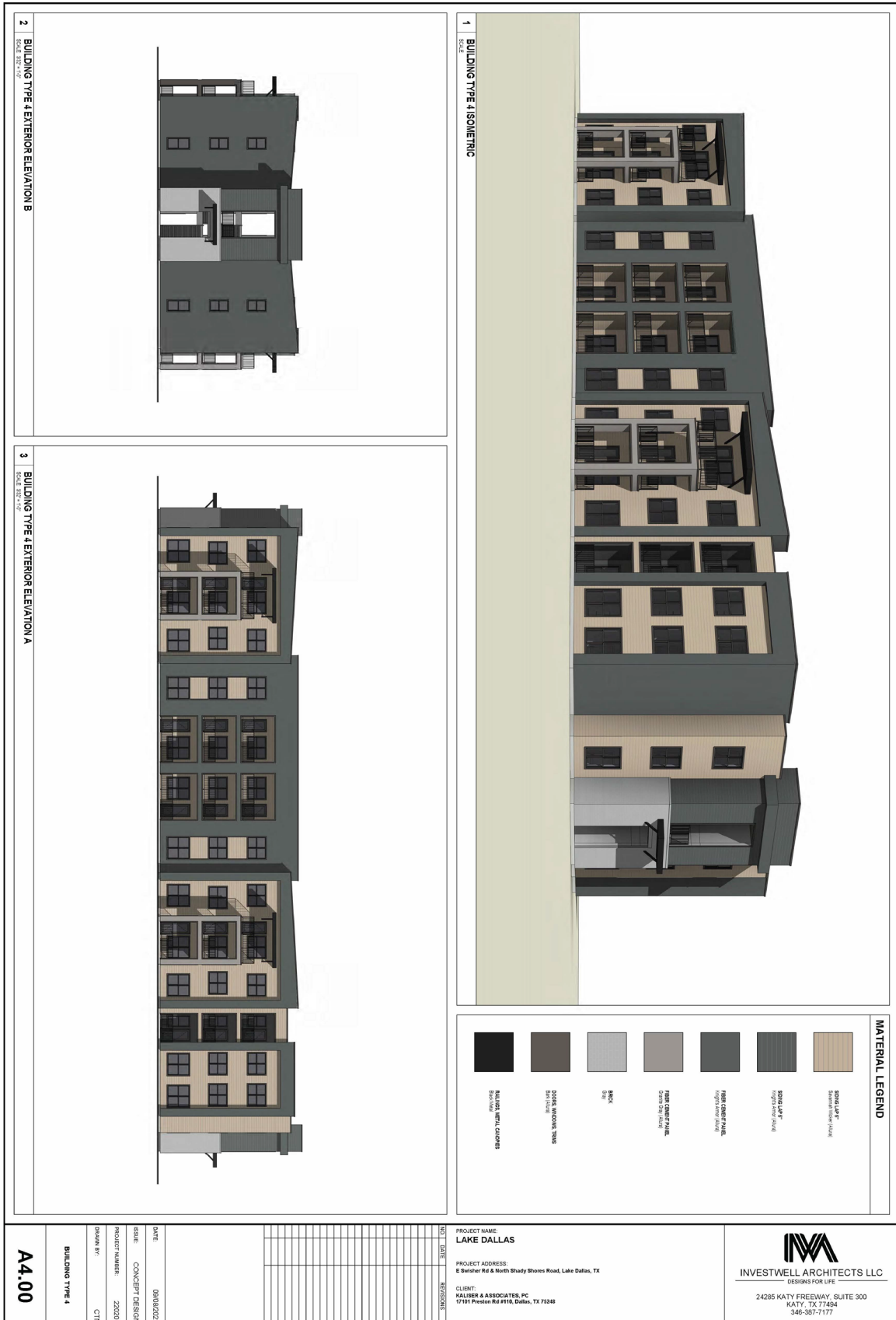
A2.00

BUILDING TYPE 2

DATE:	10/03/2021
ISSUE:	CONCEPT DESIGN
PROJECT NUMBER:	22020
DRAWN BY:	CT

[illegible]

Exhibit “D”
Building Elevations – Tract 2



Project Narrative For a Zoning Change Application

**Submitted on behalf of:
Charlsie Boliver Rev. Trust
508 N Shady Shores Rd
Lake Dallas, TX 75065
Ms. Barbara Garrison
940-390-0191**

**Submitted to:

The City of Lake Dallas, Texas
Planning and Zoning
212 Main Street
Lake Dallas, TX 75065**

July 12, 2022

Charlsie Boliver Rev. Trust is pleased to submit this Project Narrative statement along with our application to The City of Lake Dallas in support of a Zoning Change application, by means of a Planned Development. This application, if approved, will allow for the development of a mixed use development consisting of commercial uses and residential multifamily uses on approximately 22 acres, located northeast of the intersection of E Swisher Rd and N Shady Shored Rd.

The project parcel is currently zoned C-1 retail which allows for dense commercial consisting of heavy retail, large grocery stores, and busy medical offices on an already busy street, being Swisher Rd. While the future land use map does include this parcel as Neighborhood retail, there was a large shift away from big box, large scale retail developments of this nature. Big box retailers that can develop 22 acres have either slowed or halted developing new stores in recent years – that was even a pre-pandemic trend. With that decrease in large retail power centers has created an increase in mixed use developments. The mixed use developments are able to create a self-sufficient product, where the retail keeps residential occupancy rates high, and the high occupancy rates keep the retail with a steady customer base. The adjacent retail also helps attract a better quality of tenants, and potentially higher rents as well.

The Planned Development proposes an approximately 6 acre tract with base zoning of C-1 and an approximately 16 acre tract with base zoning of R-3. Based on the results of the citizen input on the 2018 City Comprehensive plan, a large portion of residents thought that pursuing retail should be a priority, both for the residents of Lake Dallas benefit and to be a leading community in Denton County. The benefit of the mixed use development is that the retail typically gets developed faster than if it were stand-alone retail. There will be cost sharing for items like access, utilities, and infrastructure that can help expedite retail construction, but also attract tenants from an earlier stage in the development process. The retail, and development as a whole, also stabilizes quicker since it has the permanent resident base next door. For these reasons, we feel that the Planned Development will assist in addressing resident concerns.

The proposed PD standards establish the City of Lake Dallas standard zoning code where applicable. The two base zoning districts for each tract do not include any additional permitted uses compared to the standard zoning ordinance. Since this is a true mixed use development, our project team truly believes that it should be zoned together rather than through straight zoning. Once the development gets dissected or separated, it tends to lose its mixed use feel and agenda. The Planned Development also allows standards for shared access and screening to be implemented for the development as a whole. The Planned Development will still contain two separate tracts – an approximately 6 acre tract with base zoning of C-1 and an approximately 16 acre tract with base zoning of R-3.

The development will abut a single family residential district to the west, as well as a manufactured home community to the north. The Planned Development standards presented include screening per the zoning ordinance. Any screening walls are proposed to be opaque so that noise, vehicle headlights, and general visibility are limited.

Similar to the self-sufficient nature of the retail and multifamily, the retail does act as an amenity for residents of the residential community. The retail will provide walkable opportunities for residents to

utilize. Even though the retail is on a different tract, this is where the mixed use nature provides benefits to the overall development. This adjacency plus the desire to amenitize the detention pond will achieve the residential open space limits.

The residential tract does contain an increase in residential density, but is similar to other mixed use developments in that regard. The proposed density is based on market research and market demand. The success of the Planned Development hinges on a balance of residential and retail, and the proposed development standards are based on past successes and experiences. Any successful development requires people to flourish, which is what the proposed density allows. With a larger density, certain features are able to be upgraded throughout the community. Larger and nicer amenities, common spaces, and interior finishes are a few examples that are typically able to be enhanced with a larger community. With a lower density, these items are often the first to be removed.

Our team strongly believes that the mixed use zoning changes sought offer a sustainable and stable development for years to come, while still addressing the City resident's request for additional retail. The entire development team looks forward to working with The City of Lake Dallas to make this vision for the parcel a reality, and we respectfully request support of this Zoning Change Request.

Respectfully,

Mathias Haubert, P.E.
Bohler Engineering



Exhibit C

Planned Development Standards

A. BASE ZONING DISTRICT:

1. The portion of the Property shown as Tract 1 shall be developed in accordance with the “C-1” commercial district regulations except as provided herein.
2. The portion of the Property shown as Tract 2 shall be developed in accordance with the “R-3” Multifamily Residence District regulations except as provided herein.

B. SCREENING/FENCING:

1. All screening and fencing in the planned development shall conform to the following specifications:
 - i. A 6-foot tall screening wall shall be provided between multifamily districts and adjacent residential and non-residential districts.
 - ii. All screening walls shall be solid and non-transparent in nature and may conform with screening alternates as stated in the city zoning ordinance.
 - iii. Traffic and security gates are allowed on Tract 2 only. Gated access may be an open fencing material.

C. PHASING:

1. No Certificate of Occupancy shall be issued for Tract 2 (Multifamily) until a corner development obtains a Certificate of Occupancy.
2. Upon Certificate of Occupancy for the corner development, Tract 2 may obtain Certificate of Occupancy for up to 260 units only.
3. Upon an additional 7,000 sf of shell retail in Tract 1 receiving Certificate of Occupancy, additional Tract 2 (multifamily) Certificate of Occupancy can then be obtained.

D. LANDSCAPING & BUFFERS:

1. All property lines within the development shall have the following landscaped screening as follows:
 - i. Perimeter landscape adjacent to the right of way areas shall have at least 1 tree for every 50 lineal feet of perimeter area.
 - ii. Tree plantings shall be provided at a rate of 1 tree per every 400 square feet of interior landscape area.
 - iii. Landscape buffer
 - a) A 15-foot landscape buffer shall be provided between off-street parking areas and the abutting right-of-way. The 15' buffer may only be encroached upon by public sidewalk or required deceleration lanes.
 - b) A 10-foot landscape buffer shall be provided where an off-street parking area abuts an adjacent property line. This buffer may be reduced to 7' provided that a solid screening wall is installed on said property line. In the event no screening wall is present, the 10' buffer shall be honored.
 - iv. Planter islands must be located no further than every 12 parking spaces.
 - v. Required landscaping shall be eligible for tree mitigation credits.
 - vi. Trees within buildable area are not required to follow tree mitigation standards.
Buildable area includes building footprint areas plus a 5-foot perimeter.

E. LOT USE REGULATIONS:

1. Use regulations shall be in accordance with "C-1" Commercial District for Tract 1, subject to the following conditions:
 - i. Access between Developments
 - a) Prior to approval of any plat subdividing the Property, mutual cross-access for vehicular and pedestrian movement over and across all Tracts within the PD shall be granted between and among the respective owner(s) of each Tract or portion thereof.
 - ii. Maximum building height
 - a) Buildings shall not exceed 3 stories or be greater than 50 feet in height, measured from the building slab to roof deck.

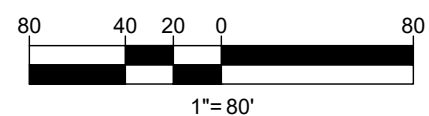
- iii. Signage
 - a) Maximum ground signage area shall be 100 square feet.
 - b) Maximum height of a ground sign shall be 12 feet.
 - c) Only one ground sign per lot shall be permitted.
 - d) Multi-tenant signage is allowed under the same sign standards of this section.
 - iv. Trash enclosures on Tract 1 are permissible in the side and rear setbacks provided they are properly screened with a 6' masonry enclosure. Trash enclosures are prohibited within front building setbacks.
2. Use regulations shall be in accordance with "R-3" Commercial District for Tract 2, subject to the following conditions
- i. Sidewalk width
 - a) A 5' public sidewalk shall be provided along Sandy Shores Rd and a 6' sidewalk along Swisher Rd. A 5' landscape strip shall be provided between the street back of curb and the sidewalk.
 - ii. Maximum Building Height
 - a) Buildings shall not exceed 3 stories or be greater than 45 feet in height, measured from the building slab to roof deck.
 - iii. Maximum Permitted Density
 - a) Density shall not exceed 24 dwelling units per acre.
 - b) A parking ratio of 2.0 spaces per dwelling unit shall be provided.
 - iv. Minimum Dwelling Size
 - a) The minimum dwelling size for an apartment unit shall be 500 square feet.

v. Open Space

- a) Multifamily developments within the PD area shall maintain a minimum of 300 square feet of usable open space for each dwelling unit.
- b) Required yards and landscaped areas shall be credited as open space area.
- c) A maximum of 50% of the detention pond area may count as open space provided that the area is amenitized.
- d) Dwelling unit's private balconies and door yards/pet yards may count towards open space area.
- e) Tract 2 shall include a minimum of 7 amenities listed herein:
 - 1) Walking trails with benches or seating and trash receptacles
 - 2) Outdoor swimming pool
 - 3) Outdoor dog park
 - 4) Outdoor seating area with gazebo or similar shade structure
 - 5) Dog wash or maintenance station
 - 6) Detention/retention area with perimeter trail
 - 7) Outdoor grilling or cooking area
 - 8) Outdoor sitting/gathering/open space area, with a minimum size of 40'x 40'
 - 9) Water feature
 - 10) Enhanced hardscape or paving
 - 11) Interior gym or fitness center
 - 12) Interior office or professional space
- f) Resident amenities listed in Section E.2.V.e above may count as a 3:1 area ratio towards open space area.

vi. Signage

- a) Maximum monument signage area shall be 100 square feet.
- b) Maximum height of a monument sign shall be 8 feet.
- c) Only one monument sign per lot shall be permitted.



BOHLER

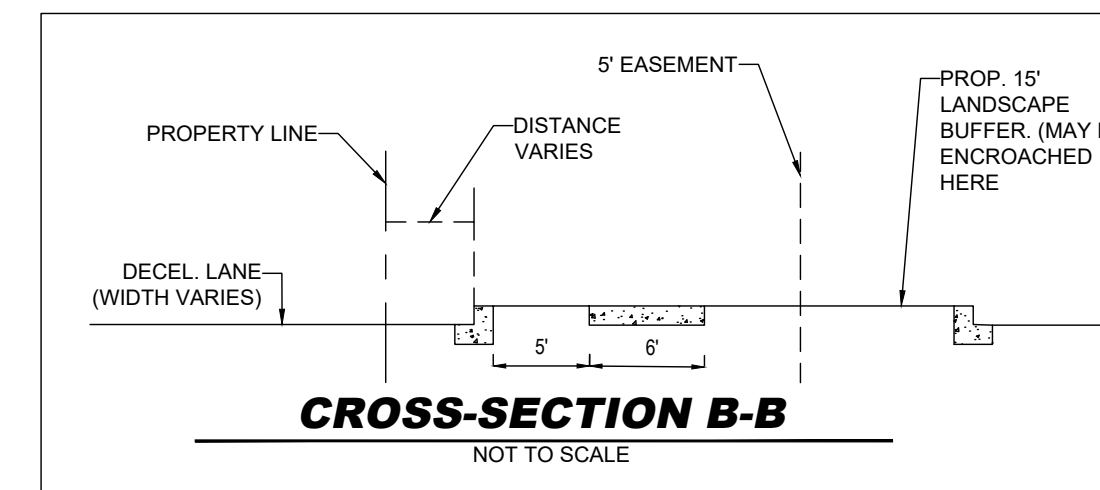
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

**Know what's below.
Call before you dig.**
ALWAYS CALL 811
It's fast. It's free. It's the law.

PROJECT No.:	TXA220069.00
DRAWN BY:	JRB
CHECKED BY:	MJH
DATE:	9/26/2022
CAD I.D.:	CPT1

NORTH EAST CORNER OF E
SWISHER RD & NORTH
SHADY SHORES ROAD
LAKE DALLAS, TX

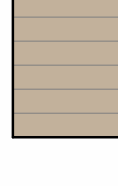
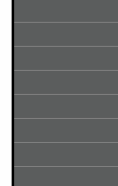
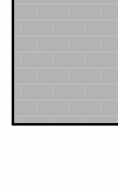
2600 NETWORK BLVD., SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



OWNER: BOLIVER FAMILY TRUST 508 N SHADY SHORES RD LAKE DALLAS, TX 75065	ENGINEER: BOHLER 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034 PHONE: 469-458-7300 CONTACT: MATHIAS HAUBERT	SURVEYOR: BOHLER 2600 NETWORK BLVD, SUITE 310 FRISCO, TX 75034 PHONE: 469-458-7300 CONTACT: AARON ANDREE
--	--	---

ORG. DATE - 9/26/2022



MATERIAL LEGEND	
	SIDING LAP 6" Wood
	SIDING LAP 6" Knight's Armor (Allura)
	FIBER CEMENT PANEL Knight's Armor (Allura)
	FIBER CEMENT PANEL Granite Gray (Allura)
	BRICK Gray
	DOORS, WINDOWS, TRIMS Bark (Allura)
	RAILINGS, METAL CANOPIES Black Metal



PROJECT NAME: **LAKE DALLAS**

PROJECT ADDRESS:
E Swisher Rd & North Shady Shores Road, Lake Dallas, TX

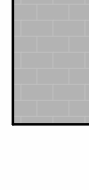
[illegible]

BUILDING TYPE 1

A1.00

[illegible]



MATERIAL LEGEND	
	SIDING LAP 6" Savannah Wicker (Allura)
	SIDING LAP 6" Knight's Armor (Allura)
	FIBER CEMENT PANEL Knight's Armor (Allura)
	FIBER CEMENT PANEL Granite Gray (Allura)
	BRICK Gray
	DOORS, WINDOWS, TRIMS Bark (Allura)
	RAILINGS, METAL CANOPIES Black Metal



PROJECT NAME: LAKE DALLAS

PROJECT ADDRESS: 45 Swisher Rd & North Shady Shores Road, Lake Dallas, TX 75248

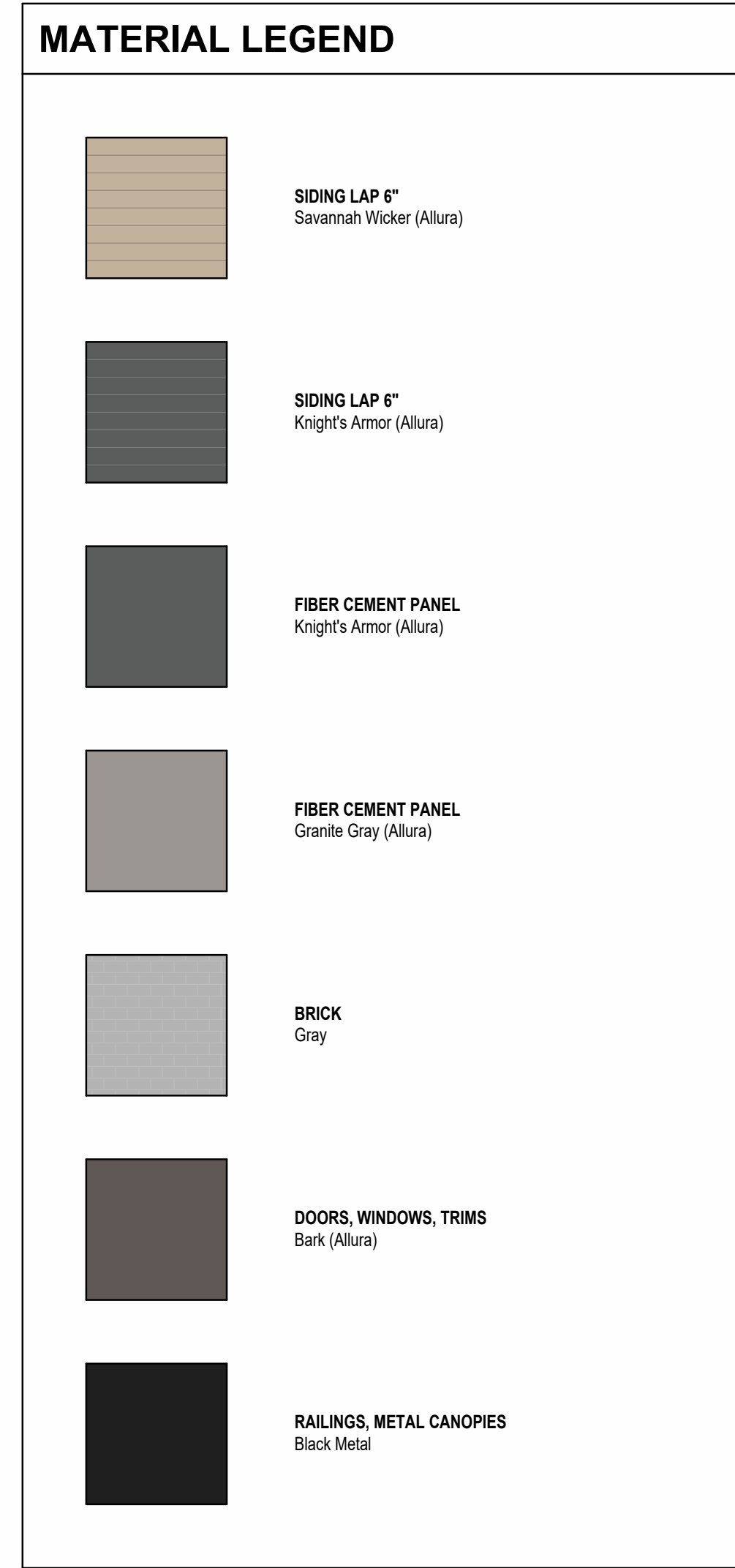
CLIENT: KAULISER & ASSOCIATES, PC
171701 Preston Rd #110, Dallas TX 75248

[illegible]

DATE:	10/03/2022
ISSUE:	CONCEPT DESIGN
PROJECT NUMBER:	220201
DRAWN BY:	CTN

BUILDING TYPE 2

A2.00

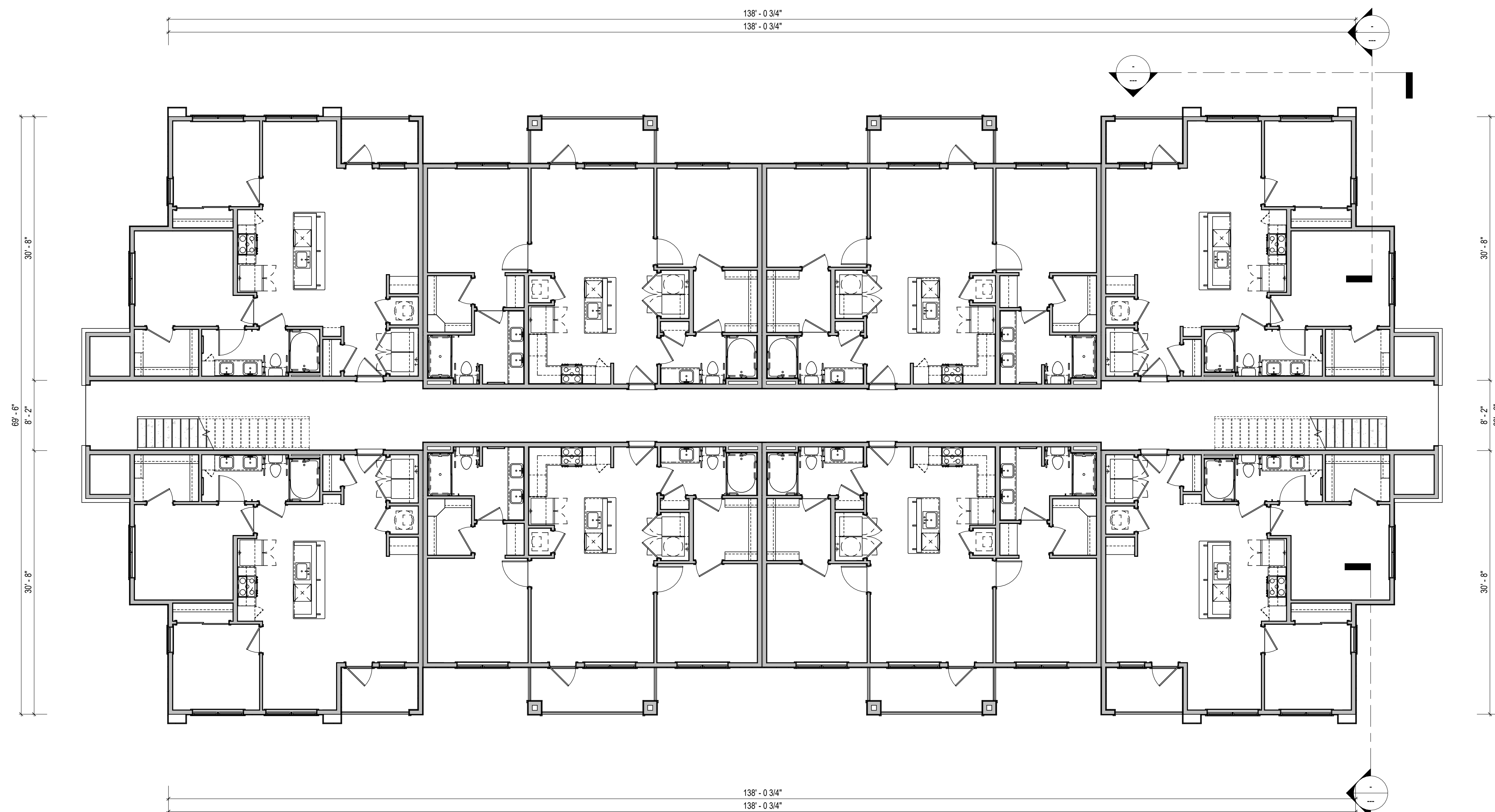


An architectural elevation drawing of a modern building facade. The structure is symmetrical, featuring a central entrance with a white door and a small overhang. The entrance is flanked by two light-colored, vertically-slatted panels, each containing two square windows with dark frames. Above the entrance is a dark, rectangular volume with a large, white, rectangular opening. The building is set against a dark, solid background, and the entire facade is rendered in a clean, minimalist style with bold lines and a limited color palette of dark gray, light gray, and white.

This is a detailed architectural elevation drawing of a three-story residential building. The structure features a dark grey primary facade with light tan horizontal siding used for accents on the second and third floors. The building is symmetrical, with a central entrance area flanked by two side wings. Each wing has a prominent entrance on the ground floor with a dark door and a small balcony above it. The central section also has a balcony on the second floor. The roof is dark grey with two small, square chimney-like structures on the far left and right. The drawing uses clean lines and flat colors to represent the building's form and materials.

[illegible]

Copyright © 2017 INVESTWELL ARCHITECTS, LLC drawings and specifications as instruments of service and shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing, and with appropriate compensation to the Architect.

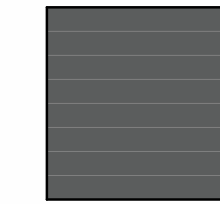
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MATERIAL LEGEND



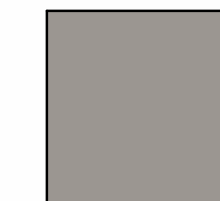
SIDING LAP 6"
Savannah Wicker (Allura)



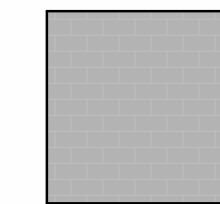
SIDING LAP 6"
Knight's Armor (Allura)



FIBER CEMENT PANEL
Knight's Armor (Allura)



FIBER CEMENT PANEL
Granite Gray (Allura)



BRICK
Gray



DOORS, WINDOWS, TRIMS
Bark (Allura)



RAILINGS, METAL CANOPIES
Black Metal

1	BUILDING TYPE 4 ISOMETRIC
---	---------------------------

SCALE:



2	BUILDING TYPE 4 EXTERIOR ELEVATION B
---	--------------------------------------

SCALE: 3/32" = 1'-0"



3	BUILDING TYPE 4 EXTERIOR ELEVATION A
---	--------------------------------------

SCALE: 3/32" = 1'-0"



INVESTWELL ARCHITECTS LLC
DESIGNS FOR LIFE

24285 KATY FREEWAY, SUITE 300
KATY, TX 77494
346-387-7177

PROJECT NAME:
LAKE DALLAS

PROJECT ADDRESS:
E Swisher Rd & North Shady Shores Road, Lake Dallas, TX

CLIENT: **KALISER & ASSOCIATES, PC**
17101 Preston Rd #110, Dallas, TX 75248

[illegible]

DATE: 09/08/2022

ISSUE: CONCEPT DESIGN

PROJECT NUMBER:	220201
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DRAWN BY: CTN

BUILDING TYPE 4

A4.00



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Kandace Lesley, City Manager

Date: October 13, 2022

Denton Central Appraisal District FY 2023 Annual Budget

DESCRIPTION:

The intent of this agenda item is to hold discussion and act on disapproving the Denton Central Appraisal District (DCAD) FY 2023 Annual Budget.

BACKGROUND INFORMATION:

DCAD Board of Directors approved their FY 2023 Annual Budget on September 27, 2022. The budget expresses a 17% increase from DCAD's FY 2022 Annual Budget. Per statute, the cities they service have the right to disapprove the budget.

FINANCIAL CONSIDERATION:

FY 2022 Fees were an estimated \$20,723.

RECOMMENDED MOTIONS:

Approve or Deny the disapproving the Denton Central Appraisal District's FY 2023 Annual budget.

ATTACHMENT(S):

DCAD FY 2023 Annual Budget.
Email from Don Spencer

CITY OF LAKE DALLAS, TEXAS

RESOLUTION NO. 2022-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, DISAPPROVING THE DENTON CENTRAL APPRAISAL DISTRICT 2023 BUDGET; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake Dallas (“City”) is a taxing entity within the Denton Central Appraisal District (“DCAD”) and relies on DCAD for appraising real and personal property within the City’s boundaries for ad valorem tax purposes; and

WHEREAS, DCAD operations are funded solely by the local taxing entities served by the DCAD, which includes the City; and

WHEREAS, on September 27, 2022, the DCAD Board of Directors voted to approve its Fiscal Year 2022-2023 Budget in the amount of \$17,997,944.33, an increase of 17.45% from the current Fiscal Year 2021-2022 budget; and

WHEREAS, pursuant to Chapter 6 of the Texas Property Tax Code, each taxing unit has a right to adopt a resolution disapproving of the DCAD budget; and

WHEREAS, Section 6.06(b) of the Texas Property Tax Code further states that if governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving a budget and file them with the secretary of the board within 30 days after its adoption, the budget does not take effect, and the board shall adopt a new budget within 30 days of the disapproval; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, having reviewed and considered the needs identified in the DCAD Fiscal Year 2022-2023 Budget as necessary finds it to be in the public interest to disapprove of said budget.

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

SECTION 1. The City of Lake Dallas hereby disapproves the Denton Central Appraisal District 2023 Budget as adopted on September 27, 2022.

SECTION 2. This Resolution shall be effective immediately upon its approval.

PASSED AND DISAPPROVED THIS 13TH DAY OF OCTOBR 2022.

APPROVED:

Andi Nolan, Mayor

ATTEST:

APPROVED AS TO FORM:

Codi Delcambre, City Secretary

Kevin B. Laughlin, City Attorney
(kbl:9/292022:131713)



DENTON CENTRAL APPRAISAL DISTRICT

**2023
BUDGET**

2023 BUDGET

5100 - PERSONNEL SERVICES

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5110 - SALARIES	\$7,188,342.26	\$8,921,498.24	\$1,733,155.98
FULL-TIME SALARIES & SALARY ADJUSTMENTS \$8,921,498.24			
TOTAL ACCOUNT #5110 \$8,921,498.24			
ACCT #5120 - LONGEVITY PAY	\$89,560.00	\$75,500.00	(\$14,060.00)
DCAD RECOGNIZES CONTINUED SERVICE WITH LONGEVITY PAY.			
TOTAL ACCOUNT #5120 \$75,500.00			
ACCT #5130 - SOCIAL SECURITY (FICA)	\$595,820.42	\$735,394.37	\$139,573.95
SOCIAL SECURITY IS CALCULATED ON FULL TIME SALARIES AND LONGEVITY.			
TOTAL ACCOUNT #5130 \$735,394.37			
ACCT #5140 - RETIREMENT (TCDRS)	\$1,263,990.00	\$1,265,358.77	\$1,368.77
RETIREMENT IS APPLICABLE ONLY TO FULL-TIME EMPLOYEES.			
TOTAL ACCOUNT #5140 \$1,265,358.77			
ACCT #5150 - WORKERS' COMP INSURANCE	\$51,262.16	\$66,527.72	\$15,265.56
THE DISTRICT PAYS WORKERS' COMPENSATION PREMIUMS ON ALL FULL TIME EMPLOYEES.			
TOTAL ACCOUNT #5150 \$66,527.72			
ACCT #5160 - GROUP HEALTH INSURANCE	\$1,509,217.74	\$1,650,464.40	\$141,246.66
GROUP HEALTH INSURANCE IS PROVIDED TO ALL FULL-TIME EMPLOYEES.			
TOTAL ACCOUNT #5160 \$1,650,464.40			
TOTAL 5100 - PERSONNEL SERVICES	\$10,698,192.58	\$12,714,743.49	\$2,016,550.91

2023 BUDGET

5200 - EDUCATION & TRAINING

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5210 - MEMBERSHIPS, SUBSC & DUES	\$22,330.00	\$22,630.00	\$300.00
THIS ACCOUNT IS CHARGED FOR ALL MEMBERSHIPS AND DUES, AND SUBSCRIPTIONS TO EDUCATIONAL MEDIA.			
TOTAL ACCOUNT #5210	\$22,630.00		
ACCT #5220 - TRAINING - SCHOOLS, CONFERENCES & TRAVEL	\$87,740.00	\$87,700.00	(\$40.00)
THIS ACCOUNT IS CHARGED FOR ALL EDUCATIONAL RELATED TRAINING AND TRAVEL.			
TOTAL ACCOUNT #5220	\$87,700.00		
TOTAL 5200 - EDUCATION & TRAINING	\$110,070.00	\$110,330.00	\$260.00

2023 BUDGET

5300 - SERVICES RECEIVED

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5310 - APPRAISAL REVIEW BOARD THIS BUDGET ITEM IS CHARGED FOR PAYMENTS TO THE 42 MEMBER ARB PANEL FOR WORK PERFORMED DURING THE MANDATED EQUALIZATION PROCESS. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.	\$418,035.00	\$451,290.00	\$33,255.00
TOTAL ACCOUNT #5310	\$451,290.00		
ACCT #5315 - OIL, GAS, HEAVY INDUSTRIAL, AND UTILITY VALUATION THIS BUDGET ITEM IS FOR CONTRACTED SERVICES. IT IS A BID ITEM. THIS ACCOUNT WAS MOVED TO OVERHEAD IN 2023.	\$180,000.00	\$180,000.00	\$0.00
TOTAL ACCOUNT #5315	\$180,000.00		
ACCT #5325 - LEGAL SERVICES THIS BUDGET ITEM IS CHARGED FOR ALL LEGAL EXPENSES ASSOCIATED WITH DEFENDING VALUES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.	\$450,000.00	\$475,000.00	\$25,000.00
TOTAL ACCOUNT #5325	\$475,000.00		
ACCT #5330 - AUDIT & PAYROLL PROCESSING THIS BUDGET ITEM IS FOR THE ANNUAL AUDIT AND FOR PAYROLL PROCESSING. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.	\$41,000.00	\$39,500.00	(\$1,500.00)
TOTAL ACCOUNT #5330	\$39,500.00		
ACCT #5340 - SUBSCRIPTIONS & CONTRACTS THIS BUDGET ITEM IS CHARGED FOR EXPENSES INCURRED TO OBTAIN OWNERSHIP, SALES AND VALUE INFORMATION.	\$624,572.86	\$824,756.86	\$200,184.00
TOTAL ACCOUNT #5340	\$824,756.86		
ACCT #5345 - AUTO EXPENSE REIMBURSEMENT THIS BUDGET ITEM IS TO COMPENSATE EMPLOYEES FOR THE USE OF THEIR PRIVATELY OWNED VEHICLES DURING THE PERFORMANCE OF THEIR JOB DUTIES.	\$515,008.00	\$616,092.00	\$101,084.00
TOTAL ACCOUNT #5345	\$616,092.00		

2023 BUDGET

5300 - SERVICES RECEIVED (continued)

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5350 - GENERAL INSURANCE	\$33,410.62	\$34,929.59	\$1,518.97
ALL INSURANCE EXCEPT GROUP HEALTH AND WORKERS' COMPENSATION IS CHARGED TO THIS ACCOUNT. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.			
TOTAL ACCOUNT #5350	\$34,929.59		
ACCT #5360 - PRINTING SERVICES	\$159,355.00	\$159,000.00	(\$355.00)
THIS ACCOUNT IS CHARGED FOR ALL ITEMS THAT ARE PRINTED AND MAILED. ITEMS THAT ARE PRINTED AND CONSUMED WITHIN THE BUILDING ARE CHARGED TO OFFICE SUPPLIES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.			
TOTAL ACCOUNT #5360	\$159,000.00		
ACCT #5370 - POSTAGE AND FREIGHT	\$333,007.78	\$352,700.00	\$19,692.22
THIS ITEM IS CHARGED FOR ALL ITEMS THAT ARE MAILED. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.			
TOTAL ACCOUNT #5370	\$352,700.00		
ACCT #5380 - LEGAL NOTICES & ADVERTISING	\$6,000.00	\$8,000.00	\$2,000.00
THIS ACCOUNT IS CHARGED FOR ADVERTISEMENTS IN NEWSPAPERS CONCERNING EXEMPTION MATTERS SUCH AS HOMESTEADS, OVER-65, DISABLED VETERANS, AND PRODUCTIVITY VALUATION MATTERS. OTHER ADVERTISEMENTS HAVE TO DO WITH APPRAISAL REVIEW NOTICES, MISCELLANEOUS, CLASSIFIED ADVERTISING, AND INVITATIONS TO BID. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.			
SB 622 requires a line item indicating expenditures for notices required by law to be published in a newspaper by the political subdivision.			
2021 Actual Expenses for mandated notices is \$6,783 2023 Budgeted Expenses for mandated notices is \$7,000			
TOTAL ACCOUNT #5380	\$8,000.00		
ACCT #5390 - OFFICE SUPPLIES	\$69,650.00	\$65,950.00	(\$3,700.00)
THE OFFICE SUPPLY BUDGET IS COMPRISED OF EXPENSES INCURRED FOR TRADITIONAL OFFICE SUPPLY ITEMS.			
TOTAL ACCOUNT #5390	\$65,950.00		
TOTAL 5300 - SERVICES RECEIVED	\$2,830,039.26	\$3,207,218.45	\$377,179.19

2023 BUDGET**5400 - UTILITIES AND MAINTENANCE**

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5410 - OFFICE EQUIPMENT MAINTENANCE MAINTENANCE OF ALL OFFICE EQUIPMENT EXCEPT THE PRIMARY COMPUTER, PERIPHERAL DEVICES, AND PERSONAL COMPUTERS IS CHARGED TO THIS ACCOUNT. TOTAL ACCOUNT #5410 <u>\$17,400.00</u>	\$18,950.00	\$17,400.00	(\$1,550.00)
ACCT #5420 - INFORMATION TECHNOLOGY MAINTENANCE THIS ACCOUNT IS COMPRISED OF BOTH COMPUTER HARDWARE AND SOFTWARE MAINTENANCE. THIS ACCOUNT IS APPLICABLE TO THE INFORMATION TECHNOLOGY DEPARTMENT. GIS RELATED EXPENSES ARE INCLUDED HERE. TOTAL ACCOUNT #5420 <u>\$1,072,200.00</u>	\$861,200.00	\$1,072,200.00	\$211,000.00
ACCT #5430 - ELECTRICITY, WATER, SEWER AND SOLID WASTE THIS BUDGET ITEM IS FOR THE DISTRICT'S UTILITIES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. TOTAL ACCOUNT #5430 <u>\$89,020.00</u>	\$85,971.00	\$89,020.00	\$3,049.00
ACCT #5440 - TELEPHONE THIS BUDGET ITEM IS FOR THE DISTRICT'S TELEPHONE EXPENSE. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. TOTAL ACCOUNT #5440 <u>\$103,084.00</u>	\$99,508.00	\$103,084.00	\$3,576.00
ACCT #5450 - BUILDING AND GROUNDS MAINTENANCE THIS BUDGET ITEM COMPRISES ALL BUILDING AND GROUNDS MAINTENANCE. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. TOTAL ACCOUNT #5450 <u>\$145,011.00</u>	\$170,011.00	\$145,011.00	(\$25,000.00)
TOTAL 5400 - UTILITIES AND MAINTENANCE	\$1,235,640.00	\$1,426,715.00	\$191,075.00

2023 BUDGET

5500 - CAPITAL OUTLAY

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5510 - FURNITURE AND EQUIPMENT	\$70,000.00	\$70,500.00	\$500.00
AN ASSET SCHEDULE APPEARS AT THE BACK OF THE BUDGET.			
TOTAL ACCOUNT #5510	\$70,500.00		
ACCT #5520 - BUILDING AND LAND IMPROVEMENTS	\$50,000.00	\$0.00	(\$50,000.00)
AN ASSET SCHEDULE APPEARS AT THE BACK OF THE BUDGET.			
TOTAL ACCOUNT #5520	\$0.00		
TOTAL 5500 - CAPITAL OUTLAY	\$120,000.00	\$70,500.00	(\$49,500.00)

2023 BUDGET**5600 - MISCELLANEOUS**

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5610 - CONTINGENCY THE FUNDS IN THIS BUDGET ITEM ARE APPROPRIATED FOR UNANTICIPATED EXPENDITURES. ALL ANTICIPATED EXPENDITURES ARE BUDGETED IN SPECIFIC ACCOUNTS. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. TOTAL ACCOUNT #5610 <u><u>\$76,672.23</u></u>	\$71,161.74	\$76,672.23	\$5,510.49
ACCT #5620 - MISCELLANEOUS THIS ACCOUNT IS FOR ITEMS THAT WILL NOT FIT WELL IN ANOTHER CATEGORY. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. \$58,450.00	\$39,500.00	\$58,450.00	\$18,950.00
ACCT #5630 - SEASONAL LABOR THIS ACCOUNT IS FOR SEASONAL LABOR COSTS. THE DISTRICT BEGAN USING CONTRACT EMPLOYEES IN 2020 WHEN THEY STOPPED USING PART TIME EMPLOYEES. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT. \$261,250.00	\$150,000.00	\$261,250.00	\$111,250.00
TOTAL ACCOUNT #5630			
TOTAL 5600 - MISCELLANEOUS	<u><u>\$260,661.74</u></u>	<u><u>\$396,372.23</u></u>	<u><u>\$135,710.49</u></u>

2023 BUDGET

5900 - DEBT SERVICE

CLASSIFICATION	2022 BUDGET	2023 BUDGET	INCREASE OR DECREASE
ACCT #5920 - EQUIPMENT PAYMENTS	\$69,690.24	\$72,065.16	\$2,374.92
THIS ACCOUNT IS CHARGED FOR EQUIPMENT PAYMENTS. EQUIPMENT LEASES WERE MOVED TO SUBSCRIPTIONS & CONTRACTS IN 2022. THIS ACCOUNT IS APPLICABLE ONLY TO THE OVERHEAD DEPARTMENT.			
\$72,065.16			
TOTAL ACCOUNT #5920			
TOTAL 5900 - DEBT SERVICE	\$69,690.24	\$72,065.16	\$2,374.92
TOTAL BUDGET	\$15,324,293.82	\$17,997,944.33	\$2,673,650.51



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Kandace Lesley, City Manager

Date: October 13, 2022

Interlocal Agreement for Stormwater Drainage Fee Billing & Collections

DESCRIPTION:

The intent of this agenda item is to approve the City Manager entering an Interlocal Agreement (ILA) between LCMUA and City of Lake Dallas.

BACKGROUND INFORMATION:

On January 13, 2022, the City Council duly held a public hearing and approved an ordinance to begin assessing property owners a stormwater utility drainage fee. Included in the process was the need for billing and collections services. It was discussed that staff should seek an ILA with LCMUA for said services. Therefore, staff from both organizations partnered to develop a contract. On October 26, 2022, the LCMUA board met and approved the version of the ILA being presented tonight.

FINANCIAL CONSIDERATION:

Initial estimates for the fees to be collected during the first year of implementation is approximately \$500,000.

The contract provides for an initial one-time setup fee of \$4,000, 3% fee for billing/collection services, and a nominal new account setup fee (at the time setups occur). Billing/collection fees are calculated on billable amounts.

RECOMMENDED MOTIONS:

It is recommended that City Council approve the City Manager entering an Interlocal Agreement (ILA) between LCMUA and City of Lake Dallas.

ATTACHMENT(S):

Resolution

ILA

RESOLUTION NO. 2022-

A RESOLUTION OF THE CITY OF LAKE DALLAS APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT FOR MUNICIPAL STORMWATER DRAINAGE FEE BILLING AND COLLECTION SERVICES WITH THE LAKE CITIES MUNICIPAL UTILITY AUTHORITY; AUTHORIZING THE CITY MANAGER TO EXECUTE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lake Cities Municipal Utility Authority (LCMUA) holds the certificate of convenience and necessity to provide water service in the territorial boundaries of the City; and

WHEREAS, the City of Lake Dallas, Texas (City) , a home-rule municipality corporation under the laws of the State of Texas, has established a Municipal Stormwater Drainage Utility fee; and

WHEREAS, the City intends to assess and collect the Municipal Stormwater Drainage Utility Fees (Fees); and

WHEREAS, Chapter 791 of the Texas Government Code provides authorization for LCMUA and the City to contract for the collection of the Fees; and

WHEREAS, the City desires to improve the drainage with the territorial boundaries of the City, and has proposed LCMUA collect Fees on behalf the City; and

WHEREAS, the parties desire to enter into an Interlocal Agreement for the purposes of setting forth the terms and conditions by which LCMUA will provide services to City relating to the collection of the Fees; and

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

SECTION 1. The City Council hereby approves the terms and conditions of the Interlocal Agreement between LCMUA and the City of Lake Dallas, Texas, for collection of Municipal Stormwater Drainage Utility Fees, which is attached hereto and incorporated herein as Exhibit A and authorizes the City Manager to execute the same.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY PASSED by the City Council of the City of Lake Dallas on 13th day of October, 2022.

APPROVED:

ATTEST

Andi Nolan, Mayor

Codi Delcambre, City Secretary

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF LAKE CITIES MUNICIPAL UTILITY AUTHORITY APPROVING THE TERMS AND CONDITIONS OF AN INTERLOCAL AGREEMENT FOR MUNICIPAL DRAINAGE FEE COLLECTION SERVICES WITH THE CITY OF LAKE DALLAS; AUTHORIZING THE GENERAL MANAGER TO EXECUTE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lake Cities Municipal Utility Authority (LCMUA) holds the certificate of convenience and necessity to provide water service in the territorial boundaries of the City; and

WHEREAS, the City of Lake Dallas, Texas (City) , a home-rule municipality organized under the laws of the State of Texas, has established a Municipal Drainage Utility; and

WHEREAS, the City intends to assess and collect Municipal Drainage Utility Fees (Fees) and Chapter 791 of the Texas Government Code provides authorization for LCMUA and the City to contract for the collection of the Fees; and

WHEREAS, the City desires to improve the drainage with the territorial boundaries of the City, and has proposed LCMUA collect Fees on behalf the City; and

WHEREAS, the parties desire to enter into an Interlocal Agreement for the purposes of setting forth the terms and conditions by which LCMUA will provide services to City relating to the collection of the Fees; and

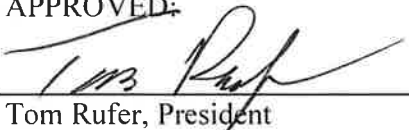
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LAKE CITIES MUNICIPAL UTILITY AUTHORITY THAT:

SECTION 1. The Board of Directors hereby approves the terms and conditions of the Interlocal Agreement between LCMUA and the City of Lake Dallas, Texas for collection of Municipal Drainage Utility Fees, which is attached hereto and incorporated herein as Exhibit A, and authorizes the General Manager to execute the same.

SECTION 2. This Resolution shall become effective immediately upon its passage.

DULY PASSED by the Board of Directors of Lake Cities Municipal Utility Authority on September 26, 2022.

APPROVED:


Tom Rufer, President

ATTEST:


Jennifer Gordon, Secretary

Exhibit A
Interlocal Agreement for
Municipal Drainage Utility Fee Collection Services

STATE OF TEXAS §
 §
COUNTY OF DENTON §

**INTERLOCAL AGREEMENT FOR
MUNICIPAL DRAINAGE UTILITY FEE
COLLECTION SERVICES**

This **Interlocal Agreement for Municipal Drainage Fee Collection Services** (“**Agreement**”) is made and entered into as of the Effective Date by **Lake Cities Municipal Utility Authority** (“**LCMUA**”) and the **City of Lake Dallas, Texas** (“**City**”), acting by and through their authorized officers. LCMUA and City are hereby collectively referred to as “the Parties” or separately as “Party.”

RECITALS:

WHEREAS, City is a home-rule municipality in Denton County, Texas; and

WHEREAS, LCMUA, a governmental entity created under Section 59, Art. XVI of the Texas Constitution, holds the certificate of convenience and necessity to provide both water and sanitary sewer services in City’s incorporated boundaries; and

WHEREAS, City has established a Municipal Drainage Utility (the “**Utility**”) within City’s corporate boundaries pursuant to Chapter 552 of the Texas Local Government Code (i.e., the Municipal Drainage Utility Systems Act or “**the Act**”); and

WHEREAS, City intends to assess and collect Municipal Drainage Utility Fees (the “**Fees**”) pursuant to Section 552.047 of the Act; and

WHEREAS, Chapter 791 of the Texas Government Code provides authorization for LCMUA and City to contract for the collection of the Fees; and

WHEREAS, the Parties desire to enter into this Agreement for the purpose of setting forth the terms and conditions by which LCMUA will provide services to City relating to the collection of the Fees.

NOW THEREFORE, this Agreement is hereby made and entered into by and between LCMUA and City for the mutual benefit and consideration stated herein as follows:

SECTION 1

Collection of Municipal Utility Drainage Fees

- 1.1 Designation.** City designates LCMUA as the billing agent for collection of the Fees from the owners of real property within City’s incorporated limits (the “**Owners**”). In consideration of the Service Fee as set forth in Section 1.6, LCMUA agrees to bill the Owners monthly for the Fees owed City as established by City pursuant to the Act. City shall be responsible for providing LCMUA the names and addresses of the Owners and identifying the amount due from each Owner under the Act as provided in Section 3. The Fees due and payable by the Owners will be included by LCMUA in the Owners’ water/sewer services monthly bill from LCMUA or in an invoice issued by LCMUA to



Owners who are not LCMUA customers. LCMUA agrees to provide all materials, labor, and postage necessary to perform such billing services. LCMUA will commence billing for the period encompassing any part of the month of October 2022, and shall continue in the same manner monthly thereafter until this Agreement is terminated.

- 1.2 Amount and Payment.** LCMUA will bill Owners based on the information and applicable rate provided by City and shall remit collected payments of the Fees to City monthly not later than the tenth (10th) business day after the end of each calendar month. Any Fees collected by LCMUA after said tenth (10th) business day may be held by LCMUA and included in the payment of the Fees collected by LCMUA for the next month's billing. Each monthly payment of collected Fees shall be accompanied by a report setting forth of total billing for the month and the amount collected.
- 1.3 Partial Payments.** If LCMUA receives a payment from an Owner that is not sufficient to cover the charges for the Fees and water and sewer services, LCMUA will allocate the funds received on a priority basis with the first funds going to discharge any amounts due for water charges and related delinquent, disconnect, reconnect, and other account fees owed to LCMUA, then amounts due for sewer charges and related delinquent, disconnect, reconnect, and other account fees owed to LCMUA, and lastly amounts due for Fees. Any funds allocated to the Fees under this partial payment priority system will be remitted to City pursuant to the provisions of Section 1.2. If an unpaid balance of the Fee remains due for an Owner, LCMUA will add that remaining amount to the next billing statement, cumulative of any applicable fees related to either LCMUA or City.
- 1.4 Delinquencies.** Owner will be considered delinquent pursuant to this Agreement if payments have not been made on those portions of their bills related to the Fees by the same date payments for water and/or sewer services received from LCMUA are due. Nothing in this Agreement shall affect how LCMUA handles delinquencies on water and sewer charges due and payable to LCMUA. LCMUA agrees to provide City with a monthly report that sets forth the total billing and amount collected from each Owner, from which City can identify the Owners with delinquent accounts. LCMUA shall have no obligation to take any action to collect unpaid Fees other than billing for such amounts on the monthly statements sent to Owners.
- 1.5 No Interruption of Service.** Under no circumstances will LCMUA be obligated pursuant to this Agreement to cancel, suspend, or deny water or sewer service to an Owner that is an LCMUA customer because such Owner is delinquent on the payment of the Fees.
- 1.6 Service Fee.** City agrees to pay LCMUA an amount equal to three percent (3%) of the amount of the Fees billed monthly by LCMUA (the "**Service Fee**"). LCMUA may deduct and remit to itself the Service Fee and any applicable Maintenance Fees pursuant to Section 1.7 for each month from the monthly payment of the Fees to City, which amount shall be shown on the monthly collection report provided pursuant to Section 1.2. This Service Fee shall increase as follows on the effective date of each of the first four (4) Renewal Terms to cover the increases in costs for administration and postage:

- a. 3.25% of the amount of the Fees billed monthly commencing October 1, 2023;
- b. 3.5% of the amount of the Fees billed monthly commencing October 1, 2024;
- c. 3.75% of the amount of the Fees billed monthly commencing October 1, 2025; and
- d. 4.0% of the amount of the Fees billed monthly commencing October 1, 2026.

Prior to the effective date of the fifth Renewal Term, the Parties shall meet to reassess the amount of the Service Fee to ensure that the Service Fee is sufficient to cover LCMUA's administrative costs.

- 1.7 Startup and Maintenance Costs.** Not later than ten (10) days after the Effective Date, City shall pay LCMUA an initial, one-time, non-recurring set-up fee of \$4,000.00 for purposes of reimbursing LCMUA the costs for making such changes necessary to LCMUA's billing software application to accommodate the billing for the Fees. City agrees after the initial setup to pay a fee of \$25.00 ("Maintenance Fee") to set up a billing account for each Owner who is not an LCMUA customer who is added to the billing database after the initial setup .
- 1.8 Character and Treatment of Fees.** The Fees collected by LCMUA pursuant to this Agreement shall at all times be the property of City which, prior to payment by LCMUA to City, shall be collected and held in trust by LCMUA for City. Pending payment of the Fees by LCMUA to City, LCMUA shall deposit the Fees into LCMUA's depository bank and separately show such amounts separately on LCMUA's accounting books as a special restricted account or similar designation indicating that such funds are not available to LCMUA for use and spending by LCMUA for any purpose. LCMUA understands and acknowledges that the Fees are being assessed and collected by City pursuant to the Act which, by law, restricts the use of the Fees for certain purposes set forth in the Act. Except for the Service Fee and Maintenance Fee payable to LCMUA at the time of submission to the City of the monthly report, at no time may LCMUA attempt to apply the Fees as payment for any amounts owed by City to LCMUA and will look to City to pay any such obligations from other City funds which City may lawfully use to pay such other obligations.

SECTION 2

Term

- 2.1 Initial Term; Effective Date; Renewal.** The initial term of this Agreement ("**Initial Term**") shall commence on the date this Agreement bears the signatures of authorized representatives of both Parties (the "**Effective Date**") and end September 30, 2023. This Agreement shall automatically renew for periods of one year each beginning on October 1st and end on the immediately following September 30th (each a "**Renewal Term**") unless a Party provides written notice to the other Party of its desire to terminate at the end of the Initial Term or the then current Renewal Term not later than July 1st of the Initial Term or

the then current Renewal Term. The Initial Term and all Renewal Terms are collectively referred to herein as the “**Term**.”

- 2.2 Early Termination by LCMUA.** LCMUA may terminate this Agreement during the Term of this Agreement by providing written notice to City not less than 90 days prior to the date of termination set forth in such termination notice; provided, however, the date of termination must be the last day of a calendar month.
- 2.3 Early Termination by City.** City may terminate this Agreement at any time during the Term of this Agreement by providing written notice to LCMUA not less than 30 days prior to the date of termination set forth in such termination notice; provided, however, the date of termination must be the last day of a calendar month.
- 2.4 Effect of Termination on Billing and Collection.** Notwithstanding the termination of this Agreement, LCMUA’s obligation to collect and pay over the Fees to City shall survive the termination of this Agreement with respect to bills issued for the periods up to the date of termination. By way of example, if this Agreement is terminated effective September 30, 2024, LCMUA shall continue to collect and pay over to City for periods through and ending on September 30, 2024, which will necessarily require performing collection services following September 30, 2024. Except for the Service and Maintenance Fees due and payable to LCMUA, LCMUA agrees that any Fees paid by an Owner to LCMUA after the termination of this Agreement remain the property of City and shall be paid over to City not later than 30 days after receipt of the Fees, which obligation shall survive termination of this Agreement.

SECTION 3 **Billing Information**

- 3.1 Responsibility for Billing Information Generally.** City will provide LCMUA the database relating to the amount of Fees to be paid by Owners and the information necessary to provide invoices to Owners. LCMUA shall bill Owners based on the information provided by City. City acknowledges and agrees that it is solely responsible for updating the database and notifying LCMUA in writing regarding any change in Owner information or the amount of Service Fee to be paid by the Owner. LCMUA agrees to forward to City as soon as reasonably practicable any inquiries from LCMUA customers relating to such customers’ obligation to pay the Fees billed to such customers by LCMUA.
- 3.2 Responsibility for Billing Errors and Payment Discrepancies.** City is wholly responsible for refunds, billing discrepancies, and customer reimbursements related to Fees resulting from errors in City’s data supplied to LCMUA.
- 3.3 Rental Properties.** To the extent allowed by law and to the extent known by LCMUA, LCMUA agrees prior to the initial set-up to provide City with property addresses in which the LCMUA customer is a tenant and not the record owner of the property. City is responsible for identifying the record owner of such properties.

- 3.4 Changes in LCMUA Customers.** The Parties acknowledge that LCMUA may become aware of a change in ownership of property before City becomes aware of such change as the result of an application made to LCMUA to commence the provision of water and sewer service to an address under the name of a new LCMUA customer. In such cases, LCMUA shall (i) bill such new customer for the Fee in the same manner and at the same rate as the prior customer without City being required to notify LCMUA of such change and (ii) include in the monthly report to City the information relating to changes in accounts. LCMUA further agrees to notify City of any termination of water and sewer services requested by a customer at an address where no application has been made by a new customer for service at the same address so City may determine if there has been a change in ownership, in which case such Owner will be billed as a non-LCMUA customer.

SECTION 4 **Miscellaneous**

- 4.1 Interlocal Cooperation Act.** The Parties agree that the mutual services contemplated herein are a “governmental function and service” and that the Parties are “local governments” as that term is defined herein and in the Interlocal Cooperation Act, Texas Government Code Chapter 791.
- 4.2 Relationship.** It is understood and agreed that the relationship between the Parties described in this Agreement is contractual in nature between independent Parties and does not constitute, and shall not be construed, as creating a partnership or joint venture relationship between the Parties.
- 4.3 Severability.** If a provision contained in this Agreement is held invalid for by reason of city, state or federal law, the invalidity does not affect other provisions of the Agreement that can be given effect without the invalid provision, and to this end the provisions of this Agreement are severable.
- 4.4 Validity and Enforceability.** If any current or future legal limitations affect the validity or enforceability of a provision of this Agreement, then the legal limitations are made a part of this Agreement and shall operate to amend this Agreement to the minimum extent necessary to bring this Agreement into conformity with the requirements of the limitations, and so modified, this Agreement shall continue in full force and effect.
- 4.5 Amendment.** This Agreement embodies the entire agreement between the Parties, and only may be modified in writing executed by both Parties.
- 4.6 Assignment.** No Party may assign, transfer, or otherwise convey this Agreement, or any of its rights, duties, or obligations hereunder, without the prior written consent of the other Party.
- 4.7 Third Parties.** This Agreement is intended to inure only to the benefit of the Parties. This Agreement is not intended to create, nor shall be deemed or construed to create any rights in third parties.

4.8 No Waiver of Immunity. Notwithstanding any other provision of this Agreement, nothing in this Agreement shall or may be deemed to be, or shall or may be construed to be, a waiver or relinquishment of any immunity, defense, or tort limitation to which the Parties, their officials, officers, employees, representatives, and agents are or may be entitled, including, without limitation, any waiver of immunity to suit. By entering this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in any persons or entities who are not parties to this Agreement.

4.9 Notices. Any notices or other communication required to be provided to a Party in this Agreement shall be in writing, addressed as provided hereinafter to the Party to whom the notice or other communication is given, and shall be either (i) delivered personally (hand-delivered), (ii) sent by United States certified mail, postage prepaid, return receipt requested, or (iii) placed in the custody of Federal Express Corporation or other nationally recognized carrier to be delivered overnight. Notice shall be deemed given when received if delivered personally; 72 hours after deposit in the United States mail if sent by mail; and twenty-four (24) hours after deposit if sent by Federal Express or other nationally recognized carrier to be delivered overnight.

:

LCMUA: LAKE CITIES MUNICIPAL UTILITY AUTHORITY
Attention: General Manager
501 N. Shady Shores Drive
Lake Dallas TX 75065

CITY: CITY OF LAKE DALLAS
Attention: City Manager
212 Main Street
Lake Dallas TX 75065

The addresses and persons to whose attention a notice or communication is sent may be changed by giving notice of such change in the manner herein provided for giving notice.

4.10 Warranty. The Agreement has been officially authorized by the governing body of each Party and each signatory to this Agreement guarantees and warrants that the signatory has full authority to execute this Agreement and to legally bind the respective Party to this Agreement.

4.11 Current revenues. All costs or expenses incurred by any party as a result of this Agreement shall be paid from the current revenues available to the Party.

4.12 Governing Law and Venue. The laws of the State of Texas shall govern the interpretation, validity, performance, and enforcement of this Agreement. The Parties agree that this Agreement is performable in Denton County, Texas, and that exclusive venue shall lie in a state court of competent jurisdiction in Denton County, Texas.

- 4.13 **Headings.** The headings at the beginning of the various provisions of this Agreement have been included only in order to make it easier to locate the subject covered by each provision and are not to be used in construing this Agreement.
- 4.14 **Force Majeure.** No Party shall be liable to the other Party for any failure, delay, or interruption in the performance of any of the terms, covenants, or conditions of this Agreement due to causes beyond the Party's control or because of applicable law, including, but not limited to, war, nuclear disaster, strikes, boycotts, labor disputes, embargoes, acts of God, acts of the public enemy, acts of superior governmental authority, floods, riots, rebellion, sabotage, terrorism, pandemics, or any other circumstance for which a Party is not legally responsible or which is not reasonably within its power to control (collectively "**Force Majeure**"); provided that such affected Party gives written notice of Force Majeure to the other Party within ten (10) business days from the date that the affected Party has notice of the existence of the claimed inability to perform. The affected Party's obligation shall be suspended during the continuance of the inability then claimed, but for no longer period. To the extent possible, the Party shall endeavor to remove or overcome the inability claimed with reasonable dispatch.
- 4.15 **Counterparts.** This Agreement may be executed in any number of identical counterparts, each of which shall be deemed an original and constitute one and the same instrument.

(Signature page to follow)

SIGNED AND AGREED this 26 day of SEPTEMBER, 2022.

LAKE CITIES MUNICIPAL UTILITY AUTHORITY

By: MIA JdJl
Mike Fairfield, General Manager

SIGNED AND AGREED this _____ day of _____, 2022.

CITY OF LAKE DALLAS

By: _____
Kandace Lesley, City Manager

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Kandace Lesley, City Manager

Date: October 13, 2022

Smoke-Free Businesses Ordinance

DESCRIPTION:

The intent of this agenda item is to hold discussion and act on amending Chapter 22. "Businesses" by adding Article VI. "Smoke-Free Businesses."

BACKGROUND INFORMATION:

Based on City Councilmembers' feedback during the September 8th, 2022, City Council meeting, staff revised the ordinance to reflect an effective date of January 2, 2023; and rephrased the language to allow for businesses to designate patio and/or outside areas as smoking (with proper signage) and lower the "25 foot" rule.

FINANCIAL CONSIDERATION:

Although enforcement does have a personnel cost related to it, this ordinance calls for a fine not to exceed \$2,000/violation/day of violation.

RECOMMENDED MOTIONS:

Staff recommends Approve OR Deny the ordinance amending Chapter 22. "Businesses" of the Lake Dallas Municipal Code by adding Article VI. "Smoke-Free Businesses."

ATTACHMENT(S):

Revised Draft Ordinance.

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2022-_____**

**AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS,
AMENDING THE LAKE DALLAS MUNICIPAL CODE BY AMENDING
“CHAPTER 26 – BUSINESSES” TO ADD ARTICLE VI “SMOKE-FREE
BUSINESSES,” ESTABLISHING A REGULATION FOR SMOKE-FREE
BUSINESSES AND RELATED OPERATIONS; PROVIDING A
SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT
TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00);
AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, a report of the Surgeon General, “How Tobacco Smoke Causes Disease,” contends that “there is no safe level of exposure to tobacco smoke” and that tobacco smoke is linked to disease and death (<https://www.cdc.gov/tobacco/sgr/2010/pdfs/key-findings.pdf>) ; and

WHEREAS, Chapter 121 Texas Health and Safety Code, provides authority to municipalities to enforce laws and rules that protect public health and ensure safety in accordance with those laws and rules; and

WHEREAS, the City Council of the City of Lake Dallas, Texas, has determined it would be beneficial to the citizens, businesses and workers of those businesses within City limits to promote public health, safety and welfare by adopting a Smoke-Free Business Act; and

WHEREAS, the City Council hereby adopts the Act and incorporates it herein in its entirety for all purposes; and

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

SECTION 1. Chapter 26. “Businesses” of the Lake Dallas Municipal Code is amended by adding Article VI., “Smoke-Free Businesses” to read as follows:

ARTICLE VI. SMOKE-FREE BUSINESSES

Sec. 26-200. - Purpose.

Per the Texas Department of State Health Services, “Studies continue to demonstrate exposure to secondhand smoke (SHS) is causally linked to cancer and other serious health consequences among children and adults. Placing restrictions on smoking in public places is a key strategy to limit the public's exposure to SHS (<http://shsordinances.uh.edu/>)” The purpose of this article is to require local businesses, whether public or private membership, to set a standard for public health by establishing a smoke-free operation for all patrons, vendors and/or employees.

Sec. 26-201. – Definitions.

As used in this article, the following words and phrases shall have the following meanings:

"Bar" means an area which is devoted to the serving of alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of such beverages. A "bar" includes those facilities located within a hotel, motel or other similar transient occupancy establishment.

"Business" means any sole proprietorship, partnership, joint venture, corporation or other business entity formed for profit-making or not-for-profit purposes, including retail establishments where goods or services are sold as well as professional corporations and other entities where legal, medical, dental, engineering, architectural or other professional services are delivered.

"Electronic vaping device" means any electronic device composed of a mouthpiece, heating element, battery and electronic circuits that provides, or is manufactured or intended to provide, a vapor of liquid nicotine and/or other substances mixed with propylene glycol and/or other substances delivered or deliverable to the user that the user can inhale in simulation of smoking. This term shall include every version and type of such devices whether they are manufactured or marketed as electronic cigarettes, e-cigarettes, electronic cigars, e-cigars, electronic pipes, e-pipes, electronic hookahs, e-hookahs or under any other product name or design.

"Electronic vaping liquid" also known as "e-juice" and "e-liquid" shall mean any liquid product composed of propylene glycol or other carrier solvent and may contain nicotine and/or any other substance and manufactured for the use with electronic vaping devices.

"Employee" means any person who is employed by any employer in consideration for direct or indirect monetary wages or profit.

"Employer" means any person, partnership, corporation, including a municipal corporation, or nonprofit entity, which employs the services of one (1) or more individual persons.

"Enclosed area" means all space between a floor and ceiling which is enclosed on all sides by walls, windows, or other barrier (exclusive of door or passageways) which extend from the floor to the ceiling.

"Food establishment" means food product or food service establishments as defined in Sec. 54-31 of this Code.

"Minor" means a person younger than eighteen (18) years of age.

"Open display unit" means any device, furniture or furnishing within or upon which electronic vaping devices are displayed to customers, and includes, but is not limited to, any case, rack, shelf, counter, table, desk, kiosk, booth, stand, vending machine and other surface.

"Place of employment" means any enclosed area under the control of a public or private employer which employees normally frequent during the course of employment, including, but not limited to, work areas, employee lounges and restrooms, conference rooms and classrooms, employee cafeterias and hallways. A private residence is not a "place of employment" unless it is used as a childcare, adult day care or health care facility.

"Possession" means actual care, custody, control or management.

"Private place" means any enclosed area to which the public is not invited or in which the public is not permitted, including, but not limited to, personal or private residences, private social clubs, and personal automobiles.

"Public place" means any enclosed area to which the public is invited or in which the public is permitted, including, but not limited to, banks; educational facilities; health facilities; laundromats; public transportation facilities; reception areas; production and marketing establishments; retail service establishments; retail stores; theaters and waiting rooms.

"Retail electronic vaping store" means a retail store utilized primarily for the sale of electronic vaping devices, accessories, and/or electronic vaping liquid or any other article or product that is for use in an electronic vaping device and in which the sale of other products is merely incidental.

"Retail store" means an establishment whose purpose is to offer for sale and sell to consumers, not for resale, goods, wares, merchandise and food, which items are purchased for use and/or consumption off premises, including but not limited to, supermarkets, convenience stores, drug stores, and warehouse stores.

"Retail tobacco store" means a retail store utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is merely incidental.

"Retailer" means a person who engages in the practice of selling electronic vaping devices to consumers in a retail store, retail electronic vaping store, or retail tobacco store.

"Service line" means any indoor line at which one (1) or more persons are waiting for or receiving service of any kind, whether or not such service involves the exchange of money.

"Smoking" or "smoke" means inhaling, exhaling, burning, possessing, or carrying any lighted cigar, cigarette, pipe, weed, plant or combustible substance in any manner or in any form and/or vaping or the use of any electronic vaping device.

"Sports arena" means sports pavilions, stadiums, gymnasiums, health spas, boxing arenas, swimming pools, roller and ice rinks, bowling alleys and other similar places where members of the general public assemble either to engage in physical exercise, participate in athletic competition, or witness sports events.

"Tobacco product" means a cigarette; a cigar; an electronic vaping device; smoking tobacco, including granulated, plug-cut, crimp-cut, ready rubbed and any form of tobacco suitable for smoking in a pipe or as a cigarette; chewing tobacco, including plug, scrap, and any kind of tobacco suitable for chewing, snuff or other preparations of pulverized tobacco; nicotine product; dissolvable nicotine; electronic vaping liquid; or any other article or product that is for use in an electronic vaping device.

"Vaping" means inhaling or exhaling vapors of electronic vaping liquid from an electronic vaping device.

Sec. 26-202. - Places Where Smoking and Vaping Are Prohibited.

Smoking is prohibited in all enclosed public places and enclosed places of employment within the city, including, but not limited to, the following places:

- (1) Elevators;
- (2) Restrooms, lobbies, reception areas, hallways and any other common-use areas;
- (3) Buses, bus terminals, taxicabs, train stations, airports and other facilities and means of public transit, as well as ticket, boarding, and waiting areas of public transit depots;
- (4) Service lines;
- (5) Retail stores;
- (6) All areas available to and customarily used by the general public in all businesses, including but not limited to, attorneys' offices and other offices, banks, laundromats and country and/or private clubs;
- (7) Enclosed facilities within a place of employment;
- (8) Food establishments, nightclubs and bars;

- (9) Galleries, libraries, museums, zoo facilities and their grounds;
- (10) Any facility which is primarily used for exhibiting any motion picture, stage, drama, lecture, musical recital or other similar performance except when smoking is a part of a theatrical performance upon a stage or in the course of a film or television production and smoking is part of the performance or production;
- (11) Sports arenas and convention halls, including bowling and billiard facilities;
- (12) Every room, chamber, place of meeting or public assembly, including school buildings under the control of any board, council, commission, committee, including joint committees, or agencies of the city or any political subdivision of the state during such time as a public meeting is in progress, to the extent such place is subject to the jurisdiction of the city;
- (13) Waiting rooms, hallways, wards, private and semiprivate rooms of physical and mental health facilities, including, but not limited to, clinics, physical therapy facilities, doctors' offices, wellness centers, and dentists' offices;
- (14) Lobbies, hallways, and other common areas in apartment buildings, condominiums, trailer parks, retirement facilities, nursing homes, and other multiple-unit residential facilities;
- (15) Polling places;
- (16) Bingo games/parlors;
- (17) Hotels and motels, including at least ninety (90) percent of rooms rented to guests;
- (18) Within twenty-five (25) feet of any door, operable window/vent or other opening to an indoor enclosed area.

Sec. 26-203. - Places Where Smoking and Vaping Are Not Prohibited.

Notwithstanding any other provision of this article to the contrary, smoking is not prohibited in the following places:

- (1) Private residences, except when used as a child day care, adult day care or household care facility;

- (2) Personal automobiles;
- (3) Not more than ten (10) percent of hotel and motel rooms rented to guests and designated as smoking rooms provided that:
 - (i) All smoking rooms on the same floor must be contiguous; and
 - (ii) Smoke from these rooms must not infiltrate into areas where smoking is prohibited under provisions of this article;
- (4) Outdoor places of employment except within fifteen (15) feet of any door, operable window/vent or other opening to an enclosed area; and
- (5) An outdoor area of an establishment such as a patio or greenspace designated by the owner of the establishment as a smoking area subject to the following:
 - (i) Such outdoor area is physically separated from the interior of the establishment by walls, windows, and doors;
 - (ii) The outdoor area where smoking is permitted is owned or leased by the same person or entity the owns the property where the remainder of the establishment is located;
 - (iii) A sign is posted at each entry to such outdoor area that clearly communicates that smoking is permitted within such outdoor area; and
 - (iv) If ingress and egress to and from such outdoor area is permitted from the exterior of the building without requiring entry through a door or gate, the number, size, height, and placement of the signs required by paragraph (iii), above, shall be such that a person approaching such outdoor area from any direction other than the interior of the building can reasonably be informed that smoking is permitted in such outdoor area.

Sec. 26-204. - Posting of Signs.

- (a) The owner, manager or other person having control of a building or premise where smoking is prohibited by this article shall post or install a sign clearly stating "no smoking" conspicuously at each public, employee, delivery and restroom entrance of the building or premise.

- (b) "No Smoking" signs required by this section shall have bold lettering of not less than one (1) inch in height. The international "No Smoking" symbol may also be used (consisting of a pictorial representation of a burning cigarette enclosed in a red circle with red bar across it).
- (c) Any owner, manager, or other person having control of any establishment regulated by this article shall be responsible for posting or installing the signs required by this section.

Sec. 26-205. - Enforcement.

- (a) Enforcement of this article shall be implemented by a Code Enforcement Official and/or a designee by the city manager through issuance of a citation.
- (b) Any person may register a complaint under this chapter to initiate enforcement with the City.
- (c) The owner, manager, operator, or person-in-charge of any establishment regulated by this article shall:
 - (1) Post signs in accordance with section 26-204 of this article; and
 - (2) Not provide ashtrays, matches, lighters or other smoking related paraphernalia in a regulated premise; and
 - (3) Advise a person who violates this article that smoking is not allowed in the place; and
 - (4) Request a person leave the location after that person has been advised that smoking is not allowed, and that person willfully continues to smoke.

SECTION 2. All provisions of the ordinances of the City of Lake Dallas in conflict with the provisions of this Ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Lake Dallas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

SECTION 4. An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Lake Dallas Municipal Code as heretofore amended and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed and constitute a separate offense.

SECTION 6. This ordinance shall take effect on January 2, 2023, after its passage and the publication of the caption of said ordinance as the law and the City Charter in such cases provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS,
ON THE 13TH DAY OF OCTOBER 2022.**

APPROVED:

Andi Nolan, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Kevin B. Laughlin, City Attorney
(kbl:9/29/2022:131312)