Planning and Zoning Commission
Regular Meeting
212 Main Street
City of Lake Dallas, Texas 75065
Thursday, July 20, 2023, at 6:00 p.m.
Agenda

1. **Call to Order and Determination of Quorum**

2. **Pledges of Allegiance**

3. **Citizen Agenda & Public Comment**

   An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. Speakers will be limited to five (5) minutes each. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations that are not on the agenda.

4. **Approval of the minutes of the April 20, 2023, regular meeting.**

5. **Conduct a public hearing and act on a proposed ordinance amending the development regulations of the Specific Use Permit for Storage Facility previously granted by ordinance in relation to the development and use of Lots 2-A and 3-A, Block A, Gatlin Addition, generally located at 301 Carlisle Street, Lake Dallas, Texas.**

6. **Announcements**

7. **Adjourn.**

I certify that the above notice of this meeting was posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before July 17, 2023, at 4:30 p.m.

Codi Delcambre

Codi Delcambre, City Secretary If you plan to attend this public meeting and you have a disability that requires special arrangements at this meeting, please contact City Secretary's Office at (940) 497-2226 ext. 102 or fax (940) 497-4485 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

State of Texas
County of Denton
City of Lake Dallas

The Lake Dallas City Planning and Zoning Commission met in a regular meeting April 20, 2023 in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code, Chairperson Lester Raborn called the meeting to order at 6:02 p.m.

1. **Roll Call**

Lester Raborn	Chairperson.
Annette Fuller	Vice Chairperson.
Melody Parlett	Member Place 3.
Christian Cline	Member Place 4.
Layne Cline	Member Place 5

Absent:
Steve Dennis, Rachel Fitzpatrick.

Staff Present:

Codi Delcambre, City Secretary and Marilyn Rojas, Permits Tech.

2. Pledge of Allegiance

3. Approval of Minutes for the Meeting of February 16, 2023

Motion: Melody Parlett Member 3 made the motion to approve the minutes as presented. Lester Raborn Chairperson second the motion. Motion carried.

Ayes: Lester Raborn, Annette Fuller, Melody Parlett, Christian Cline.

Nays: None

Motion Passed 4-0

4 Conduct a public hearing and act on a proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract N0. 1355, commonly known as 214 Gotcher Avenue, from Downtown District with base reasoning of R-2 Two Family Dwelling District, to Planned Development (PD) with base zoning of R-2 Two-Family Dwelling District and Downtown District.

Mr. Mike Mayberry, owner of the subject property, is seeking this rezoning change for the purpose of developing two duplex buildings the previous zoning

prevents the development as requested, a zoning change to include a Planned Development to review prior of the issuance of a building permit.

Motion: Melody Parlett Member 3 made the motion to table. Christian Cline Member 4 second the Motion. Motion carried.

Ayes: Lester Raborn, Annette Fuller, Melody Parlett, Christian Cline, Lester Cline.

Nays: None

Motion Passed 5-0

5. **Citizen Agenda & Public Comment:**

   An opportunity for citizens to address the Planning & Zoning Commission on matters which are not scheduled for consideration by the Planning & Zoning Commission. In order to address the Planning & Zoning Commission, please complete a Public Meeting Appearance Card and present it to the City Secretary prior to the start of the meeting. The Texas Open Meeting Act prohibits deliberation by the Planning & Zoning Commission of any subject which is not on the posted agenda, therefore the Planning & Zoning Commission will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentation will be limited to five (5) minutes per person.

   No one requested to speak.

6. **Announcements or request for future agenda items.**

   No announcements or requests were presented.

7. **Adjournment of Regular Meeting.**

   Meeting was adjourned at 6:18 pm.

Passed and approved on the _____ day of _____, 2023.

_____

Lester Raborn, Chairperson

Attest:

_____

Marilyn Rojas, Permits Tech

AGENDA ITEM #5

PLANNING AND ZONNING COMMISSION
AGENDA MEMO

Prepared By: Doug Powell, AICP, City Planning Consultant **July 20, 2023**

Conduct a public hearing and act on a proposed ordinance amending the development regulations of the Specific Use Permit for Storage Facility previously granted by ordinance in relation to the development and use of Lots 2-A and 3-A, Block A, Gatlin Addition, generally located at 301 Carlisle Street, Lake Dallas, Texas.

DESCRIPTION:

Conduct a public hearing and act on a proposed amendment to the SUP standards of approximately 4.767 acres on Lot 2-A, Block A, Gatlin Addition, generally located north of Carlisle Drive and east of the DCTA Rail Trail. The property is zoned C-1 Retail with an approved SUP for a storage facility approved in 2021; Ordinance 2021-17.

BACKGROUND INFORMATION:

This request is only to change the stormwater detention plan that was part of the original SUP approval. Specifically, the stormwater plans for the northeast corner of the site have changed with the new submittal. The new plans have been reviewed and meet the City's requirements and standards.

All other details of the SUP have remained the same and are not being proposed to be altered with this request.

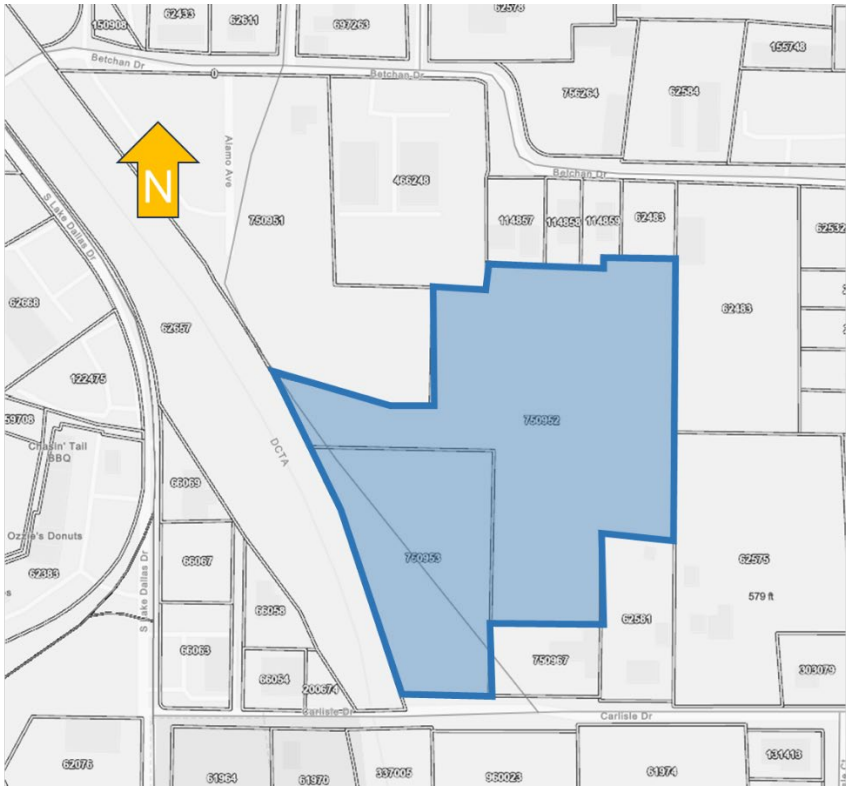
ADJACENT ZONING AND LAND USE:

DIRECTION	ZONING	EXISTING USE
Subject Property	***C-1***	***Vacant***
North	*C-1 / R-1 6000*	Businesses, homes
South	*C-1*	Daycare
West	*C-1 / C-3 / Downtown Overlay.*	Businesses, railroad
East	*R-1 6000.*	Homes, vacant

RECOMMENDED MOTIONS:

It is recommended that the Planning and Zoning Commission: ***Move to recommend approval of the proposed rezoning request, to amend the Specific Use Permit for a storage facility as described and presented by the applicant.***

Vicinity Map (Not to Scale)



ATTACHMENTS:

Attachment 1. – Zoning Change exhibit.

Attachment 2. - Draft Ordinance

ORDINANCE NO. 2023-____

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 AND RESTATING THE REGULATIONS OF A SPECIAL USE PERMIT FOR A STORAGE FACILITY ON LOTS 2-A AND 3-A, BLOCK A, GATLIN ADDITION AS PREVIOUSLY GRANTED PURSUANT TO ORDINANCE NO. 2021-17 AS AMENDED BY REGARDING SUCH STORAGE FACILTY USE; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; REPEALING ORDINANCE NO. 2022-12; 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. AMENDMENTS TO ORDINANCE NO. 2021-17

The Zoning Regulations and Zoning Map of the City of Lake Dallas, Texas, as previously amended, (collectively, the "Zoning Regulations") be further amended by amending Ordinance No. 2021-17 as follows:

A. Sections 1 and 2 of Ordinance No. 2021-17 are amended and restated to read in their entirety as follows:

> **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 Lots 2-A and 3-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, the Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit "A" (the "Site Plan") and various drainage plans and specifications set forth in Exhibit "B" (the "Drainage Plan") attached hereto and incorporated herein by reference, respectively; 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 and do not result in drainage developed on the Property from flowing offset onto adjacent properties;

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.

I. No building permit shall be granted for the construction of any building to be located on the Property unless 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.

J. 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 as Exhibit "C" 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

K. Notwithstanding anything herein to the contrary, the storage of vehicles and all related structures shall be limited to Lot 2-A as shown on the Site Plan unless and until an amendment to the Site Plan is approved by the City Council.

B. Section 8 of Ordinance No. 2021-17 is amended to read in its entirety as follows:

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. A certificate of occupancy for the use of the Property as a Storage Facility has not been issued on or before January 31, 2025; 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 buildings located on the Property sufficient to prevent the buildings from being used for a Storage Facility, and reconstruction the buildings 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.

C. Ordinance No. 2021-17 is amended by adding Exhibit "A" – Detailed Site Plan; Exhibit "B" – Drainage Plan, and Exhibit "C" – Water Plan, to read as set forth in Exhibits "A", "B", and "C", respectively, attached hereto and incorporated herein by reference.

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. REPEAL. Ordinance No. 2022-12 is repealed effective upon the effective date of this Ordinance.

SECTION 4. 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 5. 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 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 this the 27th day of July 2023.

_____
Andi Nolan, Mayor

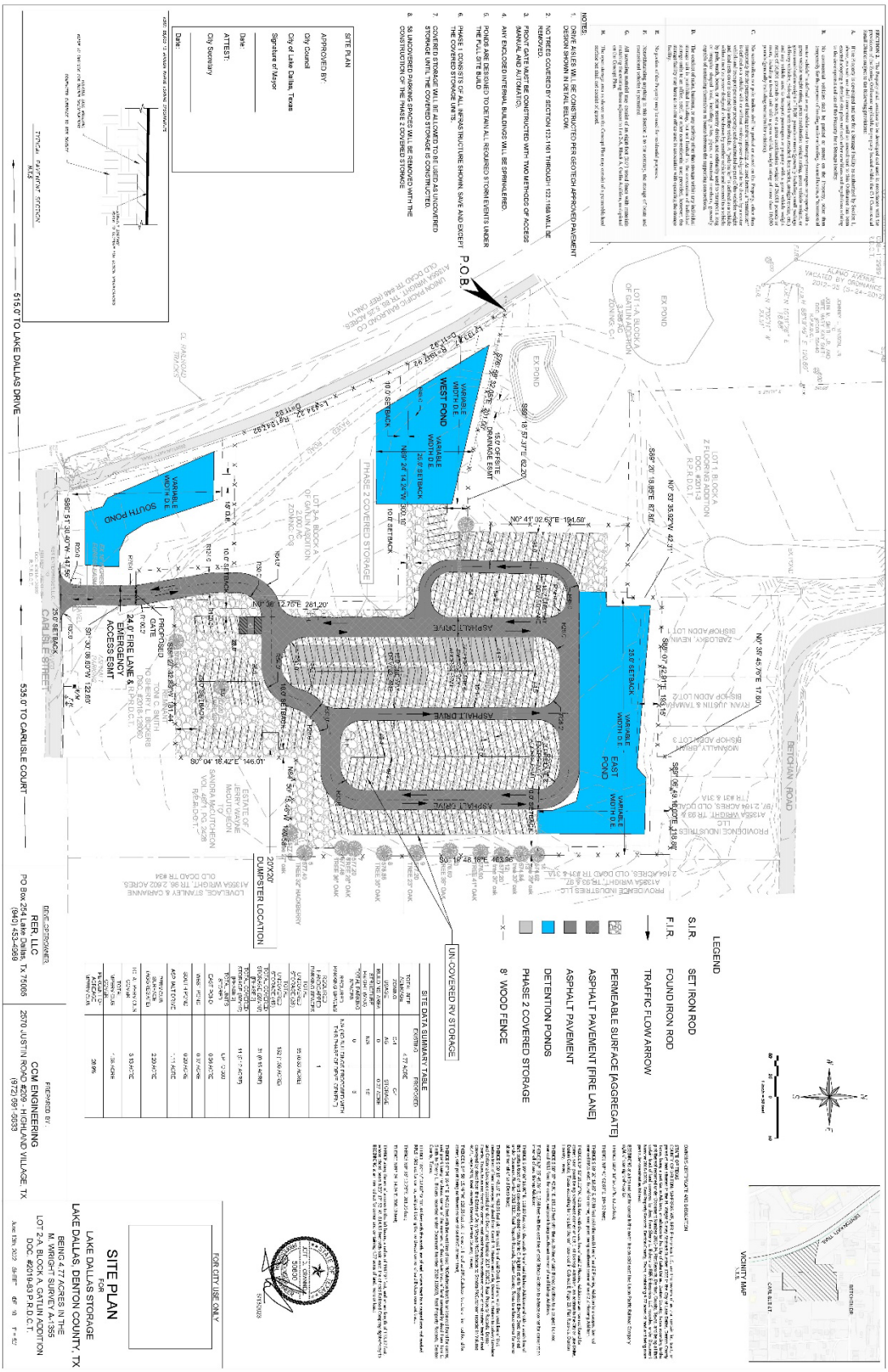
ATTEST:

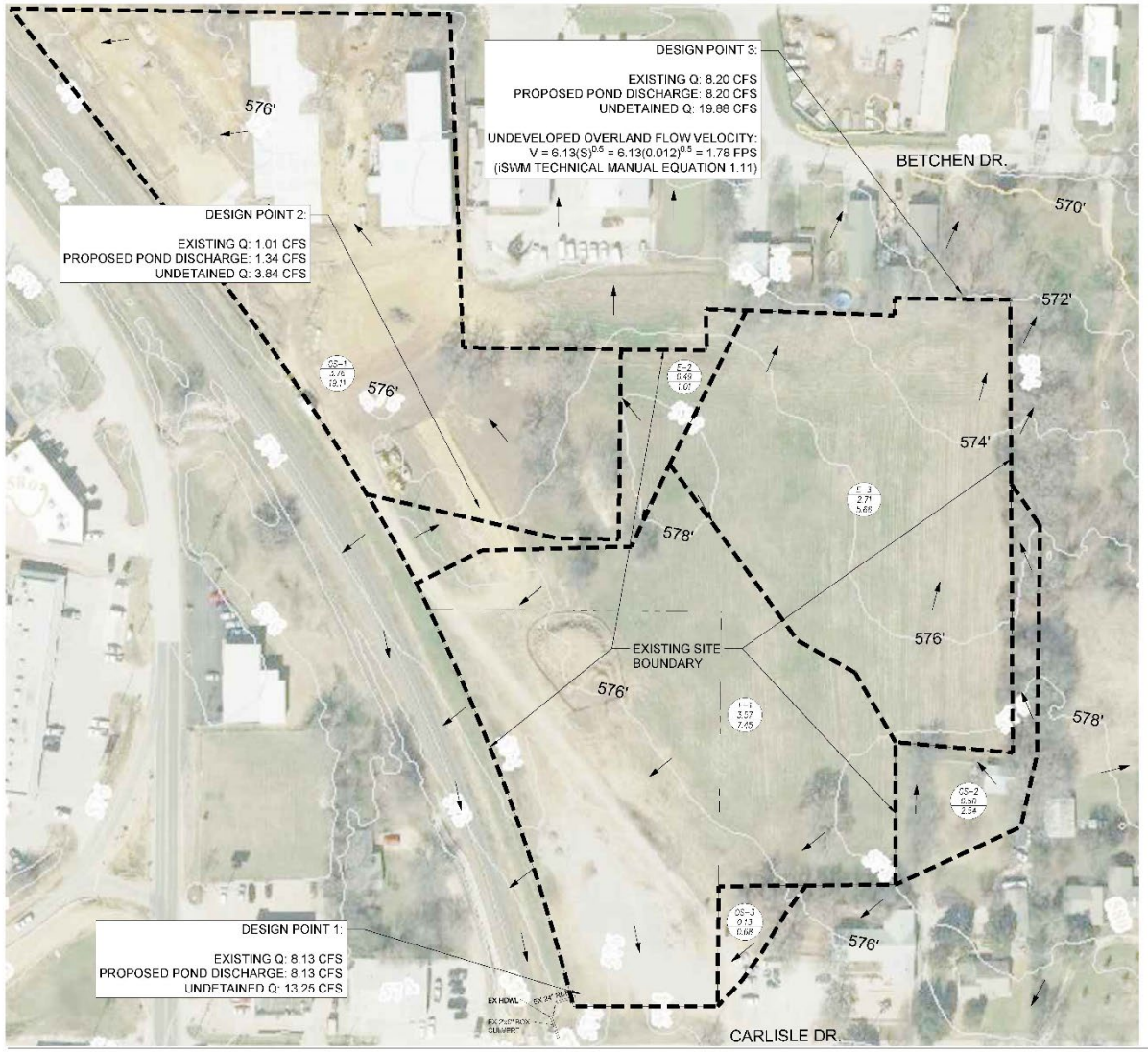
_____
Codi Delcambre, TRMC, City Secretary

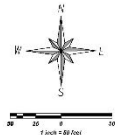
APPROVED AS TO FORM:

_____
Kevin B. Laughlin, City Attorney
(kbl:7/17/2023)

Exhibit "A"
Detailed Site Plan







LEGEND

Area No.
Area (Ac.)
Q100 (cfs)

Drainage Divide

Flow Arrows

XXX' Existing Contour Label

EXISTING DRAINAGE AREAS (100 YEAR)					
AREA	TOC	C	I100	A	Q100
E-1	20.00	0.30	6.06	3.57	7.45
E-2	20.00	0.30	6.06	0.49	1.01
E-3	20.00	0.30	6.06	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	0.47

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
2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972. 691.6628
TBPE FIRM #605

Lake Dallas Storage

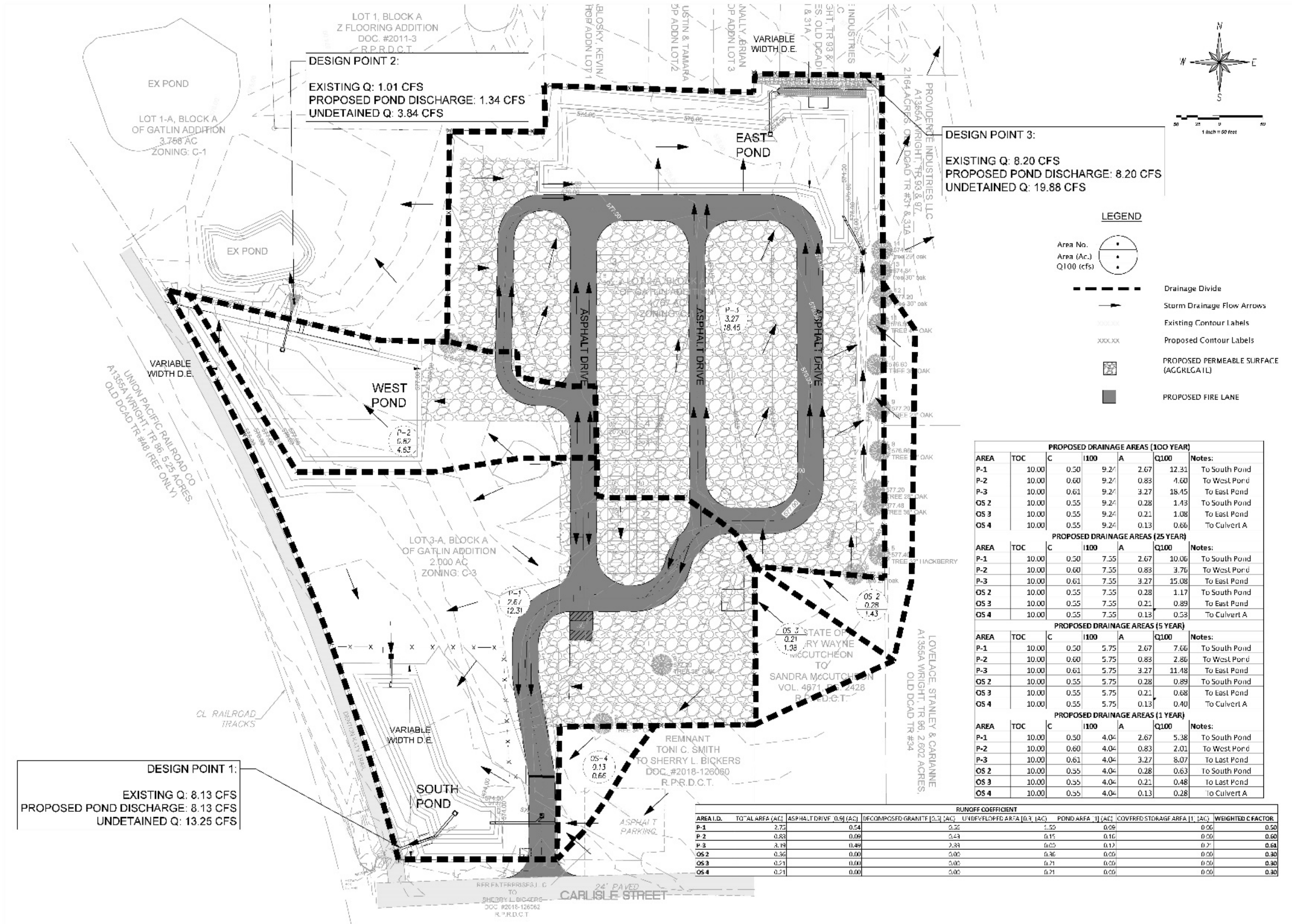
City of Lake Dallas, Denton County

EXISTING DAM

6/13/2025

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE:
NOTES:
FILE:



PROPOSED DRAINAGE AREAS (100 YEAR)						
AREA	TOC	C	I100	A	Q100	Notes:
P-1	10.00	0.50	9.24	2.67	12.31	To South Pond
P-2	10.00	0.60	9.24	0.83	4.60	To West Pond
P-3	10.00	0.61	9.24	3.27	18.45	To East Pond
OS 2	10.00	0.55	9.24	0.28	1.43	To South Pond
OS 3	10.00	0.55	9.24	0.21	1.08	To East Pond
OS 4	10.00	0.55	9.24	0.13	0.66	To Culvert A
PROPOSED DRAINAGE AREAS (25 YEAR)						
AREA	TOC	C	I100	A	Q100	Notes:
P-1	10.00	0.50	7.35	2.67	10.06	To South Pond
P-2	10.00	0.60	7.35	0.83	3.76	To West Pond
P-3	10.00	0.61	7.35	3.27	15.08	To East Pond
OS 2	10.00	0.55	7.35	0.28	1.17	To South Pond
OS 3	10.00	0.55	7.35	0.21	0.89	To East Pond
OS 4	10.00	0.55	7.35	0.13	0.53	To Culvert A
PROPOSED DRAINAGE AREAS (5 YEAR)						
AREA	TOC	C	I100	A	Q100	Notes:
P-1	10.00	0.50	5.75	2.67	7.66	To South Pond
P-2	10.00	0.60	5.75	0.83	2.86	To West Pond
P-3	10.00	0.61	5.75	3.27	11.48	To East Pond
OS 2	10.00	0.55	5.75	0.28	0.89	To South Pond
OS 3	10.00	0.55	5.75	0.21	0.68	To East Pond
OS 4	10.00	0.55	5.75	0.13	0.40	To Culvert A
PROPOSED DRAINAGE AREAS (1 YEAR)						
AREA	TOC	C	I100	A	Q100	Notes:
P-1	10.00	0.50	4.04	2.67	5.38	To South Pond
P-2	10.00	0.60	4.04	0.83	2.01	To West Pond
P-3	10.00	0.61	4.04	3.27	8.07	To East Pond
OS 2	10.00	0.55	4.04	0.28	0.63	To South Pond
OS 3	10.00	0.55	4.04	0.21	0.48	To East Pond
OS 4	10.00	0.55	4.04	0.13	0.28	To Culvert A

RUNOFF COEFFICIENT							
AREA I.D.	TOTAL AREA (AC)	ASPHALT DRIVE [0.9] (AC)	DECOMPOSED GRANITE [0.5] (AC)	UNDEVELOPED AREA [0.3] (AC)	POND AREA [1] (AC)	COVERED STORAGE AREA [1] (AC)	WEIGHTED C FACTOR
P-1	2.75	0.54	0.56	1.50	0.09	0.06	0.50
P-2	0.83	0.09	0.43	0.15	0.16	0.00	0.60
P-3	3.19	0.49	2.34	0.00	0.12	0.21	0.61
OS 2	0.36	0.00	0.00	0.36	0.00	0.00	0.30
OS 3	0.21	0.00	0.00	0.21	0.00	0.00	0.30
OS 4	0.21	0.00	0.00	0.21	0.00	0.00	0.30

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Ph: 972.691.6633
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TBPE FIRM #605

Lake Dallas Storage

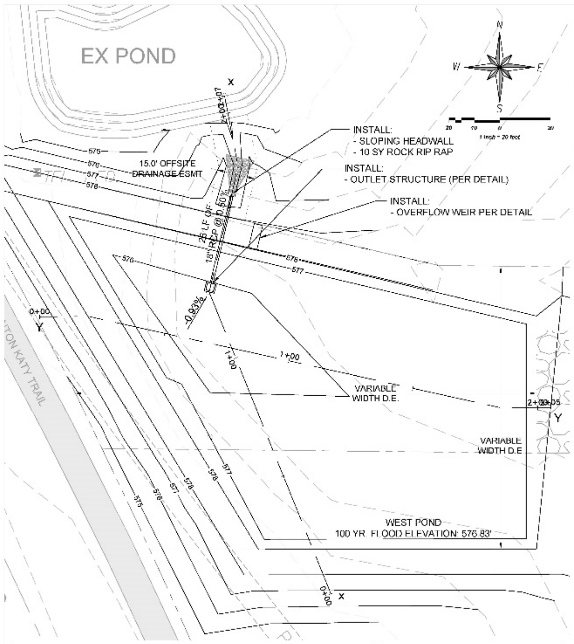
City of Lake Dallas, Denton County

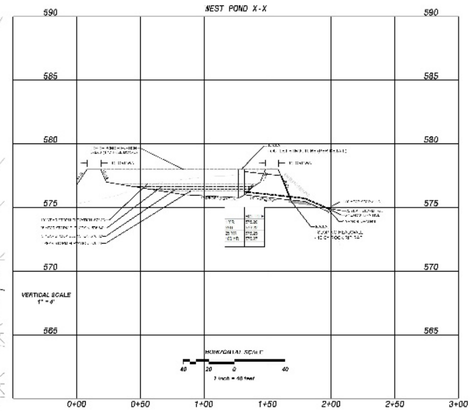
PROPOSED DAM

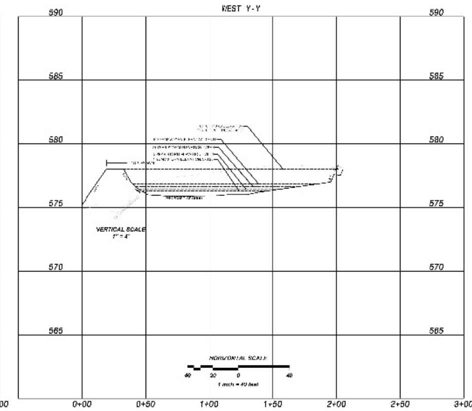
STATE OF TEXAS
JEFF D. CRANNELL
50800
LICENSED PROFESSIONAL ENGINEER
6/13/2023

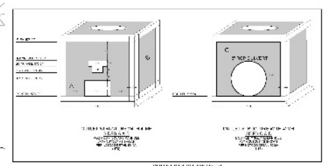
REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE:
NOTES:
FILE:

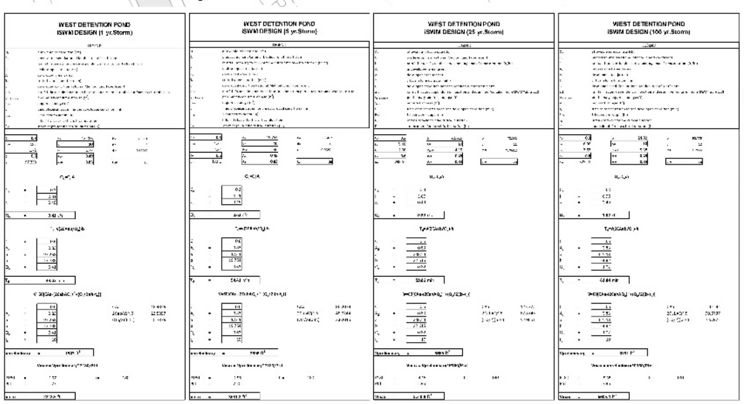








STAGE STORAGE TABLE							
ELEV	AREA (sq. ft.)	DEPT H (ft)	AVG END INC. VOL. (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	DISCHARGE Q (CFS)
576.00	3,093.04	N/A	N/A	0.00	N/A	0.00	-
1 YEAR FLOOD ELEVATION: 576.28						2212.53	0.41
5 YEAR FLOOD ELEVATION: 576.46'						3551.21	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	-



OUTLET STRUCTURE OUTPUT

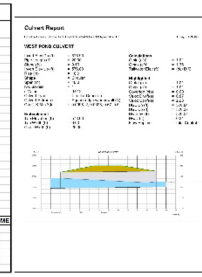
		W (ft)	H(ft)	A (ft)	FLOWLINE ELEVATION	TOP ELEVATION
STAGE 1	1 YEAR	0.81	0.28	0.23	576.00	576.28
STAGE 2	5 YEAR	0.00	0.18	0.00	576.28	576.46
STAGE 3	25 YEAR	0.12	0.18	0.02	576.46	576.64
STAGE 4	100 YEAR	0.20	0.18	0.04	576.64	576.83

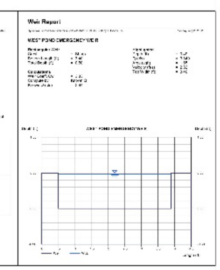
TOTAL HEIGHT

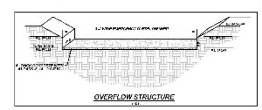
W.S.E.(ft)	STAGE 1 H (ft)	STAGE 1 Q (cfs)	STAGE 2 H (ft)	STAGE 2 Q (cfs)	STAGE 3 H (ft)	STAGE 3 Q (cfs)
576.28	0.14	0.41	0.00	0.00	0.00	0.00
576.46	0.32	0.62	0.09	0.00	0.00	0.00
576.64	0.50	0.77	0.27	0.00	0.09	0.08
576.83	0.69	0.91	0.46	0.00	0.28	0.06

W.S.E.(ft)	STAGE 4 H (ft)	STAGE 4 Q (cfs)
576.28	0.00	0.00
576.46	0.00	0.00
576.64	0.00	0.00
576.83	0.10	0.05

HGL PIPE	STORM ELEV.	TOTAL Q (cfs)	Q ALLOW. Q (cfs)	CHECK % CHANGE	FREQUENCY	REQ. VOLUME	PROV. VOLUME
575.20	576.28	0.41	0.41	-0.34	1 YEAR	2213.5 CF	2213.5 CF
575.22	576.46	0.62	0.62	-0.36	5 YEAR	3551.2 CF	3551.2 CF
575.25	576.64	0.80	0.82	-2.03	25 YEAR	5140.8 CF	5140.8 CF
575.27	576.83	1.02	1.02	-0.14	100 YEAR	6606.4 CF	6605.4 CF







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TBPE FIRM #605

Lake Dallas Storage

City of Lake Dallas, Denton County

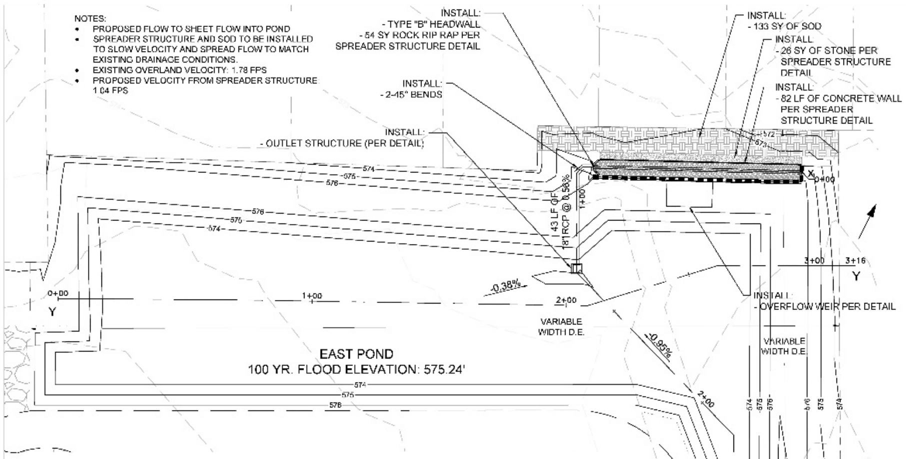
WEST POND

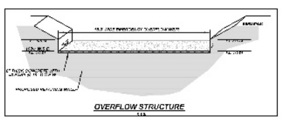
REVISIONS

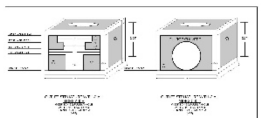
DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE:
NOTES:
FILE:

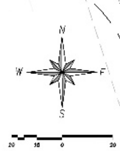
Sheet 4 of 10

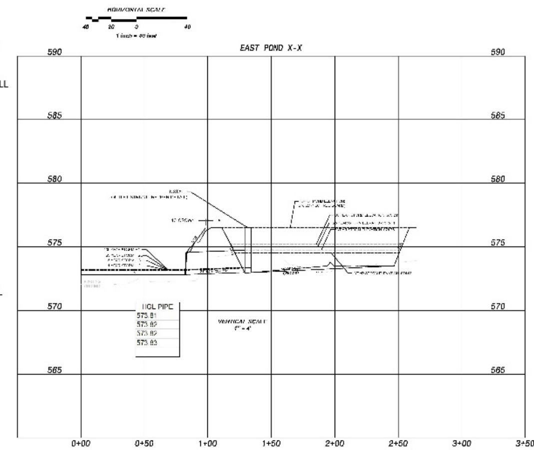
NOTES:
- PROPOSED FLOW TO SHEET FLOW INTO POND
- SPREADER STRUCTURE AND SOD TO BE INSTALLED TO SLOW VELOCITY AND SPREAD FLOW TO MATCH EXISTING DRAINAGE CONDITIONS.
- EXISTING OVERLAND VELOCITY: 1.78 FPS
- PROPOSED VELOCITY FROM SPREADER STRUCTURE 1.04 FPS

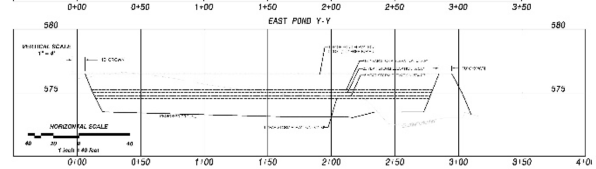












EAST DETENTIONPOND iSWM DESIGN (1 yr.Storm)

[illegible]

EAST DETENTION POND iSWM DESIGN (5 yr.Storm)

[illegible]

EAST DETENTION POND iSWM DESIGN (25 yr.Storm)

[illegible]

DETENTION POND iSWM DESIGN (100yr. Storm)

[illegible]

STAGE STORAGE TABLE

ELEV	AREA (sq. ft.)	DEPTH (ft)	AVG END INC. VOL (cu. ft.)	AVG END TOTAL VOL. (cu. ft.)	CONIC INC. VOL. (cu. ft.)	CONIC TOTAL VOL. (cu. ft.)	
573.50	78.88	N/A	N/A	0.00	N/A	0.00	
574.50	17,347.59	1.00	8712.28	8712.29	8182.83	8182.85	
1 YEAR FLOOD ELEVATION: 574.53'						8842.00	3.15
5 YEAR FLOOD ELEVATION: 574.76'						11171.10	4.71
25 YEAR FLOOD ELEVATION: 575.01'						15768.70	6.26
100 YEAR FLOOD ELEVATION: 575.24'						20239.00	7.78
575.50	20,927.91	1.00	19637.75	27850.05	16815.27	25108.13	
576.50	23,891.51	1.00	22047.28	49894.51	22027.14	47135.27	

OUTLET STRUCTURE OUTPUT

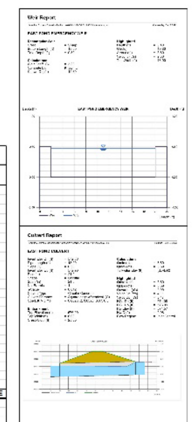
		W (ft)	H(ft)	A (ft)	FLOWLINE ELEVATION	TOP ELEVATION
STAGE 1	1 YEAR	0.44	1.63	0.72	572.90	574.53
STAGE 2	5 YEAR	3.00	0.23	0.69	574.53	574.76
STAGE 3	25 YEAR	0.50	0.25	0.13	574.76	575.01
STAGE 4	100 YEAR	1.50	0.23	0.35	575.01	575.24

TOTAL HEIGHT

W.S.E.(ft)	STAGE 1		STAGE 2		STAGE 3	
	H (ft)	Q (cfs)	H (ft)	Q (cfs)	H (ft)	Q (cfs)
574.53	0.81	3.12	0.00	0.00	0.00	0.00
574.76	1.05	3.53	0.12	1.13	0.00	0.00
575.01	1.30	3.93	0.37	2.01	0.13	0.21
575.24	1.53	4.26	0.60	2.56	0.36	0.36

W.S.E.(ft)	STAGE 4	
	H (ft)	Q (cfs)
574.53	0.00	0.00
574.76	0.00	0.00
575.01	0.00	0.00
575.24	0.12	0.56

TOTAL	Q ALLOW.	CHECK	FREQUENCY	PROV. VOLUME
Q (cfs)	Q (cfs)	% CHANGE		
3.12	3.15	-1.03	1 YEAR	25108.13 CF
4.66	4.71	-1.13	5 YEAR	25108.13 CF
6.15	6.26	-1.76	25 YEAR	25108.13 CF
7.75	7.78	-0.40	100 YEAR	25108.13 CF



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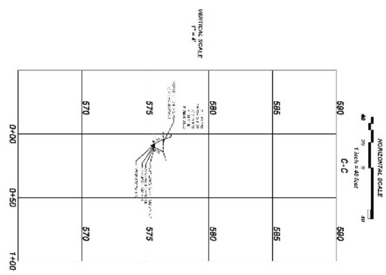
Lake Dallas Storage

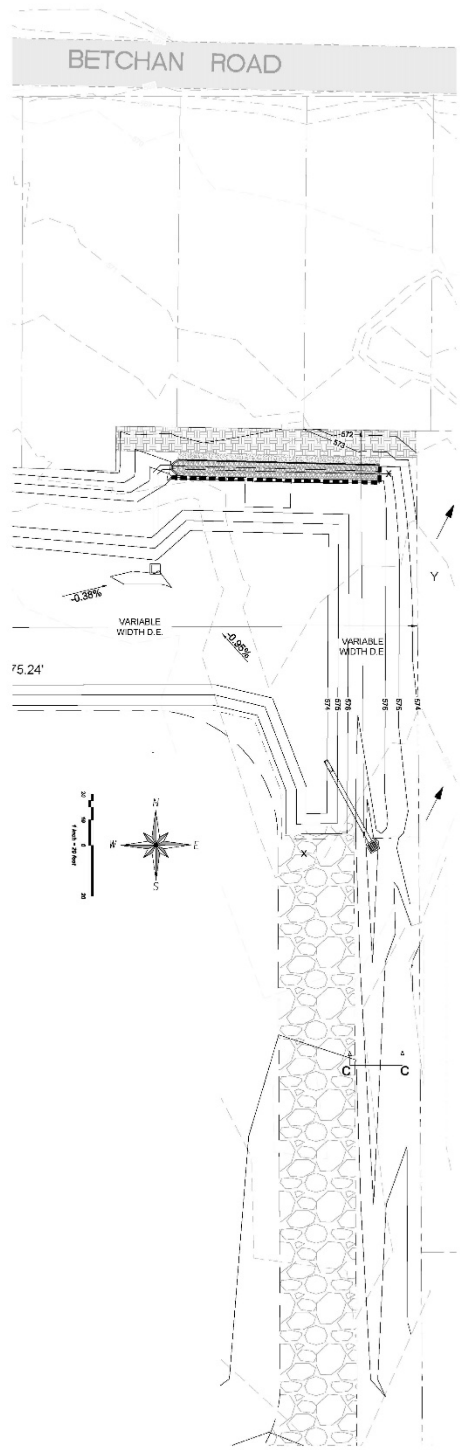
City of Lake Dallas, Denton County

EAST POND

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE:
NOTES:
FILE:





EAST POND DITCH SECTIONS

Lake Dallas Storage

City of Lake Dallas, Denton County

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DRAWN: CCM
DATE: 6/13/2023
SCALE =
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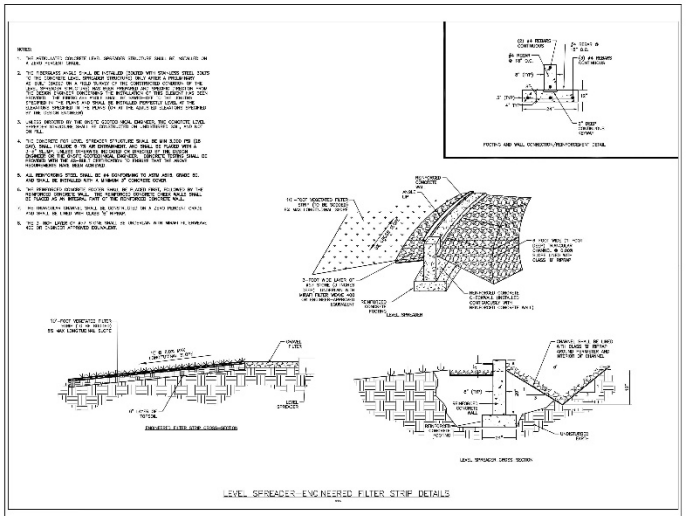
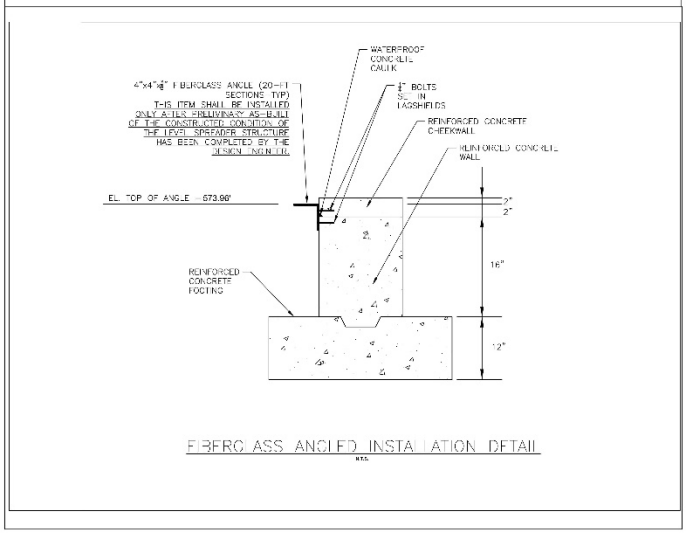
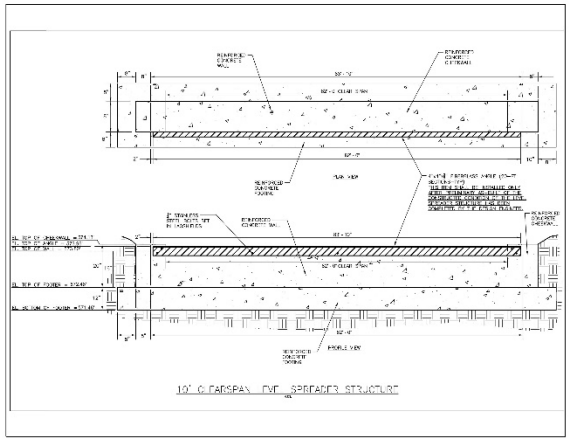
REVISIONS







Weir Report

HydroFlow Express Extension for Autodesk AutoCAD Civil 3D by Autodesk, Inc. Friday, Jun 23 2023

SPREADER STRUCTURE REPORT

Rectangular Weir

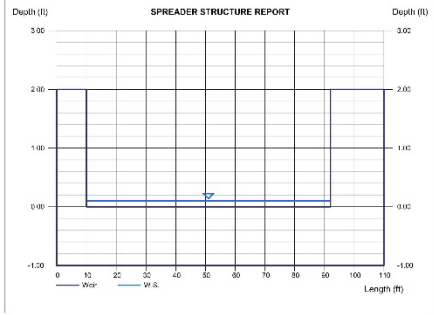
Crest	= Sharp
Bottom Length (ft)	= 82.00
Total Depth (ft)	= 2.00

Calculations

Weir Coeff. Cw	= 3.33
Compute by:	Known Q
Known Q (cfs)	= 8.20

Highlighted

Depth (ft)	= 0.10
Q (cfs)	= 8.200
Area (sqft)	= 7.91
Velocity (ft/s)	= 1.04
Top Width (ft)	= 82.00



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Lake Dallas Storage

City of Lake Dallas, Denton County

EAST POND
SPREADER STRUCTURE
DETAILS

STATE OF TEXAS
JEFF D. CRUMPLER
50803
LICENSED PROFESSIONAL ENGINEER
6/13/2023

REVISIONS

DESIGN: CCM
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DATE: 5/ 5/2023
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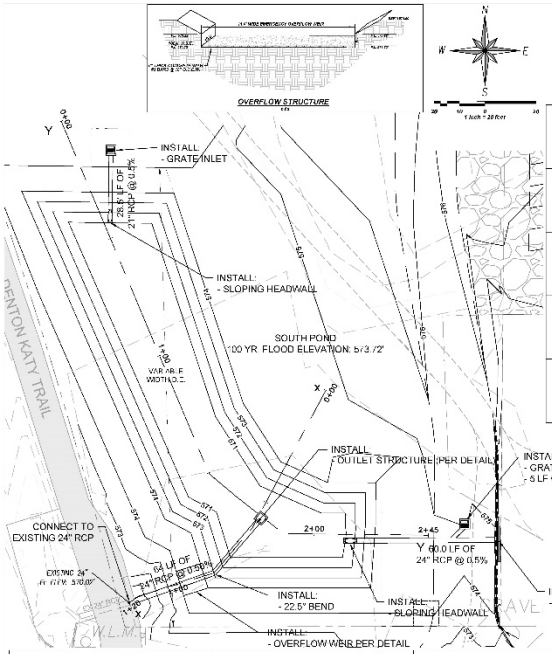
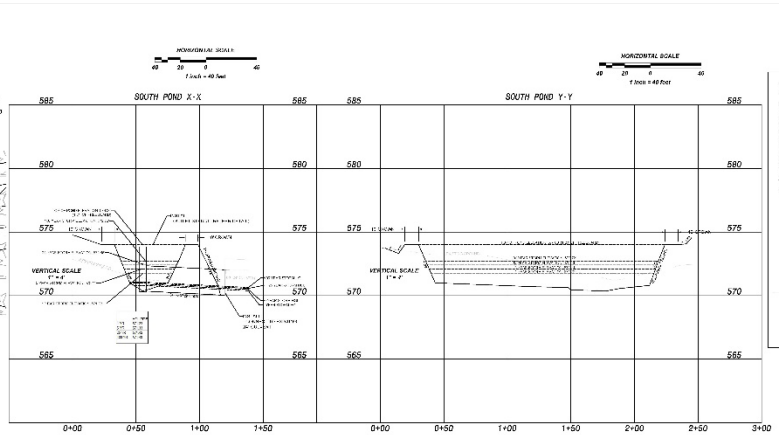
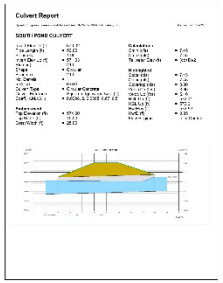
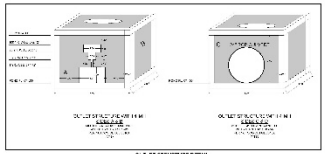
Sheet 5B of 10

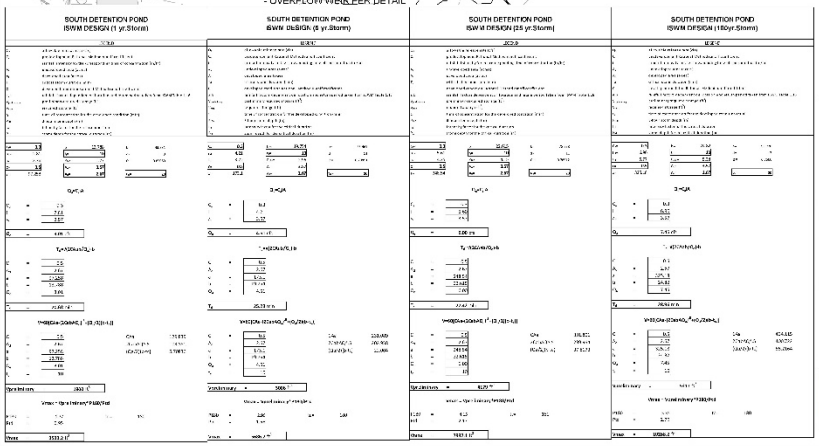








STAGE STORAGE TABLE							
ELEV	AREA (sq ft)	DEPTH (ft)	AVG END INC. VOL. (cu ft)	AVG END TOTAL VOL. (cu ft)	CONIC INC. VOL. (cu ft)	CONIC TOTAL VOL. (cu ft)	
571.00	[illegible]	N/A	N/A	0.00	0.00	0.00	
[illegible]						[illegible]	[illegible]
572.00	[illegible]	1.00	4368.58	4368.58	4365.07	10326.06	4.32
5 YEAR FLOOD ELEVATION: 572.11						10967.09	4.51
25 YEAR FLOOD ELEVATION: 572.46						13177.30	5.06
100 YEAR FLOOD ELEVATION: 572.73						15328.19	7.46
[illegible]	7547.69	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	-
574.00	9450.49	1.00	8501.50	30181.08	8468.01	55346.69	-



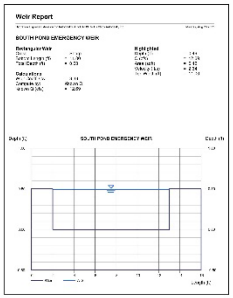
OUTLET STRUCTURE OUTPUT						
		W (ft)	H(ft)	A (ft)	FLOWLINE ELEVATION	TOP ELEVATION
STAGE 1	1 YEAR	1.67	0.72	1.13	571.00	571.72
STAGE 2	5 YEAR	0.32	0.39	0.08	571.72	572.11
STAGE 3	25 YEAR	0.65	0.35	0.23	572.11	572.46
STAGE 4	100 YEAR	1.30	0.27	0.35	572.46	572.73

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 (cfs)	Q ALLOW. Q (cfs)	CHECK % CHANGE	FREQUENCY	REQ. VOLUME	PROV. VOLUME
571.23	571.72	3.27	3.30	-1.04	1 YEAR	3622.2 CF	11578.1 CF
571.33	572.11	4.88	4.82	-0.82	5 YEAR	5686.7 CF	11578.1 CF
571.42	572.46	5.44	5.51	-1.17	25 YEAR	7892.1 CF	11578.1 CF
571.48	572.73	6.08	6.11	0.60	100 YEAR	10258.2 CF	11578.1 CF



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TBPE FIRM #605

Lake Dallas Storage

City of Lake Dallas, Denton County

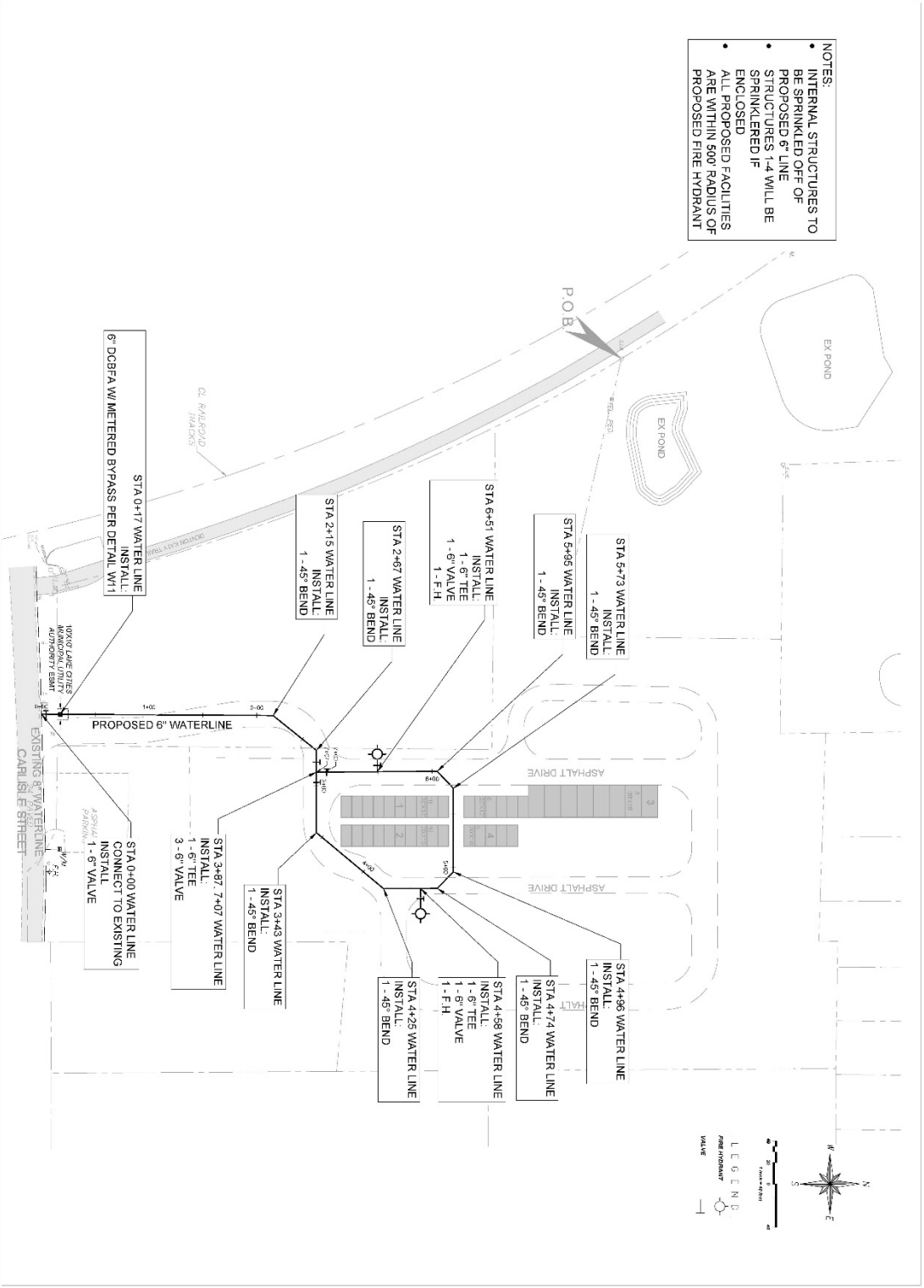
SOUTH POND

STATE OF TEXAS
JEFF D. CRANNELL
50800
6/13/2023

REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE
NOTES:
FILE:

Exhibit "C"
Water Plan



WATER PLAN

Lake Dallas Storage

City of Lake Dallas, Denton County

CCM Engineering

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Highland Village, Texas 75077
Ph: 972. 691.6633
Fax: 972.691.6628
TBPE FIRM #605

DESIGN: CCM
DRAWN: CCM
DATE: 8/13/2023
SCALE:
NOTES:
FILE:

Sheet 9 of 10

(kbl:4/13/17:85302)

ORDINANCE NO. 2023-____

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 AND RESTATING THE REGULATIONS OF A SPECIAL USE PERMIT FOR A STORAGE FACILITY ON LOTS 2-A AND 3-A, BLOCK A, GATLIN ADDITION AS PREVIOUSLY GRANTED PURSUANT TO ORDINANCE NO. 2021-17 AS AMENDED BY REGARDING SUCH STORAGE FACILTY USE; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; REPEALING ORDINANCE NO. 2022-12; 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. AMENDMENTS TO ORDINANCE NO. 2021-17

The Zoning Regulations and Zoning Map of the City of Lake Dallas, Texas, as previously amended, (collectively, the "Zoning Regulations") be further amended by amending Ordinance No. 2021-17 as follows:

A. Sections 1 and 2 of Ordinance No. 2021-17 are amended and restated to read in their entirety as follows:

> **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 Lots 2-A and 3-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, the Property shall be developed substantially in accordance with the Detailed Site Plan attached hereto as Exhibit "A" (the "Site Plan") and various drainage plans and specifications set forth in Exhibit "B" (the "Drainage Plan") attached hereto and incorporated herein by reference, respectively; 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 and do not result in drainage developed on the Property from flowing offset onto adjacent properties;

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.

I. No building permit shall be granted for the construction of any building to be located on the Property unless 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.

J. 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 as Exhibit "C" 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

K. Notwithstanding anything herein to the contrary, the storage of vehicles and all related structures shall be limited to Lot 2-A as shown on the Site Plan unless and until an amendment to the Site Plan is approved by the City Council.

B. Section 8 of Ordinance No. 2021-17 is amended to read in its entirety as follows:

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. A certificate of occupancy for the use of the Property as a Storage Facility has not been issued on or before January 31, 2025; 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 buildings located on the Property sufficient to prevent the buildings from being used for a Storage Facility, and reconstruction the buildings 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.

C. Ordinance No. 2021-17 is amended by adding Exhibit "A" – Detailed Site Plan; Exhibit "B" – Drainage Plan, and Exhibit "C" – Water Plan, to read as set forth in Exhibits "A", "B", and "C", respectively, attached hereto and incorporated herein by reference.

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. REPEAL. Ordinance No. 2022-12 is repealed effective upon the effective date of this Ordinance.

SECTION 4. 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 5. 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 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 this the 27th day of July 2023.

_____
Andi Nolan, Mayor

ATTEST:

_____
Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

_____
Kevin B. Laughlin, City Attorney
(kbl:7/17/2023)

Exhibit "A"
Detailed Site Plan

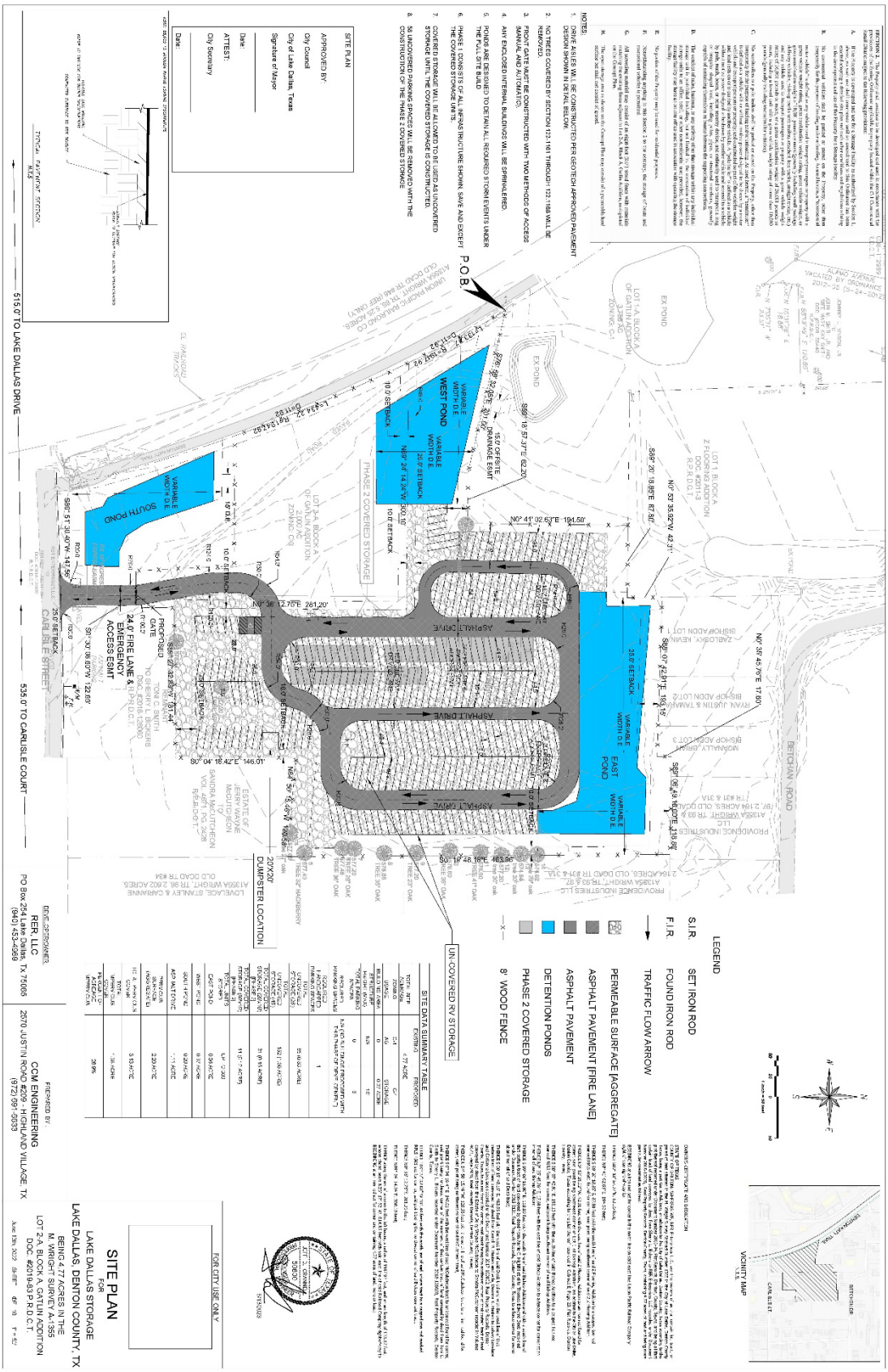
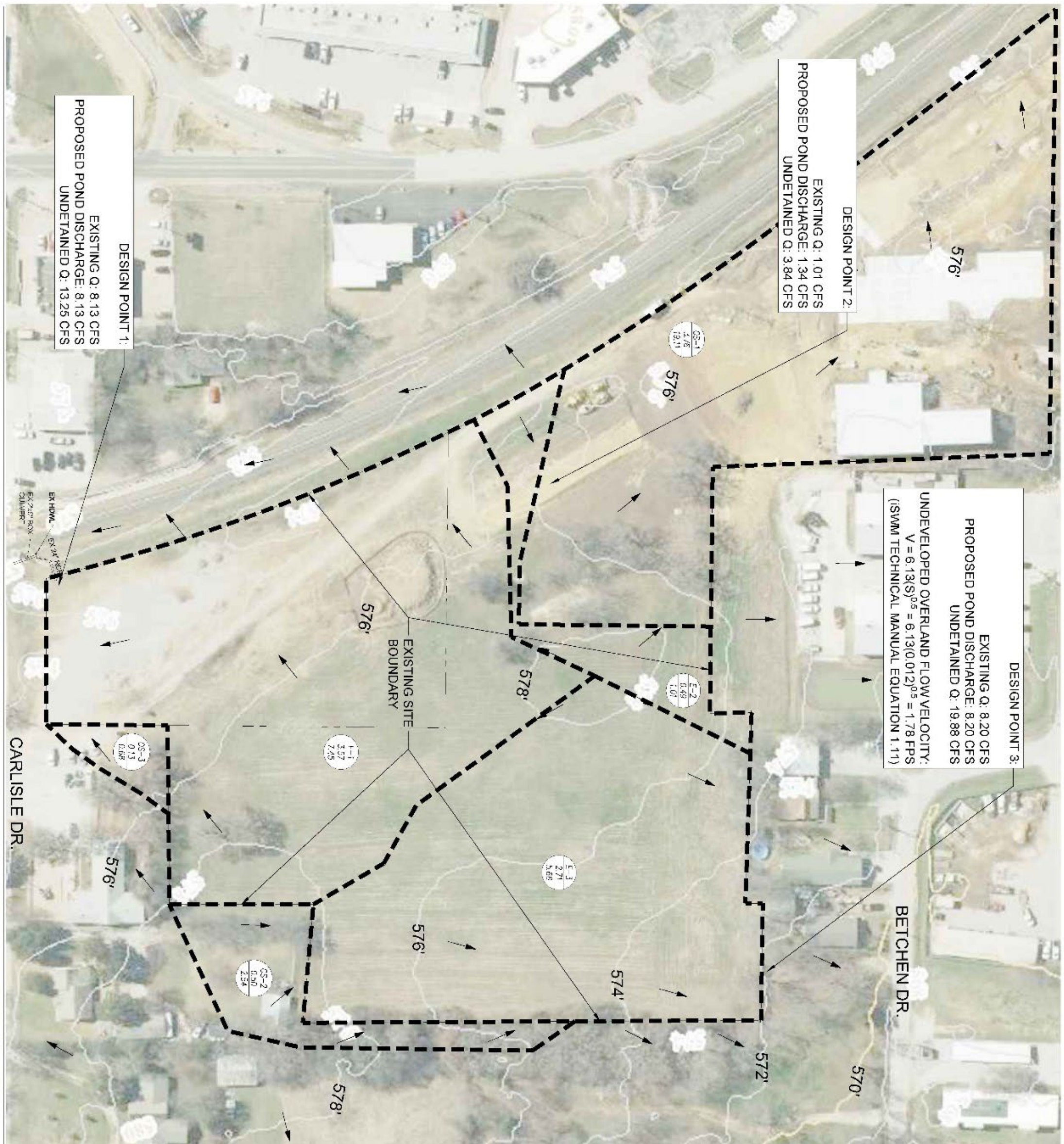


Exhibit “B”
Drainage Plan



LEGEND

Area No. / Area (Ac.) / Q100 (cfs) — Drainage Divide — Flow Arrows

XXX' — Existing Contour Label

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	0.40	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
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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	1.20
OS-3	10.00	0.55	4.04	0.13	0.30

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

EXISTING DAM

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE:
NOTES:
FILE:

Sheet 2 of 10

Exhibit "B"
Drainage Plan

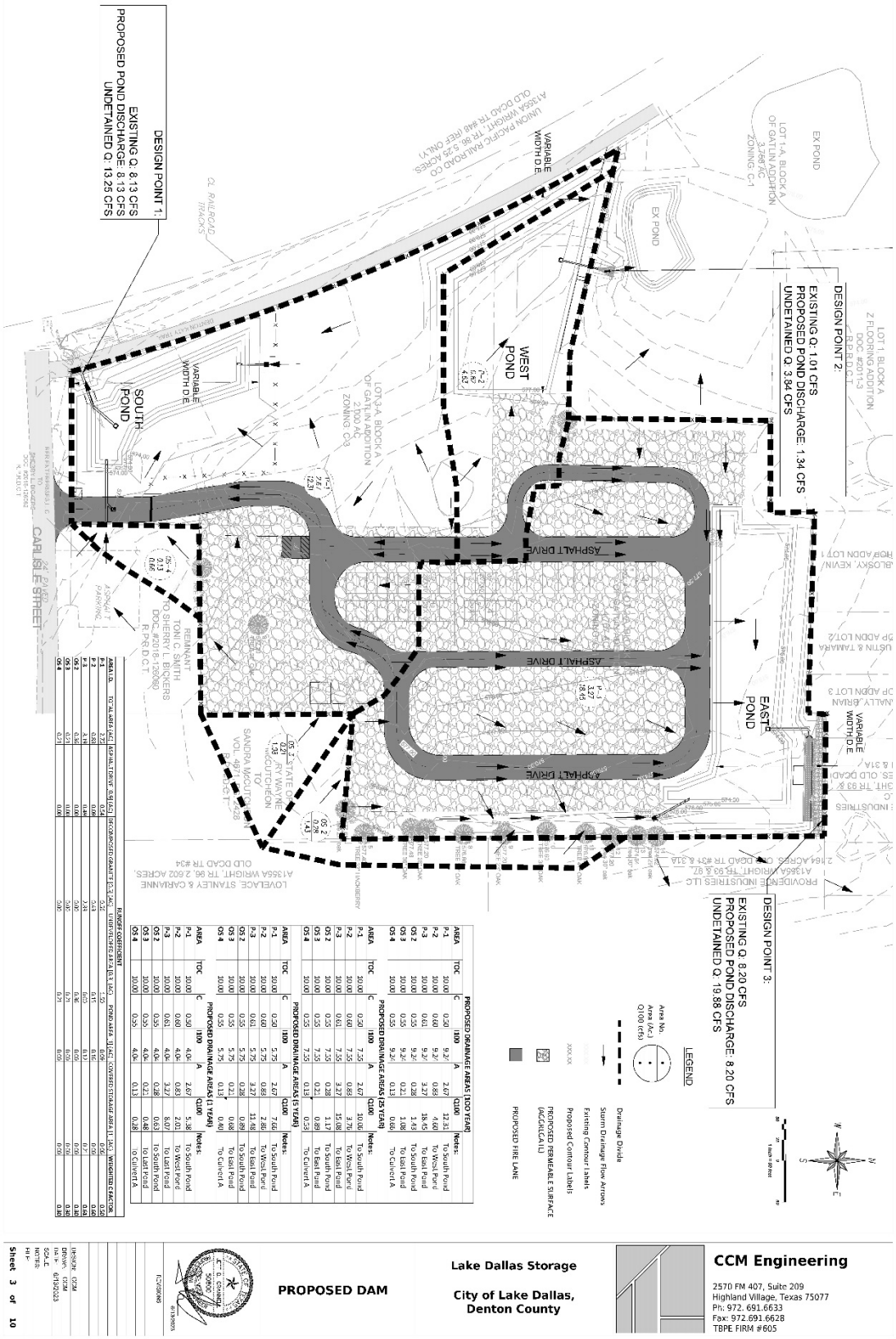
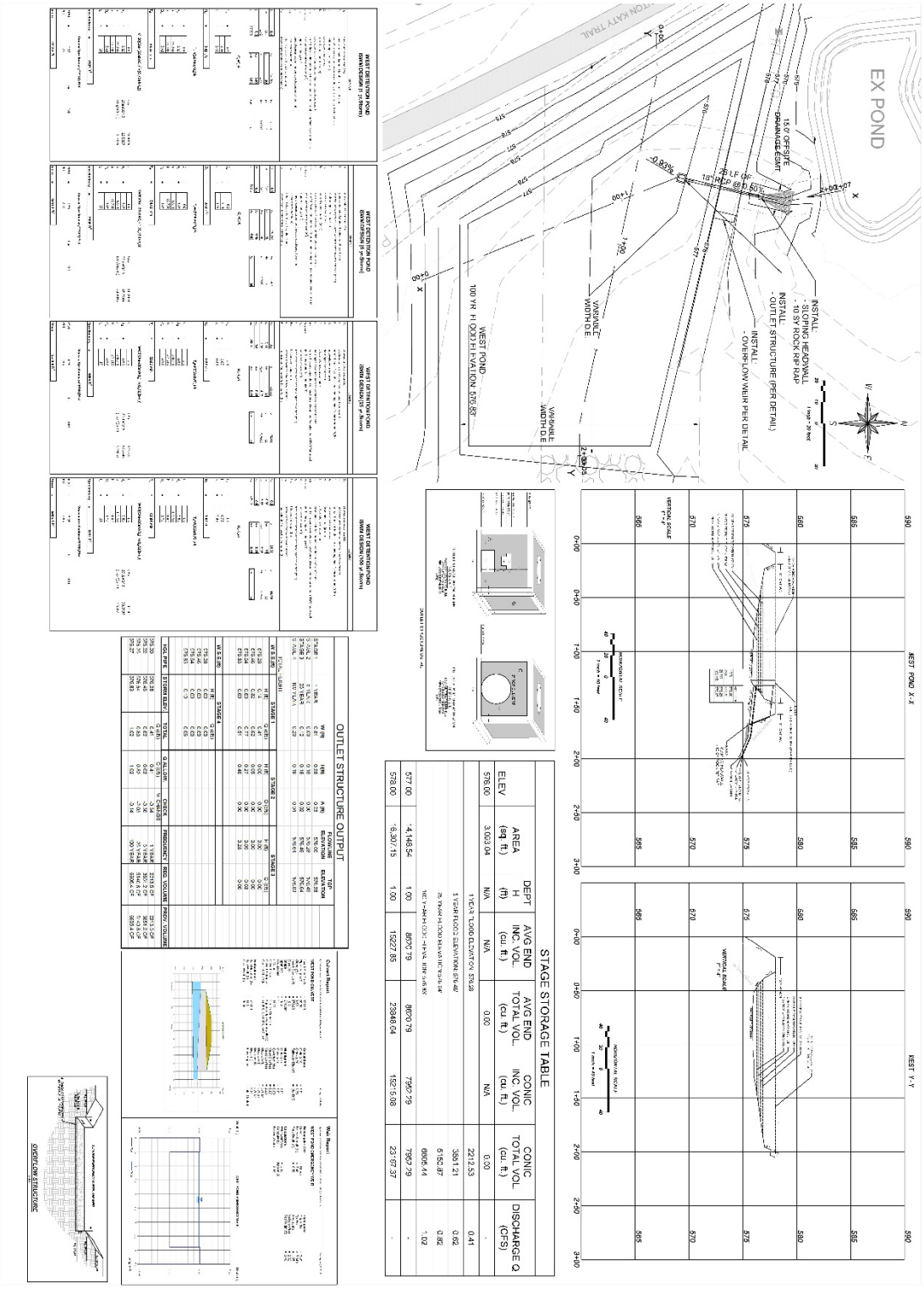


Exhibit "B"
Drainage Plan



WEST 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

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE: AS NOTED
PROJ NO: 4890-9238-2319
FILE:

REVISIONS

Sheet 4 of 10

Exhibit "B"
Drainage Plan

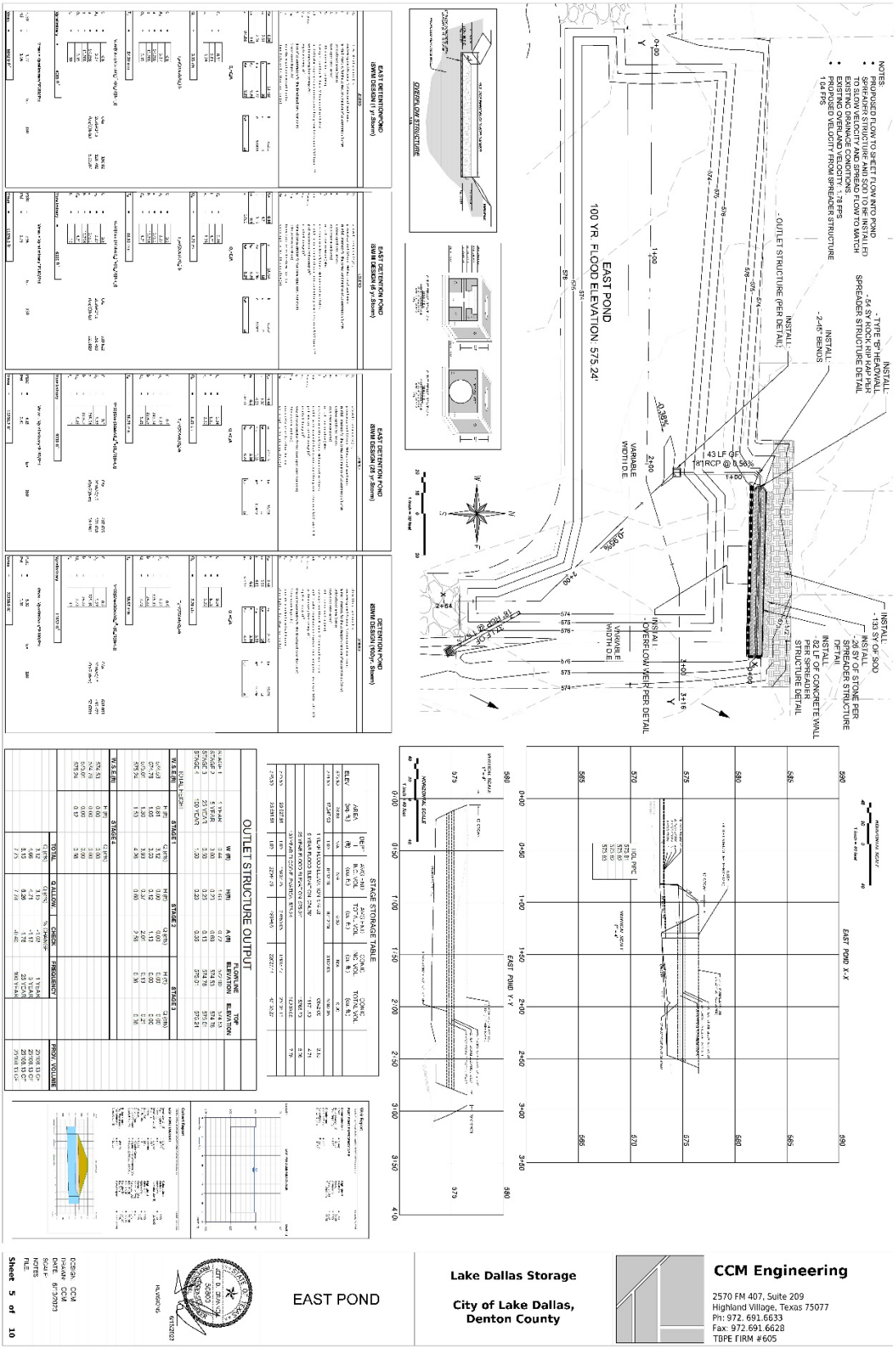
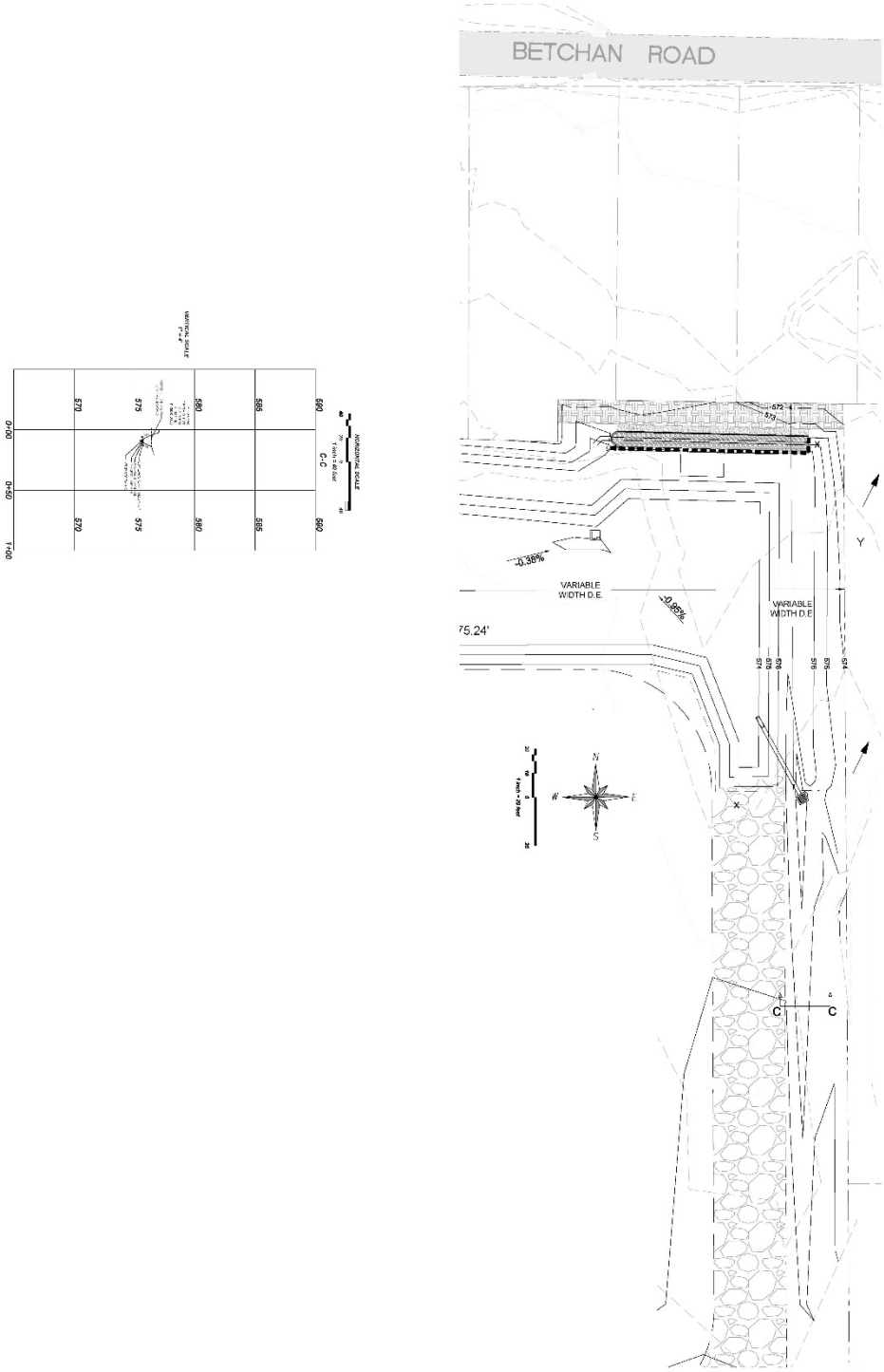


Exhibit "B"
Drainage Plan



EAST POND
DITCH SECTIONS

Lake Dallas Storage

City of Lake Dallas,
Denton County

CCM Engineering

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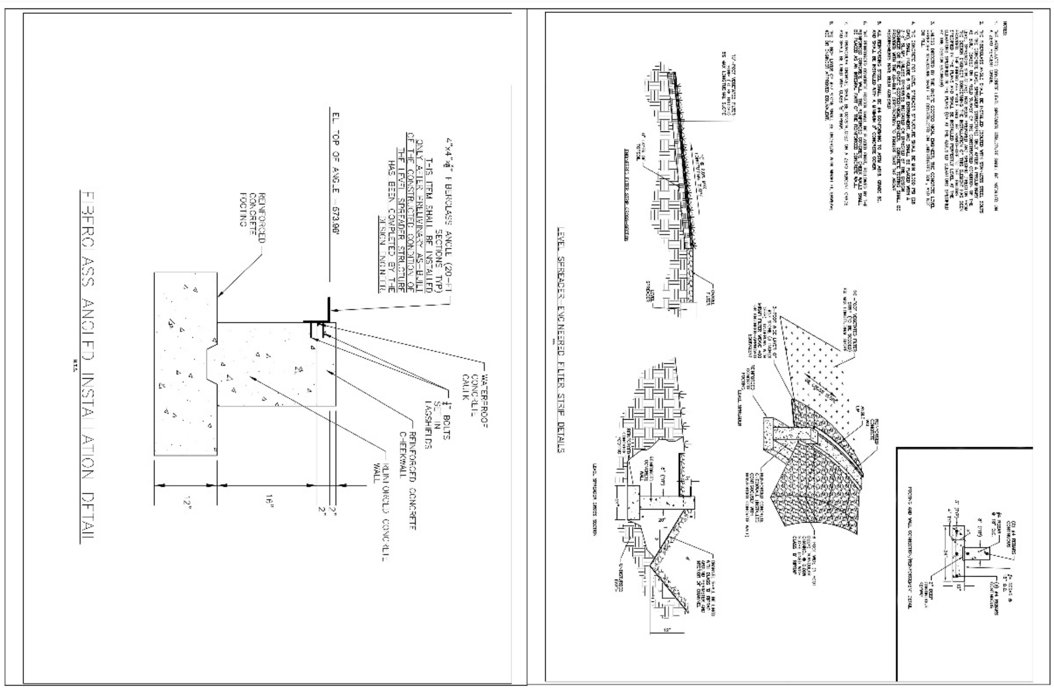
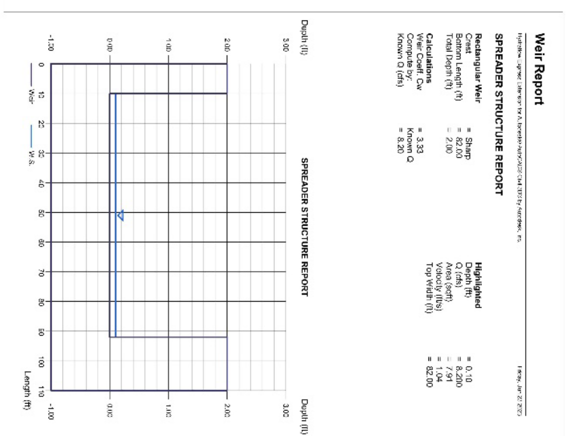
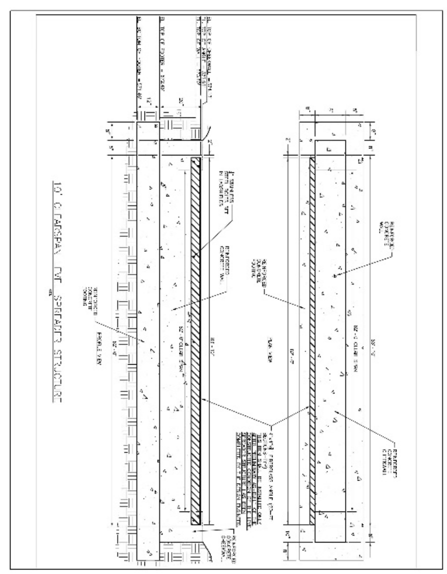
Fax: 972.691.6628
TBPE FIRM #605

DESIGN: CCM
DRAWN: CCM
DATE: 6/13/2023
SCALE: 1" = 20'
NOTES
FILE:
Sheet 5B of 10

Exhibit "B"
Drainage Plan







REVISIONS

EAST POND
SPREADER STRUCTURE
DETAILS

Lake Dallas Storage

City of Lake Dallas,
Denton County

CCM Engineering

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TBPE FIRM #605

Exhibit "B"
Drainage Plan

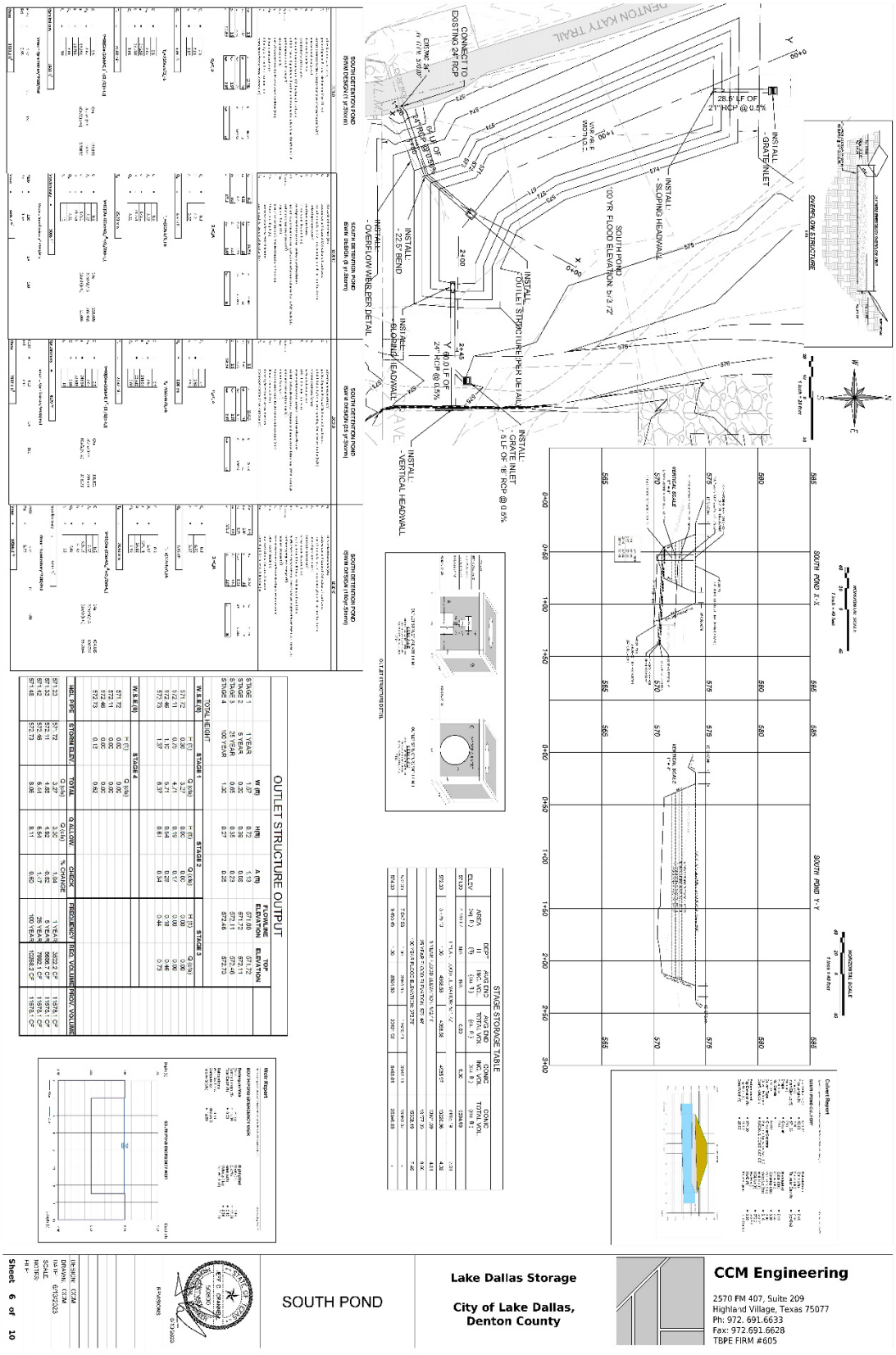
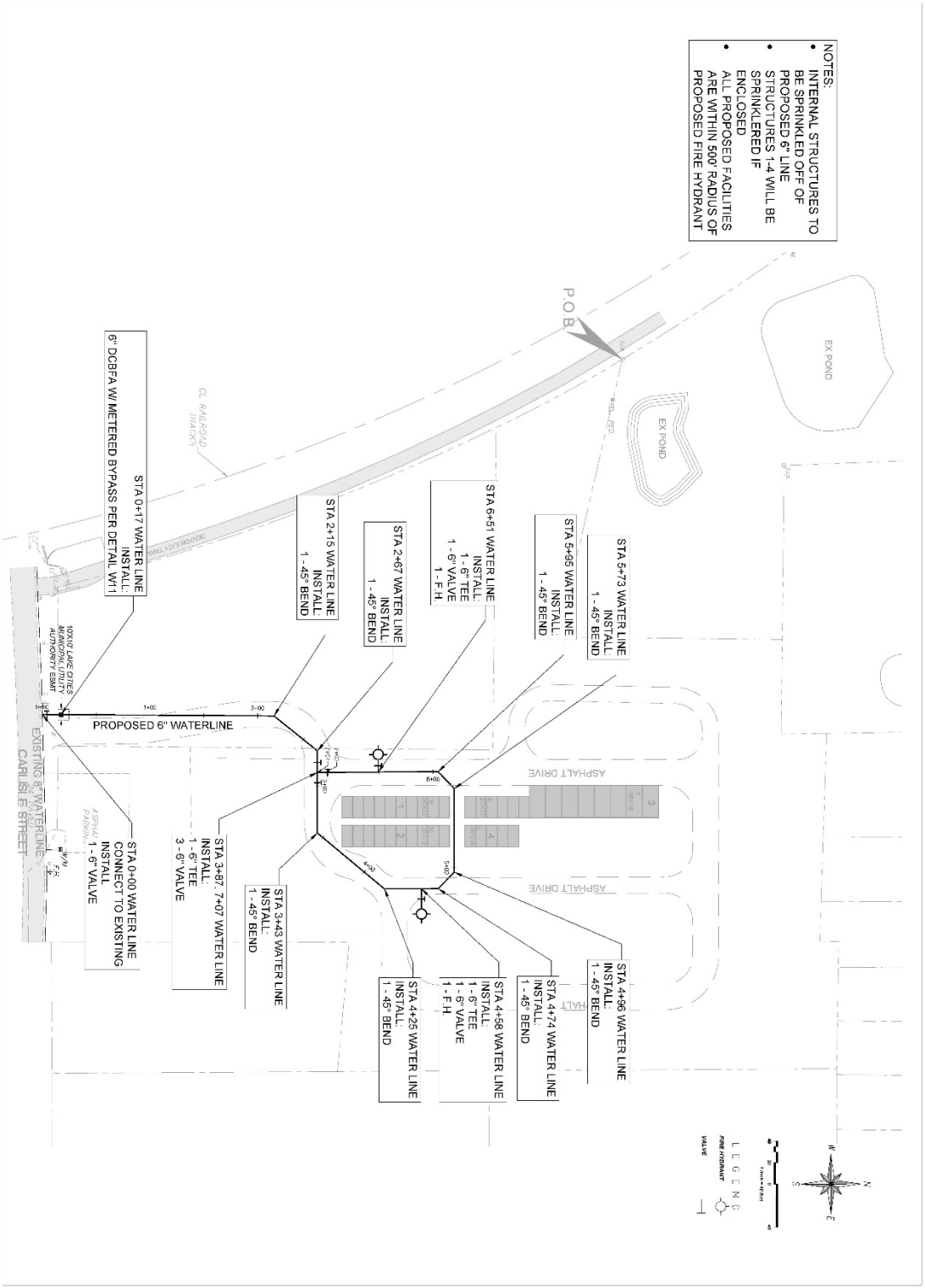
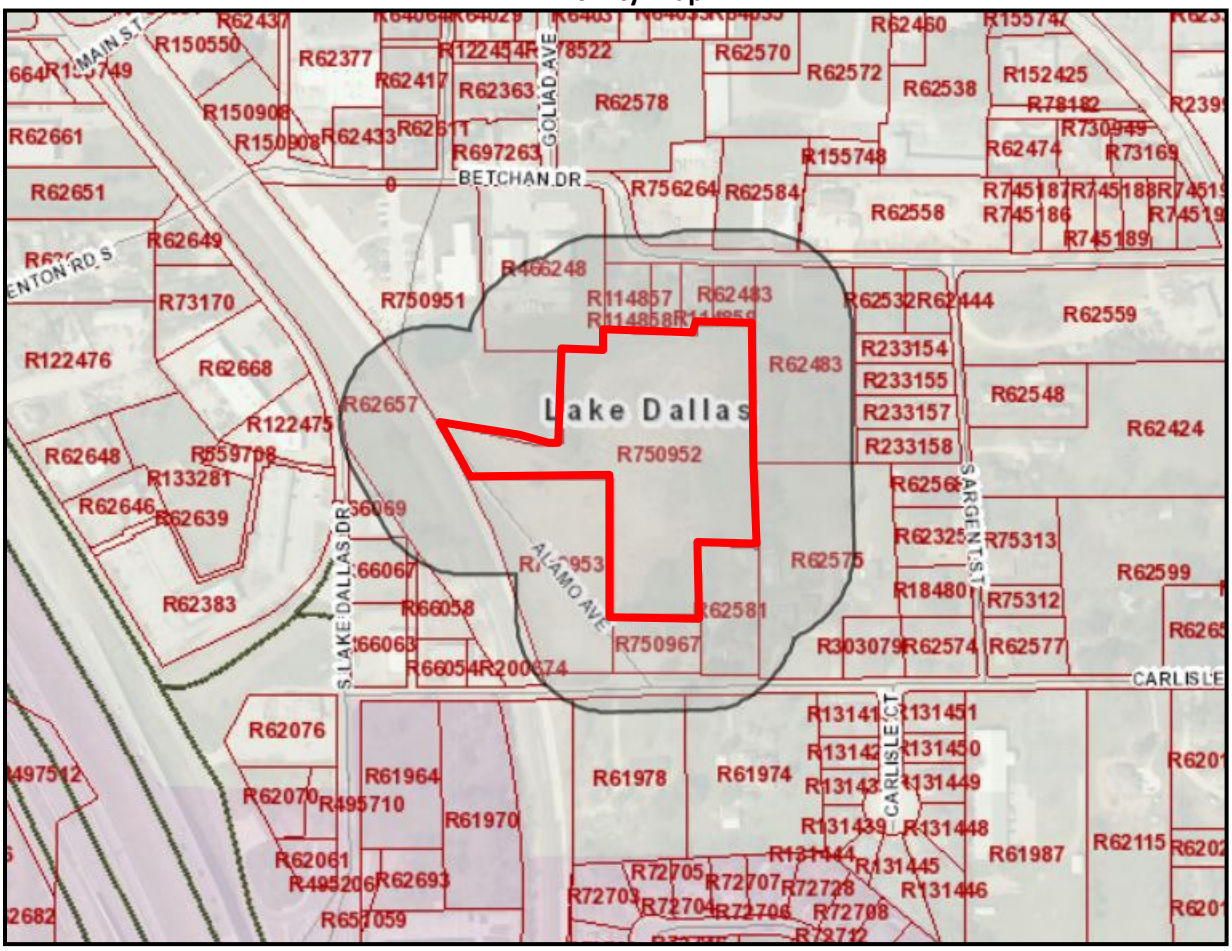


Exhibit "C"
Water Plan



Vicinity Map