

A G E N D A
CITY COUNCIL MEETING
LAKE DALLAS CITY HALL
212 MAIN STREET
February 23, 2016 - 7:30 PM

Notice is hereby given, as required, by Title 5, Chapter 551.041 of the Government Code that the City Council of the City of Lake Dallas will meet in a Special Meeting on February 23, 2016 at 7:30 PM in the Council Chambers of Lake Dallas City Hall located at 212 Main Street. The agenda follows.

A. ROLL CALL

B. INVOCATION

C. PLEDGE OF ALLEGIANCE:

1) United States Flag

2) State of Texas Flag

{Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.}

D. ANNOUNCEMENTS

E. REPORTS

1) Boards and Commissions

F. VISITORS/CITIZENS AGENDA *In accordance with the Open Meetings Act, the City Council is prohibited from acting on or discussing (other than factual responses to specific questions) any items brought before them at this time. Citizen's comments will be limited to five (5) minutes.*

G. BUSINESS

1) Interview with Board applicant.

2) Consideration and Action to approve the minutes of the February 11, 2016 meeting.
(City Secretary)

3) Consideration and Action to approve a masonry exemption for an accessory building at 312 Georgian Oak Court. (Planning and Zoning)

4) Consideration and Action to approve a Special Use Permit to allow residential at 209 Main in the Downtown Development District. (Planning and Zoning)

5) Consideration and Action to approve a monument sign at 305 Swisher Road.
(Community Development)

6) Consideration and Action to approve an ordinance to discontinue the JCM Fund.
(Municipal Court)

7) Consideration and Action to ratify the letter of protest to BLM. (City Manager)

8) Consideration and Action to approve an ordinance to prohibit the use of hand held communications devices within the city limits. (Mayor)

9) Consideration and Action to approve the sale of city vehicles and equipment. (City Manager)

10) Resolution to amend the Master Fee Schedule. (City Manager)

H. WORKSHOP

1) City Manager Search

I. EXECUTIVE SESSION

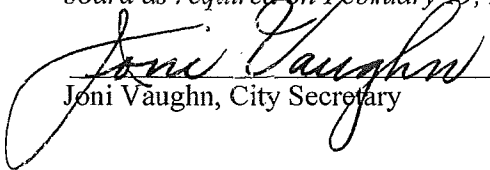
- 1) The Council will convene in closed/executive session under section 551.074 ("Personnel") to discuss and deliberate the appointment and/or reassignment of the City Attorney.

J. ACTION, IF ANY, FROM EXECUTIVE SESSION

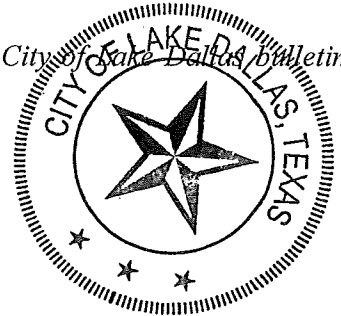
K. NEW AGENDA ITEMS

L. ADJOURNMENT

I, Joni Vaughn, City Secretary, certify that this agenda was posted on the City of Lake Dallas bulletin board as required on February 19, 2016 by 6:00 p.m.



Joni Vaughn, City Secretary



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 item listed herein.

This building is wheelchair accessible. Any requests for sign interpretive services must be made 48 hours ahead of meeting. To make arrangements, call 940-497-2226 or (TDD) 1-800-RELAY-TX (1-800-735-2989) to reach 940-497-2226.

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the City Hall bulletin board on the _____ day of February, 2016.

Joni Vaughn, City Secretary

Council Agenda Item G - 1
February 23, 2016

MEMORANDUM:

TO: Mayor and Members of the City Council
FROM: Nick Ristagno, Interim City Manager/Police Chief
SUBJECT: Interview for Boards and Commissions

Issue: Application from Jeanette Hewabandu
Fiscal Impact: Volunteer members
Recommendation: Interview the applicants
Coordination: City Council and Staff
Attachments: Applications

CITY OF LAKE DALLAS
212 Main Street, Lake Dallas, Texas 75065

APPLICATION TO SERVE ON BOARD OR COMMISSION

Notice: The City of Lake Dallas requires that all potential candidates for a City Board or Commission undergo a background check to ensure that no one with a criminal background or with inappropriate social media content is representing the city in any capacity. By signing this application you agree to undergo such background check and social media scrutiny. The applicant must also meet the requirements specified on the back of this form.

An acknowledgement and consent to a background check must be signed on the back of this form.

Name: Jeanette Hewabandu Date: 02/10/2016

Street Address: 507 Highpark CT

Mailing Address: (same)

Employer: Target Telephone (Home): _____

(Work): _____ E-mail address: _____

Cell Phone: _____ Length of time as resident 1 Yrs 4 Months

Please number your choice of the boards, commissions or committee you would like to serve on by numbering your first, second and third choices:

4 Board of Adjustment (Building) 2 Community Development Corporation
3 Planning & Zoning Commission 1 ✓ Park & Recreation Board / Keep Lake Dallas Beautiful

List any board, commission or committee you currently serve on: N/A

Please provide any education, experience, memberships or knowledge that you wish to be considered for your request to be appointed to the above: I went to college for social

work and was involved in social work student Assoc.

I also care for and stay aware of environmental
topics. I worked at the Department of Aging and
Disabilities through the Denton State school.

I want to continue to help others and care
for the beautiful city I now call my home.

Boards, commissions, and committees meet a minimum of one night each month and the meetings typically last 2 - 4 hours.

Please see reverse side

**City of Lake Dallas
Boards and Commissions Requirements**

All applicants for Boards or Commissions must meet the following requirements:

1. Must be a qualified (registered) voter.
2. Must be at least twenty-one (21) years of age.
3. Must be a resident of the city for at least six months preceding the appointment.
4. Must be current on payment of all taxes.
5. Must be of good moral character.
6. Must agree to comply with the attendance policy for Board and Commission meetings as outlined below.
7. Must interview with the City Council. (You will be contacted when an interview is scheduled)

Attendance / Conduct Policy:

If you choose to apply, it must be understood that as a member of a City Board or Commission you are a government representative and must conduct yourself in a professional and ethical manner at all times.

Furthermore, it is necessary that you accept your responsibilities and make every effort to attend each of the meetings as called and posted, generally once per month. We understand that there will be occasions when it is not possible to be in attendance, but establishing a quorum (the number of members necessary to hold a legal meeting) is often difficult if members do not make the necessary commitment to attend meetings.

Your service to the City is greatly appreciated and highly regarded since the City could not conduct all of the City's official duties without volunteers who willingly give time to our Boards and Commissions. But if you cannot meet the meeting requirement it would be in the best interest of the applicant as well as the City if you reconsider your application.

Currently, a position to a Board or Commission is relinquished if three consecutive meetings are missed or more than five in any calendar year.

Permission for Background Checks:

I (Print Name) Jeanette Renee Heuband, understand the meeting requirement and that by signing this form I am granting the City of Lake Dallas, through its officers, agents and administrative staff, permission to conduct a third party criminal history check. The results of the check will be utilized only to determine eligibility for membership to a City Board or Commission. Furthermore, I will agree to befriend a designated agent of the City to any and all Social Media Networks to which I belong including Facebook, Twitter, Skype or any other to which I am a member. I understand that the posting of inappropriate content on any social media as determined by the City of Lake Dallas is grounds for disqualification to any Board or Commission. Any false statement made in this application is also grounds for disqualification for membership to any City Board or Commission.

By signing this form I also acknowledge my commitment to serve if selected.

Signature: Jeanette Renee Heuband Date 02/10/2016

List All Social Media Memberships:

Facebook / Tumblr

Instagram

Twitter

Council Agenda Item G - 2
February 23, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, Interim City Manager/Chief of Police

FROM: Joni Vaughn, City Secretary

SUBJECT: Minutes for February 11, 2016 meeting.

Issue: Approval of Minutes for February 11, 2016 meeting.

Attachments: Minutes for February 11, 2016 meeting.

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

The Lake Dallas City Council met in a regular meeting on February 11, 2016 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. Mayor McCaleb called the meeting to order at 7:30 p.m.

A. ROLL CALL

Mike McCaleb	Mayor
David Houdek	Councilmember 2
Steve Forgey	Councilmember 3
April Estrada	Councilmember 4
Andi Nolan	Councilmember 5

Staff Present: Interim City Manager/Police Chief Nick Ristagno; City Attorney David Berman; City Secretary Joni Vaughn; Finance/Human Resources Director Donna Boner; Police Captain Eric Louderback; Patrol Officer Tristan LaBeau.

B. INVOCATION

Mayor McCaleb led the invocation.

C. PLEDGE OF ALLEGIANCE

Mayor McCaleb led the pledges.

D. ANNOUNCEMENTS

Mardi Gras went well. Community Relations Manager Lynn Hillis is in need of volunteers for Parks, Recreation, and Keep Lake Dallas Beautiful Board. She is also looking for sponsors for the Adopt A Spot program.

City Hall will be closed Monday, February 15 to celebrate President's day.

The Circus will be at City Park on Thursday March 17.

Last day to file for the May 7 General Election is Friday, February 19 by the end of business at 5:00 pm. Available positions include the Mayor and Council Places 2 and 4. A Special Election will be held to fulfill the unexpired term of Council Place 1 on May 7, as well, and the filing deadline for that position is March 7. D&J Liquor and Convenience Stores have closed.

E. PRESENTATION

Mayor McCaleb presented a Certificate of Appreciation to Matt Pearson for his generous assistance in searching for the City's missing boat dock. Mr. Pearson used his personal helicopter and gave of his time to try to locate the missing dock.

F. REPORTS

Community Development Corporation met and approved two items which are on this agenda.

Donna Boner gave the monthly financial report.

G. VISITORS/CITIZENS AGENDA

Mayor McCaleb opened the Citizens Agenda.

Mikhael Cook, 604 Wildwood Drive, addressed Council to express his displeasure over the work on Beck Avenue. Mr. Cook is very unhappy with the contractor and the City. He stated that the contractor left piles of dirt on Beck and blocked driveways.

T.J. Gilmore, 724 Juniper Lane, Lewisville, new contract administrator from Waste Management, came to introduce himself to Council and offer his assistance.

James Harper, 770 Lacey Oak Lane, addressed Council to request that they be mindful of the city budget and limit financial support to Hidden Valley Management's project to \$100.

Mayor McCaleb closed the Citizens Agenda.

H. CONSENT AGENDA

- 1) **Consideration and Action to approve the minutes of the January 28, 2016 meeting.**
- 2) **Consideration and Action to approve the financials for January 2016.**

Motion to approve the Consent Agenda consisting of the minutes of the January 28, 2016 meeting and the January Financials was made by Councilmember Estrada and second by Councilmember Houdek.

Ayes: Councilmembers Estrada, Houdek, Forgey, and Nolan

Noes: None

Motion Passed

I. BUSINESS

- 1) **Consideration and Action to approve an ordinance to call a general election and a special election on May 7, 2016.**

Motion to approve an ordinance to call a general election and a special election on May 7, 2016 was made by Councilmember Forgey and second by Councilmember Nolan.

Ayes: Councilmembers Forgey, Nolan, Houdek, and Estrada

Noes: None

Motion Passed

- 2) **Consideration and Action to approve a resolution of support for Hamilton Valley Management for a low income housing tax credit and to pledge possible financial assistance through a reduction in building fees.**

Dennis Hoover, Hidden Valley Management, explained their project and answered Council's questions.

Motion to approve a resolution of support for Hamilton Valley Management for a low income housing tax credit and to pledge possible financial assistance through a reduction in building fees not to exceed \$100 was made by Councilmember Nolan and second by Councilmember Estrada.

Ayes: Councilmembers Nolan, Estrada, Houdek, and Forgey

Noes: None

Motion Passed

- 3) **Consideration and Action to approve a CDC project to fund an incentive grant request from Mike Mayberry and TTMJ.**

Interim City Manager Ristagno explained that maintaining the roadways is a responsibility of the City and any opportunity to partner with a developer is always a plus. This is an opportunity to improve the roadway as Mr. Mayberry is in the early phases of his construction at a much reduced cost. Going back in later to resurface the roadway would require cutting into driveways and would be much more expensive. Mr. Mayberry explained his project and answered Council's questions. Councilmembers Estrada and Houdek both stated they felt Myers was not in bad shape and the money would be better spent on other roadways in greater need of repair, such as Wilson Drive which is in the second phase of Mr. Mayberry's development.

Motion to deny a resolution CDC project to fund an incentive grant request from Mike Mayberry and TTMJ was made by Councilmember Houdek and second by Councilmember Estrada.

Ayes: Councilmembers Houdek, Estrada, and Nolan

Noes: Forgey

Motion Passed

4) Consideration and Action to approve a CDC project to fund road repairs.

Motion to approve a CDC project to fund road repairs to Kings Manor Drive and the approach to Beck Avenue from Hundley was made by Councilmember Nolan and second by Councilmember Forgey.

Ayes: Councilmembers Nolan, Forgey, Houdek, and Estrada

Noes: None

Motion Passed

5) Consideration and Action to approve the CDC Audit for Fiscal Year 2015.

Motion to approve the CDC Audit for Fiscal Year 2015 was made by Councilmember Estrada and second by Councilmember Houdek.

Ayes: Councilmembers Estrada, Houdek, Forgey, and Nolan

Noes: None

Motion Passed

6) Consideration and Action to direct the Chief of Police to proceed with an ordinance prohibiting the use of hand-held communication devices within the city limits.

Interim City Manager Ristagno stated that the Mayor has asked for the City to consider an ordinance prohibiting the use of cell phones city-wide on a 24/7 basis. Interim City Manager Ristagno provided Council with information from cities in the Metroplex that have bans on cell phone use in varying degrees.

Mayor McCaleb commented that in his line of work as a bus driver he has seen a lot of problems from the use of cell phones while driving. He has also received information in training classes regarding the statistics of accidents caused as a result of cell phone use when driving. Mayor McCaleb believes this is a serious issue that the City needs to deal with.

Motion to direct the Chief of Police to proceed with an ordinance prohibiting the use of hand-held communication devices within the city limits was made by Councilmember Estrada and second by Councilmember Forgey.

Ayes: Councilmembers Estrada, Forgey, Houdek, and Nolan

Noes: None

Motion Passed

7) Consideration and Action to approve expenditure from the Child Safety Fund to purchase a monitor, bracket, and software program for the Lobby.

This purchase will allow for a television monitor in the Lobby to provide Child Safety related information to visitors in our Municipal Complex.

Motion to approve expenditure from the Child Safety Fund to purchase a monitor, bracket, and software program for the Lobby was made by Councilmember Estrada and second by Councilmember Nolan.

Ayes: Councilmembers Estrada, Nolan, Houdek, and Forgey

Noes: None

Motion Passed

8) Presentation from LEAP Property Management regarding the purchase of city property

Jason Falcon, owner of LEAP Property Management on Betchan Avenue behind City Hall, approached Council about buying a portion of City property located at the rear of the building and adjacent to his property. Mr. Falcon would like to increase his parking area. Council was not favorable to letting go of any City property at this time.

9) Consideration and Action to appoint a committee of the Mayor and one Councilmember to work with the City Manager on a fire contract.

Motion to appoint a committee of the Mayor and Councilmember Nolan, and Councilmember Forgey as an alternate to work with the City Manager on a fire contract was made by Councilmember Estrada and second by Councilmember Houdek.

Ayes: Councilmembers Estrada, Houdek, Forgey, and Nolan

Noes: None

Motion Passed

J. WORKSHOP

1) City Manager Search

Councilmember Nolan reported that she had contacted Strategic Government Resources about contracting with them to conduct a City Manager Search. It will cost approximately \$25,000. Councilmember Nolan will schedule a presentation by SGR.

K. 1) The Council will convene in closed, executive session under Section 551.071 Government Code (Legal Consultation) to consult with and receive legal advice from the City Attorney regarding a potential claim against Lake Haven Estates for gas utility line and repair costs.

Mayor McCaleb adjourned the meeting to go into Executive Session at 9:22 pm.

Mayor McCaleb reconvened the meeting from Executive Session at 9:59 pm.

L. ACTION, IF ANY, FROM EXECUTIVE SESSION

No Action Was Taken

M. NEW AGENDA ITEMS

No new items

N. ADJOURNMENT

Mayor McCaleb adjourned the meeting at 10:00 pm.

Mike McCaleb, Mayor

Joni Vaughn, City Secretary

Council Agenda Item G - 3
February 23, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development

SUBJECT: Masonry Exemption for Accessory Structure: 312 Georgian Oak

Request: To approve a 100% masonry exemption for an accessory structure, located behind the main residence, at 312 Georgian Oak

Zoning: Property is currently zoned R1-7200 Residential

Background: Property owner, Charles Price, is requesting a 100% masonry exemption for the proposed accessory structure, to be built on the back of his lot located at 312 Georgian Oak. Mr. Price purchased the two (2) lots behind his residence in 2012. He wants to build a 18 ft. x 24 ft. accessory metal building behind his home. As part of this process, Mr. Price replatted his primary lot with one of the back lots to allow him to build this accessory structure and meet all the setback requirements. Since the building would not be seen from the street and the 80% masonry requirement would be cost prohibitive, he is requesting a 100% masonry exemption.

Coordination: Community Development Department

Attachments: Masonry Exemption application, accessory structure building permit application, map of replatted property, DCAD property information, public notice and map illustrating the 400 ft. notification area.

Recommendation: To approved the 100% masonry exemption

NOTE: The Planning and Zoning Commission unanimously approved a 100% masonry exemption as requested.



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110 Fax 940-497-4485 www.lakedallas.com

Residential Accessory Structure Masonry Exemption

The Property Address: ~~312~~ 312 GEORGIAN OAK LAKE DALLAS TX

Legal Description of Property: _____

The variance is requested based on the following information: 100% MASONRY EXCEPTION

Owner: CHARLES W PRICE

Address: 312 GEORGIAN OAK CT LAKE DALLAS TX

Phone: _____ Email: _____

An accurate survey of the property and a site plan showing all setbacks of the property must be attached to this application. You may attach comments concerning the existence of any hardship.

One 11 X 17 copy must be submitted.

A non-refundable filing fee of \$100.00 must accompany this application. The owner or a representative of the property must be present at the Public Hearing before the Planning & Zoning Commission and City Council.

Circle One: Property Owner / Agent

Charles W Price
Signature

CHARLES W PRICE
Please Print Name

1/15/2016
Date

I am authorized to make an application for a Masonry Exemption on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I
_____, hereby certify that I am owner of the property for which this application is made:

Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: 1/15/16 Received by: C. DuPree Amount: \$ 100.00

Probable Planning and Zoning Commission Date: 2/18/16 Probable City Council Date: 2/23/16

RECEIVED JAN 15 2016



212 Main Street • Lake Dallas, Texas 75065 • (940) 497-2226 • (940) 497-4485 Fax
www.lakedallas.com • lakedallas@lakedallas.com

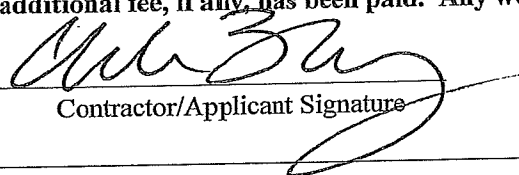
General Residential Building Permit Application

Site Address			
Site ID#: R-	Subdivision Wembley	Block # A	Lot # 26
Property Owner	Charlie Price	Phone 214-563-2172	Email
Address	312 Georgian Oak Ct. Lake Dallas, TX 75065		
General Contractor	Morton Buildings Inc.	Phone 903-505-1968	☐ Registered with City
Address	3514 N. Central Expressway McKinney, TX 75071		
Email	charles.flauding@mortonbuildings.com		

Square Footage (if applicable):	432	Construction Cost: \$	28,897	Project Valuation: \$	
☒ Accessory Building ☐ Concrete \$50 ☐ Foundation Repair \$50/100 ☐ Roof Repair \$50 ☐ Roof Replacement \$100					
Description of Work (please be specific)	Construct an 18x24 Accessory Building. (METAL).				
W/CEMENT FLOOR.					

Please submit 3 sets of Plans with Permit Application If Applicable

****A Permit shall not be valid until the required fees have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid. Any work commencing before a permit is issued shall be subject to all fees being doubled.**


Contractor/Applicant Signature

Charles Flauding
Printed Name

10-27-15
Date

For Office Use Only

Revised 12/08/14

Issuance Date _____ Permit No. _____ Total Fee \$ _____

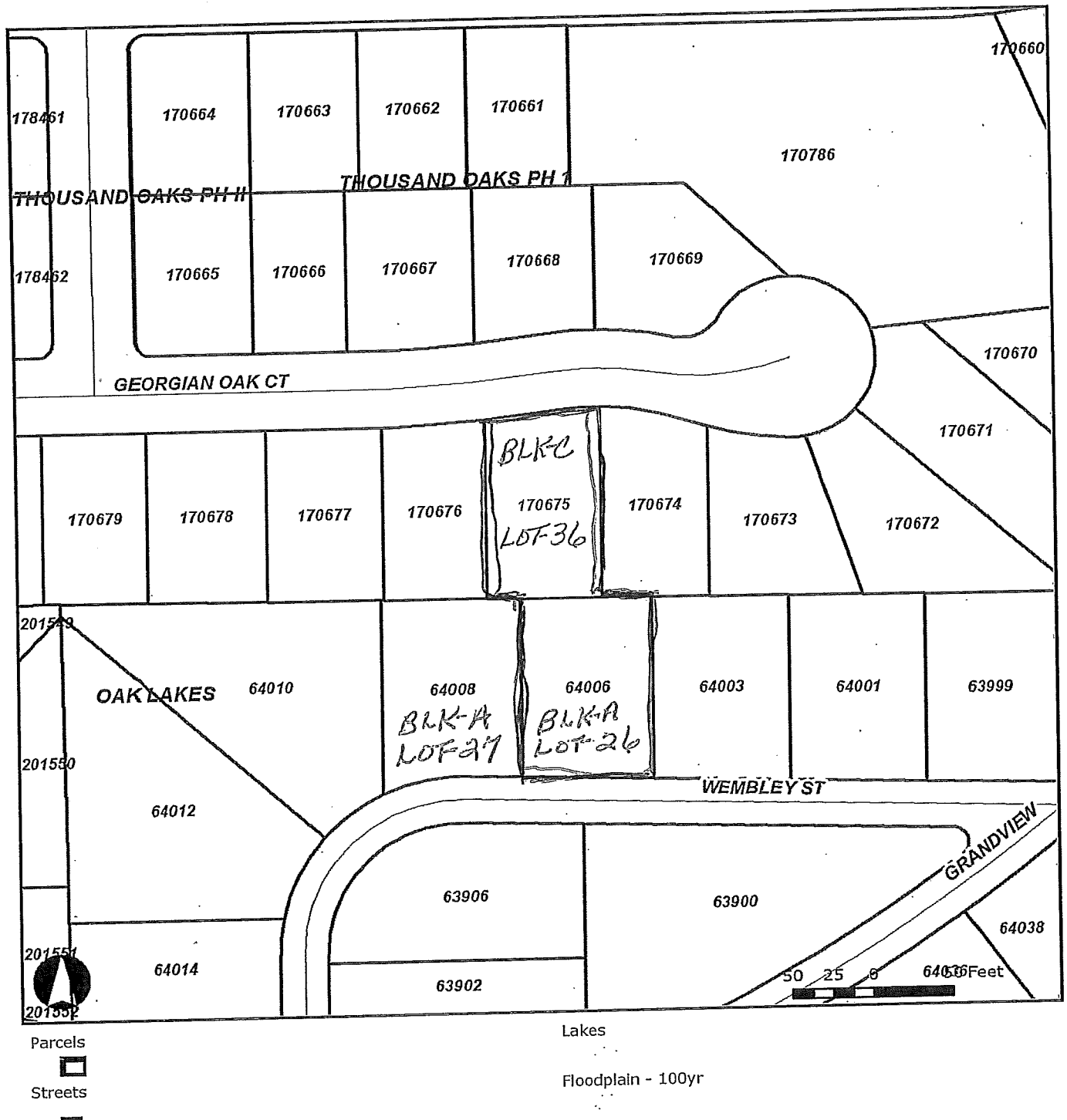
Permit Tech _____

Date _____

RECEIVED DEC 10 2015

Map

Map



Legal Disclaimer

This product is for information purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the relative location of property boundaries.

Property Details for account 170675

Exemptions: HS (Homestead)

Tax Information

The Denton Central Appraisal District is not responsible for the assessment or collection of taxes for this or any other property. If you have a question regarding your tax bill please contact the Denton County Tax Assessor / Collector.

General Information

Property ID	170675
Geographic ID	SM0086A-00000C-0000-0036-0000
Legal Description	Thousand Oaks Ph I Blk C Lot 36
Situs Address	312 Georgian Oak Ct 75065-2202
Property Type	Real
Neighborhood	DC11008
Abstract/Subdivision	SM0086A
	All properties in SM0086A
	View Plat
	408637
Owner ID	
Owner Name	Price, Charles W & Valerie R
Percent Ownership	100
Mailing Address	312 Georgian Oak Ct
	Lake Dallas, TX 75065-2202
Taxing Jurisdictions	G01 (Denton County)
	W02 (Lake Cities Mua)
	C11 (Lake Dallas City Of)
	S08 (Lake Dallas Isd)
Exemptions	HS (Homestead)
View Map	Denton CAD GIS

New Restrictions on the Display of
Exemption Information

Details

2015 Certified Values

Total Improvement Value	(+) \$146,275
Land Homesite Value	(+) \$40,693
Land Non-Homesite Value	(+) \$0
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$186,968
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$186,968
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$186,968

2015 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.262%	\$186,968.00	\$489.86	N/A

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Lake Dallas	0.668068%	\$186,968.00	\$1,249.07	N/A
City Of Lake DALLAS	1.67%	\$161,968.00	\$2,704.87	N/A
Estimated Total Taxes				\$4,443.80

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

2016 Improvements

Improvement 1177011

State Code	A1
Improvement Type	Residential - RES
Exterior Wall	Brick Veneer
Fireplace	1
Foundation	SLAB
Heating/Cooling	CHCA
Interior Finish	Sheetrock
Plumbing	2
Roof Covering	Composition Shingle
Number of Bedrooms	4

Class	What's this?	Year Built	Sq. Footage	Type
8		1994	1,625 sq. feet	Main Area
8		1994	844 sq. feet	Second Floor
8		1994	441 sq. feet	Attached Garage
8		1994	120 sq. feet	Open Porch

Land Segments

Land Type	Acres	Sq. Ft.
Resident Lot	0.2022	8,808 sq. feet

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2015	\$146,275	\$40,693	\$186,968	\$186,968	\$186,968
2014	\$136,691	\$40,693	\$177,384	\$177,384	\$177,384
2013	\$130,132	\$40,693	\$170,825	\$170,825	\$170,825
2012	\$135,969	\$36,952	\$172,921	\$172,921	\$172,921
2011	\$130,317	\$36,952	\$167,269	\$167,269	\$167,269
2010	\$140,662	\$36,952	\$177,614	\$177,614	\$177,614
2009	\$142,127	\$36,952	\$179,079	\$179,079	\$179,079
2008	\$136,585	\$36,952	\$173,537	\$173,537	\$173,537

Year	Improvement(s)	Land	Market	Appraised	Assessed
2007	\$135,016	\$36,952	\$171,968	\$171,968	\$171,968
2006	\$130,056	\$36,952	\$167,008	\$167,008	\$167,008
2005	\$127,520	\$30,000	\$157,520	\$157,520	\$157,520
2004	\$127,926	\$30,000	\$157,926	\$157,926	\$157,926
2003	\$133,666	\$30,000	\$163,666	\$163,666	\$162,236
2002	\$123,487	\$24,000	\$147,487	\$147,487	\$147,487
2001	\$119,000	\$24,000	\$143,000	\$143,000	\$143,000

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
3/30/2001	General Wd	Washington, David L	Price, Charles W & Valerie R	01-28043	Unavailable
7/28/1994	General Wd	Pulte Home Corp Tex	Washington, David L	94-0059066	Unavailable
3/25/1994	General Wd	One Thousand Oaks Ltd P/s	Pulte Home Corp Tex	94-0023855	Unavailable
Unavailable	Conversion	Prior Owner	One Thousand Oaks Ltd P/s	3459-508	Unavailable

Real Estate Sales

	Show sales that occurred within the past	6 months	1 year	2 years
Subject Property Neighborhood: Thousand Oaks Ph I	Link	Link	Link	Link
Subject Property Abstract/Subdivision: SM0086A	Link	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link	Link

Senate Bill 541

In 2005, Texas passed Senate Bill 541, which prohibits the Denton Central Appraisal District -- and every other Appraisal District in the State of Texas -- from making photographs and floorplans of property available online. Exempted from the restriction will be aerial photographs of five or more separately owned buildings.

[You can read more about S.B. 541 here.](#)

House Bill 394

HB 394 restricts the appraisal district from posting information that indicates the age of a property owner, including information that a property owner is 65 years of age or older, on the appraisal district's website.

[\[Back to Search \]](#)

Property Details for account 64008**Tax Information**

The Denton Central Appraisal District is not responsible for the assessment or collection of taxes for this or any other property. If you have a question regarding your tax bill please contact the Denton County Tax Assessor / Collector.

General Information

Property ID	64008
Geographic ID	SM0026A-000000A-0000-0027-0000
Legal Description	Oak Lakes Blk A Lot 27
Situs Address	Wembley Tx
Property Type	Real
Neighborhood	DC11020
Abstract/Subdivision	Oak Lakes (built Prior To '89)
	SM0026A
	All properties in SM0026A
	View Plat
Owner ID	408637
Owner Name	Price, Charles W & Valerie R
Percent Ownership	100
Mailing Address	312 Georgian Oak Ct
	Lake Dallas, TX 75065-2202
Taxing Jurisdictions	G01 (Denton County)
	W02 (Lake Cities Mua)
	C11 (Lake Dallas City Of)
	S08 (Lake Dallas Isd)
Exemptions	N/A
View Map	Denton CAD GIS

New Restrictions on the Display of
Exemption Information

Details

2015 Certified Values

Total Improvement Value	(+) \$0
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$3,003
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$3,003
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$3,003
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$3,003

2015 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
-------------	-----------------------	------------------	--------------------	-----------------------

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.262%	\$3,003.00	\$7.87	N/A
Lake Dallas	0.668068%	\$3,003.00	\$20.06	N/A
City Of Lake DALLAS	1.67%	\$3,003.00	\$50.15	N/A
Estimated Total Taxes				\$78.08

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the official tax bill. To see a listing of agencies that collect taxes for your property, [click here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Denton Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. These tax estimates are calculated by using the taxable value as of 6:00AM multiplied by the most current tax rate. It does not take into account other special or unique tax scenarios.

Land Segments

Land Type	Acres	Sq. Ft.
Resident Lot	0.2121	9,240 sq. feet

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2015	\$0	\$3,003	\$3,003	\$3,003	\$3,003
2014	\$0	\$3,003	\$3,003	\$3,003	\$3,003
2013	\$0	\$7,508	\$7,508	\$7,508	\$7,508
2012	\$0	\$7,508	\$7,508	\$7,508	\$7,508
2011	\$0	\$7,508	\$7,508	\$7,508	\$7,508
2010	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2009	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2008	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2007	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2006	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2005	\$0	\$6,699	\$6,699	\$6,699	\$6,699
2004	\$0	\$6,122	\$6,122	\$6,122	\$6,122
2003	\$0	\$1,663	\$1,663	\$1,663	\$1,663
2002	\$0	\$1,663	\$1,663	\$1,663	\$1,663
2001	\$0	\$1,155	\$1,155	\$1,155	\$1,155

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
3/22/2012	Warranty Deed	Waggy,peggy Virginia Gray	Price, Charlie & Valerie	2012-31145	Unavailable
12/28/2000	Probate	Waggy, Ted J & Virginia	Waggy,peggy Virginia Gray	2001-5102	Unavailable

Real Estate Sales

	Show sales that occurred within the past		
	6 months	1 year	2 years
Subject Property Neighborhood: Oak Lakes (built Prior To '89)	Link	Link	Link
Subject Property Abstract/Subdivision: SM0026A	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link

Senate Bill 541

In 2005, Texas passed Senate Bill 541, which prohibits the Denton Central Appraisal District -- and every other Appraisal District in the State of Texas -- from making photographs and floorplans of property available online. Exempted from the restriction will be aerial photographs of five or more separately owned buildings.

[You can read more about S.B. 541 here.](#)

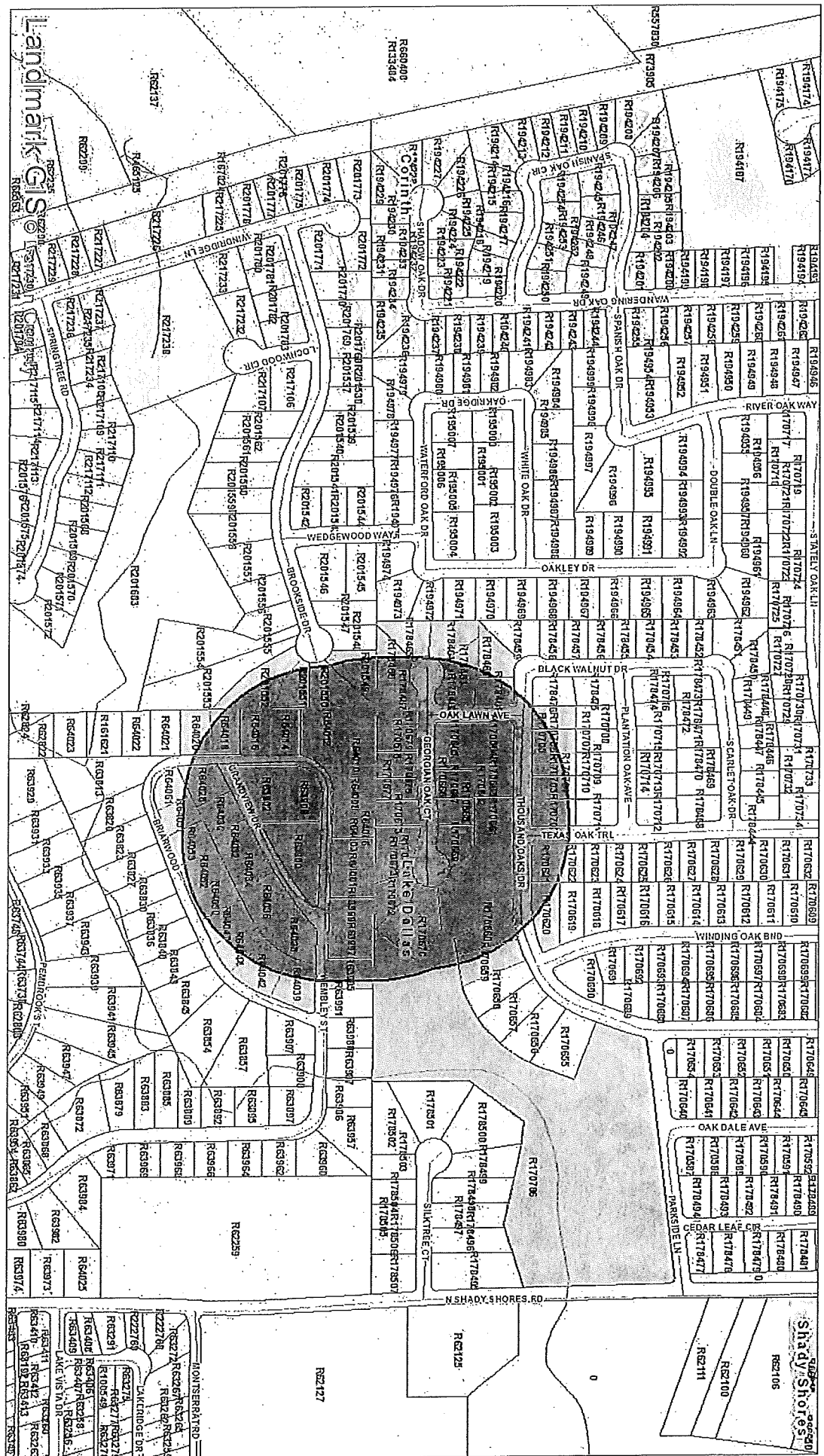
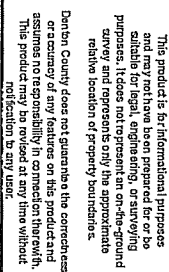
House Bill 394

HB 394 restricts the appraisal district from posting information that indicates the age of a property owner, including information that a property owner is 65 years of age or older, on the appraisal district's website.

[\[Back to Search \]](#)

PUBLIC NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Lake Dallas, Texas, and Lake Dallas City Council will conduct public hearings to hear comments on an application for exemption to the requirement of 80 percent masonry for exterior surfaces on the proposed accessory building to be located at 312 Georgian Oak, City of Lake Dallas, Denton County, Texas. The request is for 0% masonry where 80% masonry is required. Chapter 122, Zoning, of the Code of Ordinances of the City of Lake Dallas, Section 122-143 (b), allows for application to be made. The legal description for this property is Thousand Oaks Phase I, Block C, Lot 36r. There will be Public Hearings at the Planning and Zoning Commission meeting on February 18, 2016 at 7:00 PM and at the City Council meeting at 7:30 PM on February 25, 2016 at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas. The public is invited to attend and make comments.



Council Agenda Item G - 4
February 23, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development

SUBJECT: Special Use Permit: 209 Main Street

Request: To approve a Special Use Permit (SUP) at 209 Main Street to allow temporary residential use where commercial use is required.

Zoning: Property is currently zoned C-3 Commercial

Background: Property owner, Terry Lantrip, is requesting an SUP be issued for his property located at 209 Main Street that would allow a temporary residential use for a period of five (5) years. This building was originally a residence and when Mr. Lantrip renovated the structure, he maintained everything required for a residential use. The property has been vacant since Lake Cities Printing moved from this facility two (2) years ago. Mr. Lantrip feels the economic environment along Main Street is not conducive to being able to lease the property for a commercial venture and cannot afford for the building to remain empty. He is hoping as Main Street is redeveloped, the building will become in demand for a commercial business once again.

Coordination: Community Development Department

Attachments: Special Use Permit application, documentation supporting the request, the public notice and map illustrating the 400 ft. notification area.

Recommendation: to approve the Special Use Permit for a period of time as necessary

NOTE: The Planning and Zoning Commission unanimously approved the Special Use Permit for a period of 5 years as requested.



212 Main Street, Lake Dallas, TX 75065
940-497-2226 Ext. 110, Fax 940-497-4485 www.lakedallas.com

City of Lake Dallas Development Application

☐ Special Exception ☒ Special Use Permit ☐ Special Waiver ☐ Variance ☐ Zoning Change

A non-refundable filing fee of \$500.00 must accompany each application.

The Property Address: 209 Main Current Zoning: _____ Proposed Zoning: _____
Legal Description of Property: _____
Explanation of Request: Use home 25 residential

Applicant Name: Terry Lantry Company: _____
Address: 275 Market Lake Dallas
Phone: _____ Email Address: _____

Property Owner Name: _____ Company: _____
Address: _____
Phone: _____ Email Address: _____

☐ Developer

☐ Engineer

☐ Surveyor

Name: _____ Company: _____
Address: _____
Phone: _____ Email Address: _____

Terry Lantry
Applicant's Signature

Terry Lantry
Please Print Name

2/1/16
Date

If you are submitting this application on behalf of the property owner the following must be completed:

I am authorized to make application for a _____ on behalf of the owner of this property.

Signed: _____ (Agent)

The above person is my representative, authorized to make application for a _____ on my behalf,
and I _____, hereby certify that I am owner of the property for which this
application is made.

Notary Public Signature

DATE

063755

2/1/16

Information listed below to be completed by City Staff:

Date Submitted: 2/1/16 Received by: Chau Scheiff Amount: \$ 500.00

Probable P & Z or BOA Date: 2.18.16 Probable City Council Date: 2.23.16

Char Dupree

From: Terry Lantrip [terrylantrip@hotmail.com]
Sent: Thursday, February 11, 2016 4:01 PM
To: Char Dupree
Subject: Re: Special Use Permit: 209 Main Street

Char,

209 Main was originally renovated as a home and as such has everything needed to be a home except appliances. Instead of using it as a home I used it as a Print Shop but the house has sat vacant for two years now. I have tried to lease it but to no avail. At this point, I cannot continue to loose money on this space and need to make it an income generating property. So far I have lost approximately \$24,000 in expected revenue. At this point, our downtown is not doing too well and the reconstruction of Main Street would very much hinder anyone trying to run a business out of this location. Therefore, I am asking for a Special Use Permit to allow the house to be used for residential for a period of five years. This would enable the house to again be an income generating property and that will greatly assist financially the other real estate projects I have now and upcoming. I am still working to lease the house as a commercial unit and if at some time an appropriate business wants to lease the space I would change it back to commercial. I prefer a commercial use over residential use if at all possible especially since commercial rates are higher than residential. Hopefully, after the rebuilding of Main Street our downtown will rebound and this home will be in great demand as a business location.

If you have any questions or suggestions, please let me know.

Thank you,

Terry

PUBLIC NOTICE

Notice is hereby given that the Planning and Zoning Commission of the City of Lake Dallas, Texas, and Lake Dallas City Council will conduct public hearings to hear comments on an application by Terry Lantrip for a Special Use Permit to allow for residential use in the structure located at 209 Main Street, City of Lake Dallas, Denton County, Texas. The legal description of this property is Abstract 1355, M. Wright, Survey, Tract 21 and it is zoned C-3 Commercial, Downtown Overlay District. Chapter 122, Zoning, of the Code of Ordinances of the City of Lake Dallas, Article XIII, Special Use Permits, Section 122-691 (19), allows for application to be made. The Public Hearing before the Planning and Zoning Commission will be at 7:00 PM on February 18, 2016 and the Public Hearing before the City Council will be at 7:30 PM on February 23, 2016. Both meetings will be at the Lake Dallas City Hall, 212 Main Street, Lake Dallas, Texas. The public is invited to attend these hearings and make comments.

CITY OF LAKE DALLAS
212 MAIN ST.
LAKE DALLAS, TEXAS 75065
(940) 497-2226

54489

DATE 2/1/16

RECEIVED FROM Urban Retro \$ 500 00
Five hundred and 00/100 DOLLARS

FOR SUP - 209 Main

AMOUNT OF ACCOUNT		
THIS PAYMENT	500	00
BALANCE DUE		

☐ CASH
☒ CHECK
☐ M.O.

003755

BY K Shairill

Thank You

Council Agenda Item G - 5
February 23, 2016

MEMORANDUM

TO: Mayor and Members of City Council

THROUGH: Nick Ristagno, City Manager/Police Chief

FROM: Char DuPree, Community Development

SUBJECT: Monument Sign: 305 Swisher Rd., Best Western

Request: To approve the construction of a monument sign where the current pole sign is located at 305 Swisher Rd.

Zoning: Property is currently zoned C1-Commercial

Background: The Best Western Hotel is changing their building signage as well as the pole sign that faces Swisher Rd. The contractor plans to remove and dispose of the existing sign cabinet and reduce the pole height to 8 ft. The new monument sign will saddle mount over the existing pole. When completed the sign will be 59.10 sq. ft., where a maximum of 60 sq. ft. is allowed. The sign will be 7 ft. 6 in. tall and comply with the maximum height requirement of 12 ft. It will also be installed to the minimum setbacks and clearance requirements for traffic visibility.

Coordination: Community Development Department

Recommendation: To approve the monument sign as requested

Attachments: Sign permit application, graphic sign detail, sign specifications including remote channel letters, aerial view of location, current sign design and measurement breakdown.

Monument Sign



212 Main Street · Lake Dallas, Texas 75065 · (940) 497-2226 · (940) 497-4485 Fax
www.lakedallas.com · lakedallas@lakedallas.com

Sign/Banner Permit Application

Site Address 305 Swisher Rd

Owner of Property _____ Phone _____

Owner's Address 305 Swisher Road Email _____

Sign Contractor Barnett Signs Phone 972-681-8800

Address 4250 Action Dr Mesquite, Texas

Email Jacob@barnettsigns.com ☐ Registered with City

Electrical Contractor: _____ Phone _____

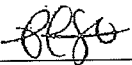
Address: _____

Email _____ ☐ Registered with City

Sign/Banner Dimensions 7'10"W X 7'6"H Project Valuation 1800.00

Fees:

Non-Electric Permanent Sign - \$50.00, plus \$5.00 per sq ft
Temporary, Portable & Banner Sign - \$35.00
Electric Sign Permit - \$100.00, plus \$5.00 per sq ft
Digital Sign - \$200.00, plus \$5.00 per sq ft
Sign Resurface - \$50.00, plus \$2.00 per sq ft


Contractor/Applicant Signature

Jacob Capetillo
Printed Name

2/17/16
Date

Read Before Signing:

I hereby agree that if a permit is issued, all the provisions of the City Ordinance and State Laws will be complied with, whether specified or not. All signs must have a permit before erection is commenced and all signs must be inspected after completion.

****Please submit (2) sets of plans with permit application including a drawing of the sign**

(Office Use Only)

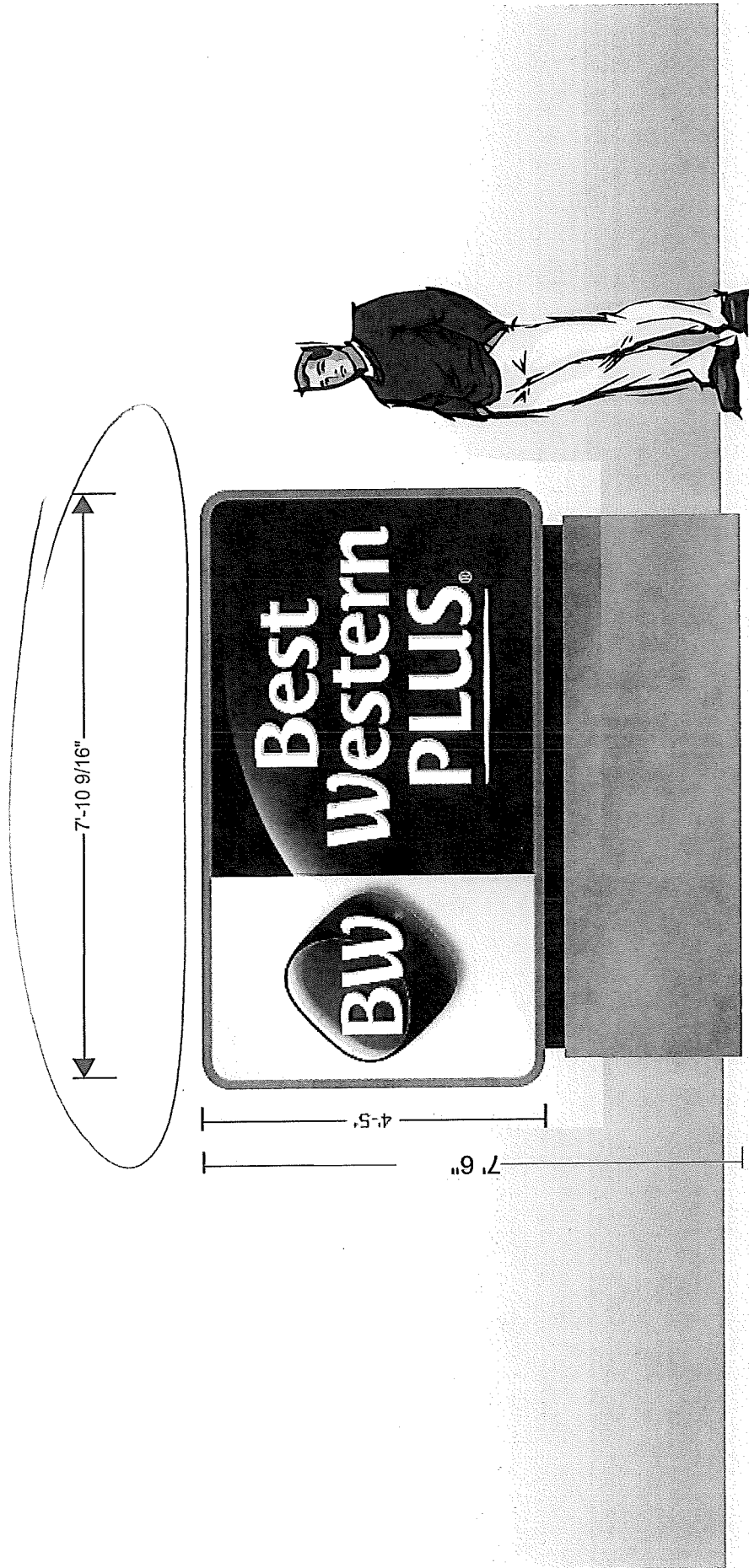
Revised: 12/05/2014

Issuance Date _____ Permit No. _____ Permit Fee _____


Permit Tech

2/18/16
Date

RECEIVED FEB 17 2016



GRAPHIC DETAIL
SCALE: 1/2" = 1'-0"

NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

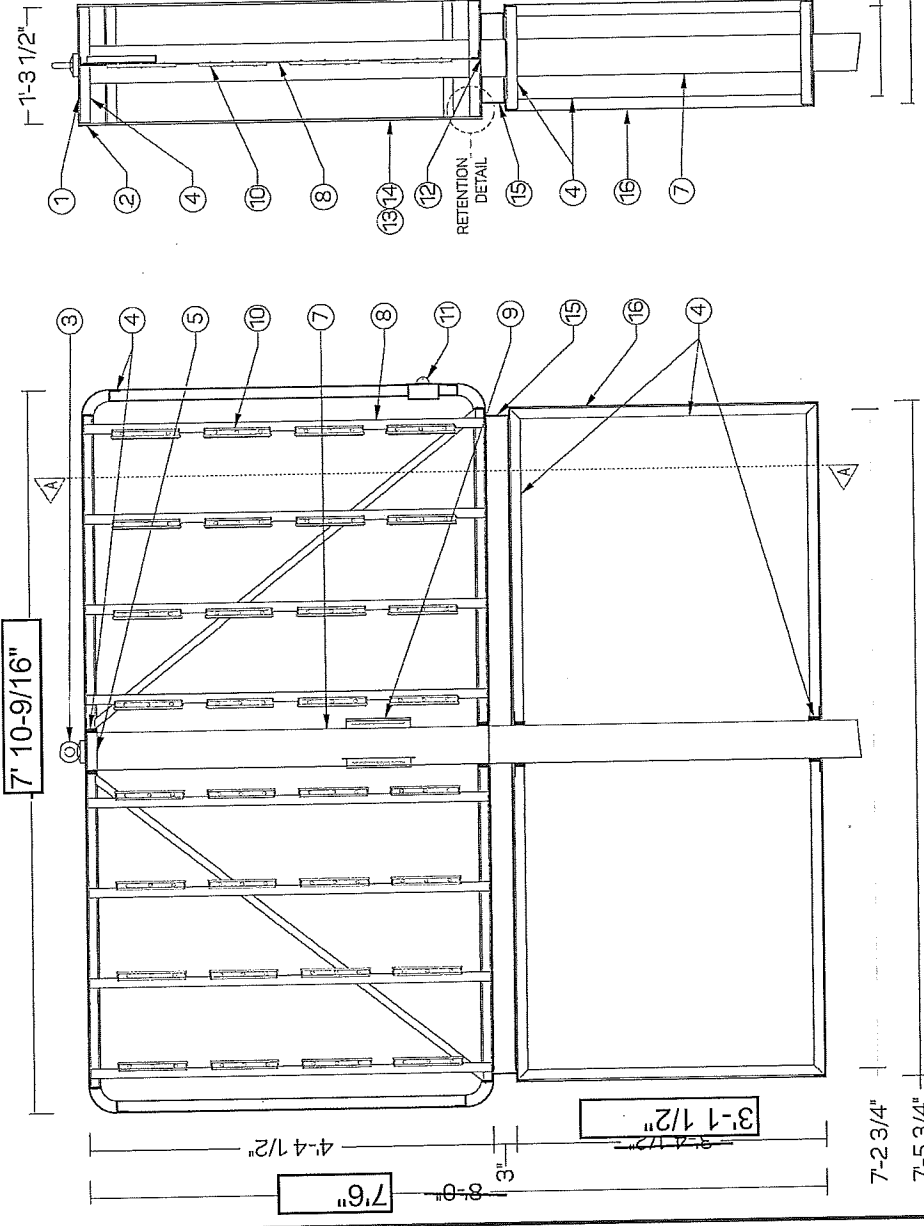
Customer: BEST WESTERN PLUS	Date: 12/15/15	Prepared By: CM	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	peršona DISTRIBUTED BY SIGN UP COMPANY 700 21st Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 • www.personasigns.com
Location: LAKE DALLAS, TX	File Name: 140136 - R1 - LAKE DALLAS, TX - SIGN PACKAGE	Eng: -		

HM 35 DF - 4 X 8 MONUMENT SIGN SPECIFICATIONS

NO.	PART/DESCRIPTION
1	1 1/2" X .080" ALUMINUM SPACER
2	1 1/2" FLAT ALUMINUM RETAINER
3	1/2" EYEBOLT
4	1 1/2" X 1 1/2" ALUMINUM ANGLE
5	1 1/2" X 1 1/2" ANGLE IRON (POLE SADDLE)
6	1" X 1" X 1/8" ALUMINUM ANGLE F
7	Will reuse existing support pole in the field.
8	ALUMINUM TENSION BAR (LED MOUNTING)
9	LED POWER SUPPLIES AS REQUIRED
10	7000K WHITE LEDS AS REQUIRED
11	DISCONNECT SWITCH
12	ELECTRICAL OUT PROVISION: THROUGH SADDLE
13	.177" 7328 FLAT WHITE SG POLYCARBONATE
14	DIGITALLY PRINTED GRAPHICS
15	3" X 1" ALUMINUM C-CHANNEL REVEAL
16	.080" ALUMINUM POLE COVER SKIN

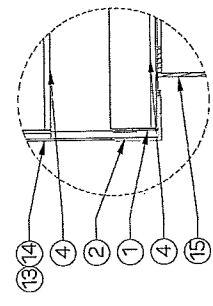
NOTES:

- DESIGN FACTOR: TO BE DETERMINED
- 1/2" X .080" X 15 1/2" ALUMINUM SPACER FRAME
- 1/2" FLAT ALUMINUM RETAINER
- EXTERIOR FINISH:
- FRAME: MATTHEWS 20051 CHAMPAGNE
- REVEAL: PMS 7638 CRANBERRY
- BASE: MATTHEWS 12813 BEIGE
- INTERIOR FINISH: PAINT REFLECTIVE WHITE
- RETAINERS REMOVABLE FOR SERVICE ACCESS
- U.L. APPROVED
- ELECTRICAL: 220 AMPS/120 VOLTS
- SIGN AREA: 3505 SQUARE FEET
- FACE DECAL PRINTING MUST BE COMPLETED BY A CERTIFIED 3M MCS WARRANTED GRAPHIC MANUFACTURER



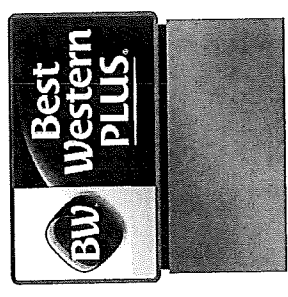
FRAME & LIGHTING DETAIL
SCALE: 1/2" = 1'-0"

CROSS SECTION A-A
SCALE: 1/2" = 1'-0"



RETENTION DETAIL
NTS

GRAPHIC DETAILS SCALE: 3/16" = 1'-0"



- NOTE: Prepared Mark-ups may be produced and installed only under and subject to a written franchise agreement from Best Western International, Inc. sign conforming to system standards.
1. Optional Best Western International Graphics may be used only at properties with specific authorization from Best Western International, Inc.
 2. All materials and workmanship shall conform to the Franchise Agreement and shall affect the quality assurance system.
 3. All materials and workmanship shall conform to the Franchise Agreement and shall affect the quality assurance system.
 4. All materials and workmanship shall conform to the Franchise Agreement and shall affect the quality assurance system.
 5. All materials and workmanship shall conform to the Franchise Agreement and shall affect the quality assurance system.

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

Revision: -

Description: BEST WESTERN PLUS 2015 IMAGE HM35 - 4 X 8 DF MONUMENT

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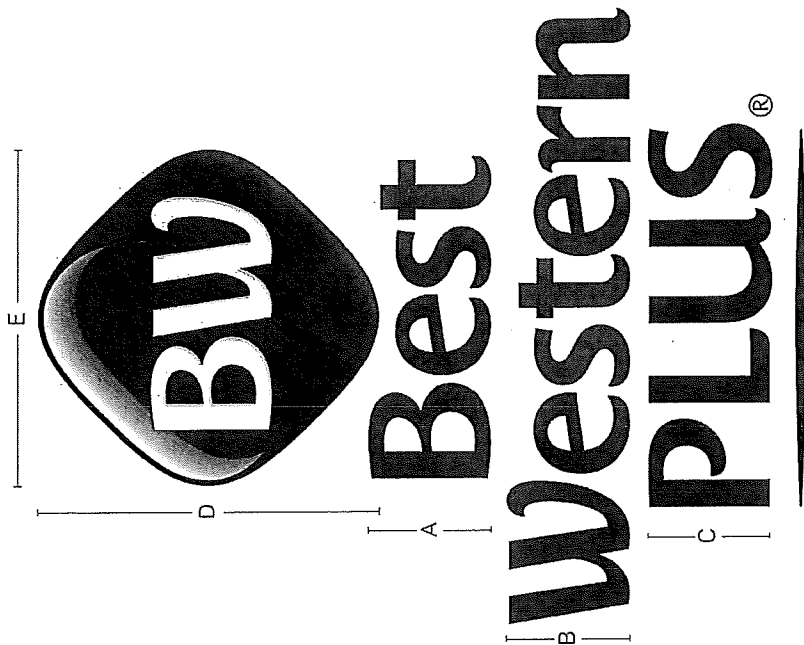
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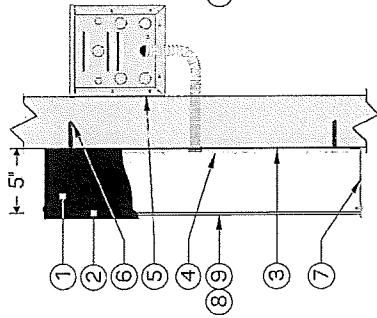
Brand: BEST WESTERN PLUS

Prepared By: CM

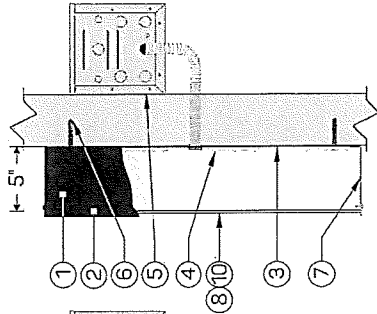
Date: 11/6/2015



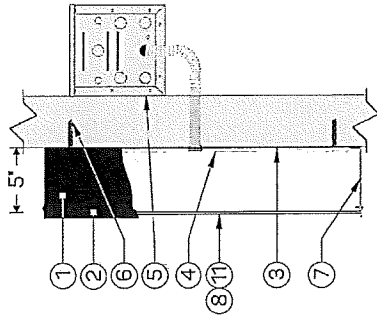
GRAPHIC DETAIL
NOT TO SCALE



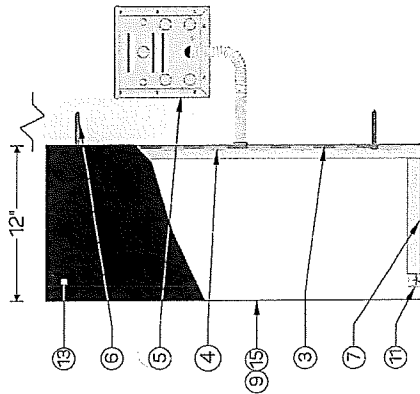
ICON DETAIL
NOT TO SCALE



"BEST WESTERN" DETAIL
NOT TO SCALE



"PLUS" &
UNDERScore DETAIL
NOT TO SCALE



MILLIKIN ICON DETAIL
NOT TO SCALE

BEST WESTERN PLUS REMOTE CHANNEL LETTERS	
NO.	PART/DESCRIPTION
1	.050" X 5" ALUMINUM RETURNS PAINTED TO MATCH FACES
2	1" TRIM CAP PAINTED TO MATCH FACES
3	.063" ALUMINUM BACK
4	WHITE LED'S AS REQUIRED
5	LED POWER SUPPLIES AS REQUIRED (REMOTE MOUNTED)
6	MOUNTING HARDWARE AS REQUIRED BY SITE CONDITIONS
7	DRAIN HOLES AS REQUIRED
8	3/16" 2447 WHITE ACRYLIC FACE
9	DIGITALLY PRINTED ICON DECAL
10	DIGITALLY PRINTED GRAY PERFORATED VINYL APPLIED 1ST SURFACE
11	DIGITALLY PRINTED RED PERFORATED VINYL
12	MP5 MILLIKIN EXTRUSION
13	1" X 1" X 1/8" ALUMINUM TUBE
14	.063" ALUMINUM SKIN PAINTED TO MATCH FACE
15	3M PANAGRAPHICS III FLEXIBLE FACE SUBSTRATE

NOTES:

- ICONS LARGER THAN 48" USE 3/4" ROUTED RETAINER. ICONS LARGER THAN 60" TO BE CONSTRUCTED WITH MILLIKIN MP-5 EXTRUSION, 12" DEEP
- ICONS AND CHANNEL LETTERS TO BE BUILT TO U.L. SPECIFICATIONS.
- ICONS AND CHANNEL LETTERS TO USE 120 VOLT STANDARD POWER.
- ICONS AND CHANNEL LETTER INTERIORS TO BE PAINTED REFLECTIVE WHITE
- PRINTING MUST BE COMPLETED BY A CERTIFIED 3M MCS WARRANTED GRAPHIC MANUFACTURER

BEST WESTERN PLUS 4-LINE REMOTE CHANNEL LETTERS									
"B" HEIGHT	"W" HEIGHT	"P" HEIGHT	ICON HEIGHT	ICON WIDTH	OVERALL HEIGHT	OVERALL LENGTH	BOXED SQUARE FOOTAGE	ACTUAL SQUARE FOOTAGE	
A	B	C	D	E	F	G			
18"	18"	17 9/16"	4'-1 9/16"	4'-1 9/16"	9'-3 5/8"	7'-6 5/8"	70.26	23.41	
24"	24"	23 7/16"	5'-6 1/16"	5'-6 1/16"	12'-4 7/8"	10'-0 13/16"	124.90	41.61	
30"	30"	29 5/16"	6'-10 9/16"	6'-10 9/16"	15'-6 1/16"	12'-7"	195.16	65.02	
36"	36"	35 1/8"	8'-3 1/16"	8'-3 1/16"	18'-7 5/16"	15'-1 1/4"	281.03	93.63	
48"	48"	46 7/8"	11'-0 1/8"	11'-0 1/8"	24'-9 3/4"	20'-1 5/8"	499.60	166.46	

Brand: **BEST WESTERN PLUS**

Prepared By: **CM**

Date: **10/19/2015**

Revision: **-**

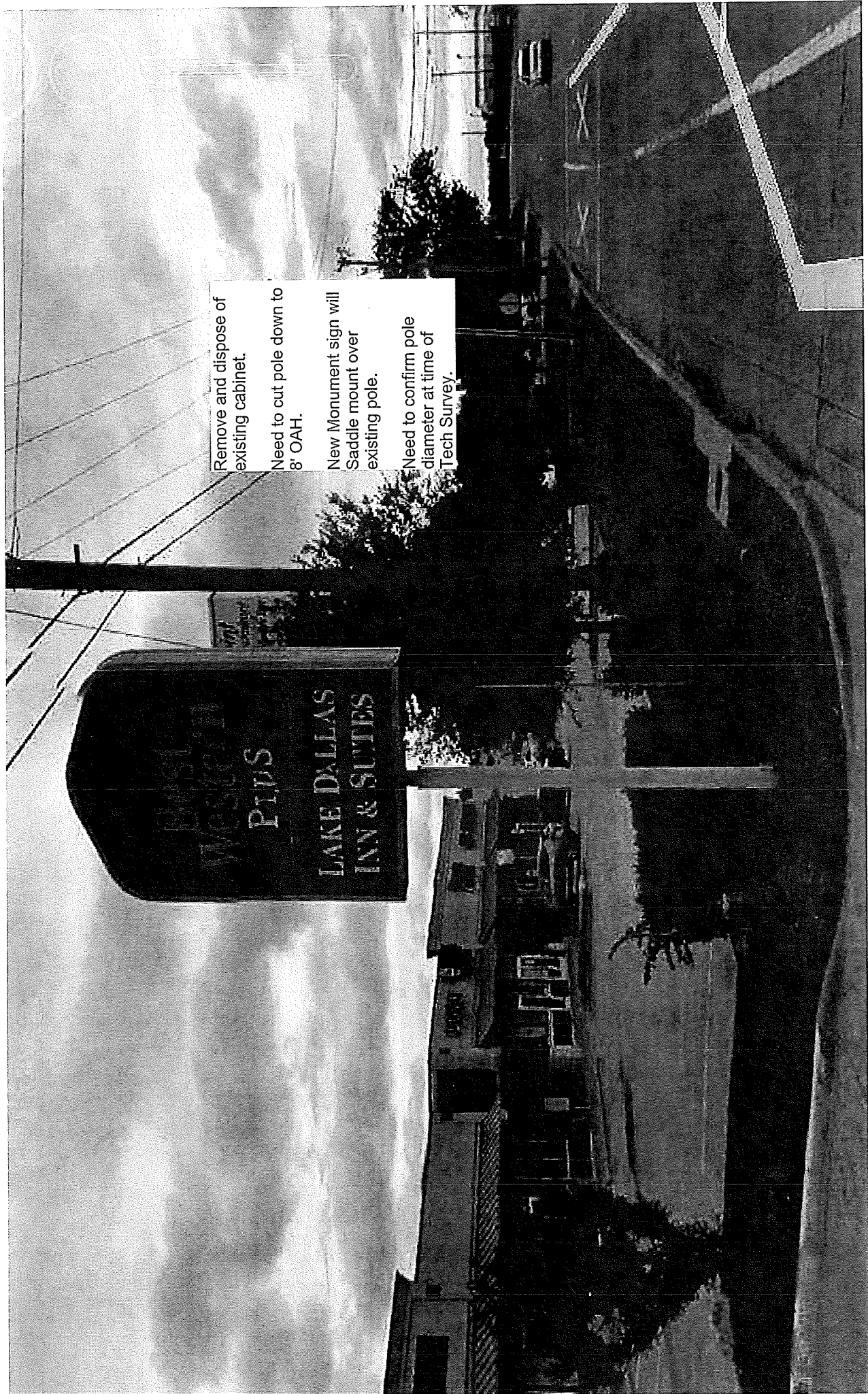
Description: **BEST WESTERN PLUS 2015 IMAGE CHANNEL LETTERS**

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Remove and dispose of existing cabinet.

Need to cut pole down to 8' OAH.

New Monument sign will Saddle mount over existing pole.

Need to confirm pole diameter at time of Tech Survey.

The Breakdown is:

TOTAL	Number	Comment
Square Footage	59.1015625	Square Feet
Height in Feet	7.5	height feet + height inches
Length in Feet	7.8802083333	length feet + length inches
Square Inches	8510.625	Sq.In.
Height in Inches	90	height feet + height inches
Length in Inches	94.5625	length feet + length inches

59.1015625 Sq.Ft. (59.10 sq.ft.)

Council Agenda Item G - 6
February 23, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Discontinuance of Juvenile Case Management Fee

Issue: Whether to discontinue the collection of the Juvenile Case Management Fee and the Truancy Prevention and Diversion Fee.

Background: The Lake Dallas Municipal Court has been collecting a fee of \$7.00 from all violators to be specifically used for juvenile case management and for a truancy diversion program. We have amassed \$138,278.00 in the fund that was once used to cover expenditures associated with managing truancy and related diversion programs. But due to the decriminalization of the truancy laws we can no longer utilize this fund and have no further need to collect the fees. It is therefore highly recommended that we discontinue the collection of the \$5.00 Case Management Fee and \$2.00 Truancy Diversion Program Fee. Because the fee was enacted by ordinance, it requires an ordinance to discontinue it. We will review the options at our disposal to determine how to best disperse the available funds. Any action related to the funds will be brought back to the City Council for approval.

Fiscal Impact: Loss of a dedicated fee that cannot be utilized for any purpose.

Recommendation: Approve

Coordination: City Attorney, Interim City Manager

Attachments: Ordinance

ORDINANCE NO. 2016-03

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE LAKE DALLAS MUNICIPAL CODE BY REPEALING SECTION 34-35 OF ARTICLE II ("MUNICIPAL COURT") OF CHAPTER 34 ("COURTS") OF THE LAKE DALLAS MUNICIPAL CODE, RENUMBERING SECTION 34-36 TO SECTION 34-35; PROVIDING FOR AN AMENDMENT TO THE CITY'S MASTER FEE SCHEDULE AND DISPOSITION OF THE JUVENILE CASE MANAGER FUND; PROVIDING A REPEALING CLAUSE; PROVING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 12, 2006, the City Council of the City of Lake Dallas, Texas, adopted Ordinance No. 2006-02, which created a Juvenile Case Manager Fund and imposed a Juvenile Case Manager fee as an additional court cost on defendants convicted of certain offenses in the City's municipal court; and

WHEREAS, the Texas Legislature has amended state law pertaining to truancy cases and has adopted major revisions to cases involving juveniles that no longer necessitate the need for a juvenile case manager; and

WHEREAS, the City Council of the City of Lake Dallas finds that it is appropriate to amend the Lake Dallas Municipal Code to repeal the imposition of the fee. Now, Therefore

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

SECTION 1. That Ordinance No. 2006-02, heretofore adopted by the City Council of the City of Lake Dallas, be and is hereby repealed in its entirety and Article II ("Municipal Court") of Chapter 34 ("Courts") of the Lake Dallas Municipal Code be and is hereby amended to repeal Section 34-35, headed, "Juvenile case manager fee/fund," in its entirety. Section 34-36, entitled, "Collection service fee," be and is hereby renumbered to be Section 34-35, without amendment, repeal or change to its terms.

SECTION 2. That of and from the effective date of this ordinance, the juvenile case manager fee shall no longer be imposed or collected from defendants convicted in the City's municipal court. The repeal of the fee shall apply to all cases in which a defendant is convicted or placed on deferred disposition/adjudication on and after the effective date of this Ordinance,

regardless of the date on which the defendant was charged. The Master Fee Schedule of the City of Lake Dallas is further hereby amended to delete the line item entitled "Juvenile Case Manager \$5/offense." The Juvenile Case Manager Fund be and is hereby terminated and any funds remaining within said fund shall be transferred to the City's general account.

SECTION 3. That all 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 ordinances of the City not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION 4. That if any section, paragraph, sentence, subdivision, clause, phrase or provision 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 hereof other than the part so decided to be unconstitutional, illegal, or invalid and shall not affect the validity of the remainder of this ordinance or any other provision of the ordinances of the City of Lake Dallas.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED AND APPROVED by the City Council of the City of Lake Dallas, Texas, on this the 23rd day of February, 2016.

APPROVED:

Mike McCaleb, Mayor

ATTEST:

Joni Vaughn, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

Council Agenda Item G - 7
February 23, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Letter of protest to BLM

Issue: Whether to ratify a letter of protest to the Bureau of Land Management (BLM) regarding the auction of a parcel of land for oil and gas excavation located under Lake Lewisville.

Background: Several Denton County cities have issued a letter of protest to BLM regarding the above topic. In order to submit the letter in a timely fashion, a letter of protest was sent on behalf of the City Council and it is now asked that the action be ratified to validate that the City Council is in agreement with this action.

Fiscal Impact: N/A

Recommendation: Ratify

Coordination: Interim City Manager

Attachments: Letter of protest

February 17, 2016

Amy Leuders, Director
Bureau of Land Management
New Mexico State Office
301 Dinosaur Trail
Santa Fe, New Mexico 87508

Bureau of Land Management
New Mexico Office
P.O. Box 27115
Santa Fe, New Mexico 87502

Dear Ms. Leuders:

On behalf of the City Council of the City of Lake Dallas, a city located on the western shores of Lewisville Lake, please accept this letter as an expression of the City's concern regarding the pending auction by the Bureau of Land Management (BLM) of the referenced federal property adjacent to and under Lewisville Lake for oil and gas production. An Environmental Assessment (EA) performed by the BLM identifies numerous risks to drinking water supplies that would result from the proposed auction of the Lewisville Lake property and the City strongly opposes such an action.

Respectfully, on behalf of the members of the Lake Dallas City Council,

Nick Ristagno, Interim City manager

Council Agenda Item G - 8
February 23, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Nick Ristagno, Interim City Manager / Chief of Police

SUBJECT: Ordinance prohibiting hand held communication devices

Issue: Whether to pass an ordinance prohibiting hand held communication devices.

Background: The City Council has asked that an ordinance be presented prohibiting the use of hand held communication devices throughout the City. This ordinance accomplishes that purpose.

Fiscal Impact: N/A

Recommendation: Approve

Coordination: City Council, City Attorney, Interim City Manager

Attachments: Ordinance

ORDINANCE NO. 2016-04

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CODE OF ORDINANCES, CITY OF LAKE DALLAS, TEXAS, TO AMEND ARTICLE IV ("RULES OF THE ROAD") OF CHAPTER 102 ("TRAFFIC AND VEHICLES") TO REPEAL SECTION 102-126 AND REPLACE SAID SECTION TO PROHIBIT THE USE OF HAND-HELD COMMUNICATION DEVICES (CELL PHONES) WHILE OPERATING A MOTOR VEHICLE ON A PUBLIC STREET; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lake Dallas, Texas, has previously adopted Section 102-126 of the Code of Ordinances to prohibit the use of hand-held communications devices in school zones; and

WHEREAS, following the adoption of Section 102-126, the Texas Legislature amended the Texas Transportation Code to adopt Section 545.425, which prohibits the use of wireless communication devices in school zones and which preempts Section 102-126 of the Code of Ordinances, thereby rendering Section 102-126 of the Code of Ordinances obsolete and appropriate for repeal; and

WHEREAS, the City Council finds that there is an unacceptably high rate of collisions involving damage, bodily injury and death resulting from the use of hand-held communication devices while operating motor vehicles upon public roadways; and

WHEREAS, according to the first published work in the United States to examine texting while driving in an actual driving environment, researchers at the Texas A&M Transportation Institute have determined that a driver's reaction time is doubled when distracted by reading or sending a text message; and

WHEREAS, according to the same study, drivers who faced a flashing light when texting were eleven times more likely to miss the flashing light; and

WHEREAS, according to the same study, drivers were less able to safely maintain their position in the driving lane and/or maintain a constant speed when they were texting while driving, tending to slow down in an effort to reduce the demand of multiple tasks; and

WHEREAS, according to the Virginia Tech Transportation Institute, drivers who text message while driving are 23 times more likely to be involved in a crash, near crash or a crash relevant conflict than those driving while not distracted; and

WHEREAS, the City Council finds that safe roadways promote and protect the public health, safety and welfare of the citizens of Lake Dallas.

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

SECTION 1. That the Code of Ordinances, City of Lake Dallas, Texas, be and is hereby amended by amending Article IV (“Rules of the Road”) of Chapter 102 (“Traffic and Vehicles”) to repeal section 102-126 and to replace said section with a new Section 102-126 to prohibit the use of hand-held wireless communication devices while driving, said Section 102-126 to henceforth read in its entirety as follows:

“CHAPTER 102

TRAFFIC AND VEHICLES

...

ARTICLE IV. RULES OF THE ROAD

...

Sec. 102-126. Use of handheld communications devices.

(a) The following words, terms and phrases, when used in the section, shall have the meanings assigned in this section, except where the context clearly indicates a different meaning:

Engage in a call shall mean participating in any form of communication, including but not limited to talking, listening, dialing, entering, reading, transmitting, or receiving audible or visual information, using a handheld communications device.

Electronic message means a communication in which data (composed in whole or in part of text, numbers, images, or symbols) is sent, entered, or received by a method other than by voice using a wireless communication device and includes SMS and MMS messages.

Wireless communication device means a device that uses a commercial mobile service as defined by 47 U.S.C. Section 332, and includes an electronic communication device capable of creating, sending or receiving sound or an electronic message such as a mobile phone, a personal digital assistant, a computer, a mobile computer, a tablet computer, a media player and a vehicle’s onboard computer.

(b) It shall be unlawful for a person to use a wireless communication device to engage in a call or to view, send, or create an electronic message while operating a motor vehicle upon a public street or highway within the city.

(c) An operator of a motor vehicle holding a wireless communications device to, or in the immediate proximity of, his ear while operating the motor vehicle is presumed to be engaging in a call within the meaning of this section.

(d) It is an affirmative defense to prosecution of an offense under this section if the wireless communication device was being used:

- (1) In the course and scope of the user's duties as the operator of an emergency vehicle;
- (2) To communicate with an emergency response operator, fire department, law enforcement agency, hospital, physician's office, or health clinic regarding a medical or other emergency situation;
- (3) In response to emergency situations or to monitor extreme weather conditions by a person acting under the authority of the City;
- (4) To monitor the wireless communication device for emergency alerts during hazardous weather conditions;
- (5) In a vehicle that was parked or stopped out of the traffic lanes of a street or highway;
- (6) In a global positioning or navigation system device;
- (7) Solely in a voice-activated or other hands-free mode; or
- (8) Under a license issued by the Federal Communications Commission.

(e) An offense under this section is a misdemeanor punishable by a fine of not more than five hundred dollars. No culpable mental state shall be required to be plead or proven to substantiate guilt in the prosecution of any case in which an offense under this section is alleged.

Secs. 102-127–102-150. Reserved.”

SECTION 2. That all 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 ordinances of the City

not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION 3. That should any section, paragraph, sentence, subdivision, clause, phrase or provision 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 hereof other than the part so decided to be unconstitutional, illegal, or invalid and shall not affect the validity of the remainder of this ordinance or any other provision of the Code of Ordinances of the City of Lake Dallas.

SECTION 4. That any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and subject to a penalty as provided for in this ordinance, and upon conviction shall be punished by fine not to exceed the sum of Five Hundred Dollars (\$500.00) for each offense.

SECTION 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provide.

DULY PASSED AND APPROVED by the City Council of the City of Lake Dallas, Texas, on this the 23rd day of February, 2016.

APPROVED:

Mike McCaleb, Mayor

ATTEST:

Joni Vaughn, City Secretary

APPROVED AS TO FORM:

David Berman, City Attorney

Council Agenda Item G - 9
February 23, 2016

MEMORANDUM

TO: Mayor and Members of the City Council

FROM: Captain Eric Louderback

THROUGH: Nick Ristagno, City Manager / Chief of Police

SUBJECT: Consideration and Action on the sale of city vehicles and equipment.

Issue: Whether to sell the attached list of vehicles and equipment.

Background: The law provides that City owned equipment may be sold with the approval of the City Council and it is customary to sell these older vehicles and equipment no longer used by the various city departments.

Fiscal Impact: Increase in general and seizure fund balance by whatever profit is generated from the sale.

Recommendation: Sell the vehicles and equipment attached within.

Coordination: Police Captain, Devin Shields

Attachments: List of equipment and vehicles to be sold.

Attachment for Council Agenda Item
February 25th, 2016

Division: Listed Items to be approved for sale:

Public Works-

- 1- Toro Pro Line 32" mower W/ Kawasaki FS481V motor. Model 30672,
S/N 312000163
- 2- Massy Ferguson 360 Tractor Model 300, S/N 17507
- 3- 1988 Ford E-350 Econoline Van, Miles 26140, VIN# 1FDKE30G4JHB36221

Police Department-

- 1- 2010 Dodge Charger, LP# 105-4403, Miles 61,269, VIN# 2B3AA4CT0AH138554
- 2- 2009 Dodge Charger, LP# 106-4020, Miles 88,586, VIN# 2B3LA43139H538516
- 3- 2001 Ford F150, LP# 799-080, Miles 81,776, VIN# 1FTRX17L61NA88890
- 4- 2004 Chevy Suburban 1500LT, Miles 119,430, VIN# 3GNEC16Z54G296151 (Seized)

Council Agenda Item G - 10
February 23, 2016

MEMORANDUM

TO: Mayor and Members of City Council

FROM: Nick Ristagno, Interim City Manager/Police Chief

SUBJECT: Consideration and Action to approve a resolution setting the fees for the Master Fee Schedule.

Issue: To remove the Juvenile Case Management Fund from the Master Fee Schedule.

Background: The Master Fee Schedule was created to remove the fees from the City's Ordinances making it easier to adjust the fees for services provided by the City. Typically this will be done as part of the annual budget adoption with any analysis of the need to raise fees or create new fees to be accomplished during the budget review process. Mid-year changes to the Master Fee Schedule should be adopted by resolution as well.

Recommendation: Approve the resolution setting the fees in the Master Fee Schedule.

Attachments: The Resolution, the Master Fee Schedule for Fiscal Year 2016 with JCM fund removed from the Municipal Court Department

RESOLUTION NO. 022316.100

A RESOLUTION OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE MASTER FEE SCHEDULE FOR THE CITY OF LAKE DALLAS TO DELETE THE CHARGES TO BE IMPOSED BY CITY STAFF IN CONNECTION WITH THE JUVENILE CASE MANAGER FEES UNDER THE MUNICIPAL COURT; PROVIDING THAT OTHER FEES NOT LISTED BUT NOW CHARGED PURSUANT TO OTHER ORDINANCES AND RESOLUTIONS SHALL REMAIN IN EFFECT UNTIL TRANSFERRED TO THE MASTER FEE SCHEDULE BY AMENDMENT; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lake Dallas has heretofore adopted a Master Fee Schedule for the purpose of setting forth the comprehensive fees assessed and collected by the City for a range of applications, permits, licenses, services and activities; and

WHEREAS, the City Council desires to amend the said Fee Schedule to revise or add existing or new fees and does so by this Resolution; and

WHEREAS, in the event there is a conflict between a fee listed in the Master Fee Schedule and the provisions of any other City ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; and

WHEREAS, although the purpose of this resolution is to amend the Master Fee Schedule, this resolution is not intended to amend, abolish or change any fee heretofore established that is not listed in the Master Fee Schedule, Now, Therefore

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

SECTION 1. That from and after the effective date of this Resolution the fees and charges set out in the Master Fee Schedule attached hereto as Exhibit "A" shall be collected on behalf of the City for the listed applications, permits, licenses, activities or services. The Juvenile Case Manager Fee in the section entitled Municipal Court is hereby repealed, as is other fees not listed associated with the Juvenile Case Manager.

SECTION 2. That in the event of a conflict between a fee set out in the Master Fee Schedule and the provisions of any other city ordinance or resolution, the provisions of the Master Fee Schedule shall prevail; however, this resolution shall not amend, abolish or change any fee

heretofore established that is not listed in the Master Fee Schedule and such fees shall continue in effect for all purposes until amended by ordinance or resolution or transferred to the Master Fee Schedule.

SECTION 3. That all provisions of the ordinances and resolutions of the City of Lake Dallas in conflict with the provisions of this resolution be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the City of Lake Dallas not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 4. That if any section, sentence, clause, or phrase of this resolution is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this resolution, it being the legislative intent that the provisions of this resolution are severable and that the resolution shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

SECTION 5. This Resolution shall take effect immediately from and after its passage and the publication of the caption as the law and Charter in such cases provide.

DULY ADOPTED AND APPROVED by the City Council of the City of Lake Dallas, Texas, on this the 23rd day of February, 2016.

APPROVED:

MAYOR

ATTEST:

CITY SECRETARY

APPROVED AS TO FORM:

CITY ATTORNEY

Fee	Fee Amount	Code Reference
Administrative		
Alcohol Permit	Half the state fee for such permit; billed annually	10-32
Carnival License	\$250/event	14-55
Credit Card Processing	3% of total charge	45-203
Open Record Request	\$10/copy. Copies under \$1, fee is waived	
Open Record Request	CDs - \$1.00/CD	
Document Certification	\$3/document	
Notary Service	Per State Fee Schedule	Tx Govt Code Ann. 406.024
Place of Recreation	\$100/annually	14-114
Returned Check	\$25	
Solicitor's Permit	\$75/30 days \$250/annually	78-56
Solicitor's Permit - additional agent	\$25/30 days	78-56
Solicitor's Permit - Renewal before expiration	\$200/annual + \$25 license fee	78-56
Water Well Permit	\$300/well	66-31(g)

Animal Services			
Miscellaneous			
Registration of cat or dog with spay or neuter	\$8 annually		18-124
Registration of cat or dog without spay or neuter	\$15 annually		18-124
Registration of livestock	\$20 annually per head		18-124(a)
Rabies testing	\$50		18-163
Adoption	\$50		18-205
Release to Animal Control	\$35		18-202(7)
Euthanasia	\$50		18-206
Permit for Prohibited/Exotic Animal	No longer allowed		18-321(a)
Permit for Prohibited/Exotic Animal for Sale	No longer allowed		18-322
Quarantine	\$75 and \$10 per day		18-162
Impoundment			
Class A, dogs and cats	\$30/1st time \$50/2nd \$90/3rd & subsequent		18-202(1)
Class B, goats, sheep, calves, colts	\$35/1st time \$60/2nd \$100/3rd & subsequent		18-202(2)
Class C, horses, cows, bulls, swine, deer, mules, donkeys	\$50/1st time \$75/2nd \$175/3rd & subsequent		18-202(3)
Class D, prohibited, exotic, or wild animals requiring capture by ACO	\$150/1st time \$200/2nd \$275/3rd & subsequent (Fee applicable though animal prohibited)		18-202(4)
Daily Care and Handling			
Class A animal	\$8 per animal		18-202(5)a
Class B animal	\$15 per animal		18-202(5)b
Class C animal	\$25 per animal		18-202(5)c
Class D animal	\$50 per animal		18-202(5)d
Confinement by private citizen - after three days	\$25 per animal		18-242
Disposal of Dead Animals			
Class A, dogs and cats	\$25 each		18-2c
Class B, goats, sheep, calves, colts	\$35 each		18-2c
Class C, horses, cows, bulls, swine, deer, mules, donkeys	\$50 each		18-2c
Class D, prohibited, exotic, or wild animals requiring capture by ACO	\$75 each		18-2c
Failure to Comply with Vaccination Agreement			
First impoundment and agreement signed	Regular impoundment fees		18-202 (6)
Second impoundment and failure to comply with original agreement	Three times fee and daily care		18-202 (6)
Third and subsequent impoundment and failure to comply with original agreement	Six time fee and daily care		18-202 (6)

Community Development

	Applications	
Board of Adjustment Special Exception	\$500	
Masonry Exemption R-1-6000	\$100	
Masonry Exemption R-1-7200	\$100	
Masonry Exemption R-1-10000	\$500	
Masonry Exemption C-2	\$500	
Masonry Exemption C-3	\$500	
Masonry Exemption M-1	\$500	
Masonry Exemption MA	\$500	
Masonry Exemption IH-35E Business Corridor	\$500	
Minor Plat/Replat less than 4 lots	\$100	
Plat/Replat under 5 acres	\$500 plus \$20 per lot	
Plat/Replat over 5 acres	\$1000 plus \$20 per lot	
Rezoning	\$500	
Special Use	\$500	
Site plan review	\$250	
Subdivision Plat Fee	\$250	
Variance	\$500	
Residential Building Permits (Including Accessory Dwelling Units)		
Residential New Construction - the minimum value of \$70 a square foot times the total square footage shall be used to determine the valuation for the purpose of calculating permit fees in accordance with the Residential Building Fee Chart or construction value, whichever is greater.		
Total Valuation	Fee	
Valuation \$1 to \$500	\$24	
	\$24 for the first \$500; plus \$3 for each additional \$100 or fraction thereof, to and including \$2,000	
Valuation \$501 to \$2,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	
Valuation \$2001 to \$40,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
Valuation \$40,001 to \$100,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	
Valuation \$100,001 to \$500,000	\$3,827 for the first \$1,000,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	
Valuation \$500,001 to \$1,000,000		

Commercial Building Permits	
The Commercial Building Fee Chart is based on the given construction value	
Total Valuation	Fee
Valuation \$1 - \$500	\$50
Valuation \$501 - \$2,000	\$50 for the first \$500 plus \$4 for each additional \$100, or fraction thereof, to and including \$2,000.
Valuation \$2001 - \$25,000	\$110 for the first \$2000 plus \$14 for each additional \$1,000, or fraction thereof, to and including \$25,000.
Valuation \$25,001 - \$50,000	\$432 for the first \$25,000 plus \$10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
Valuation \$50,001 - \$100,000	\$682 for the first \$50,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$100,000.
Valuation \$100,001 - \$500,000	\$1,032 for the first \$100,000 plus \$6 for each additional \$1,000, or fraction thereof, to and including \$500,000.
Valuation \$500,001 - \$1,000,000	\$3,432 for the first \$500,000 plus \$5 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
Valuation \$1,000,001 and up	\$5,932 for the first \$1,000,000 plus \$4 for each additional \$1,000, or fraction thereof.
Health-Plan Review (new food establishments)	\$100
Health-Plan Review (previously occupied food establishments)	\$75
Site plan review - Sign	\$100
Park Improvement	10% Residential Building Permit
Residential - New Home	Certificate of Occupancy
Commercial Retail/Office Properties	\$125
Change of Certificate of Occupancy Registration - Commercial	\$250 New Construction
Builder/Contractor	Contractor Registration
Electrical	\$100/annually
Irrigation/Backflow	\$100/annually
Mechanical	\$100/annually
Sign Erector	\$100/annually
Plumbing - Fee Waived per Texas Regulations	
Inspections outside of normal business hours (2 hr min charge)	Inspections
Reinspection (2 hr min charge)	\$50/hour
Inspections for which no specific fee is indicated (1 hr min charge)	\$50/hour
Addition plan review required (1 hr min charge)	\$50/hour
Mobile Home Follow-up or Additional	\$50

Permit Fees	
Accessory Portable Building	\$25.00 each with a maximum of 2 buildings at any given time.
Commercial Finish out for Mechanical/Electrical/Plumbing Permits	\$150 each
Concrete Slab	\$50 Residential; \$200 Commercial
Demolition	\$75 *fee requirement for all demolitions, even those with new building permits
Electrical - Commercial New Construction - Issuance Fee includes T-Pole & New service	Issuance fee of \$200 and \$.12 cents per square foot
Electrical - Residential New Construction	\$ 22 cents per square foot
Remodel	\$200 issuance fee
Electrical Service: Upgrade or Repair	Flat Fee \$125
Temporary Power	Flat Fee \$125
Plugs and Switches	Flat Fee \$125
Excavation	\$25
Fence	Residential: \$50; Commercial: use commercial fee schedule
Fire Safety	\$200/annually
Flood Plain Development	\$100
Foundation Repair - Major	\$100 residential; \$250 commercial, per building
Foundation Repair - Minor	\$50 residential; \$100 Commercial, per building
Garage Sale	\$5 for residents and nonresidents of Lake Dallas
Health - Annual	\$175 - If payment is received after January 1st fee increases to \$225
Health - Complaint Initiated Inspection	\$75 Per Inspection
Health - Seasonal	\$75
Health - Temporary	\$15
Irrigation/Sprinkler	Residential: \$75; Commercial: use commercial fee schedule
Mechanical - Commercial New Construction - Issuance Fee \$60	\$.04 cents per square foot
Mechanical - Residential New Construction	\$.14 cents per living area square foot
Remodel	\$60.00 issuance fee
Repair, alteration or addition to each heating or cooling appliance and air handler	Flat Fee \$125
Ventilation installation or relocation	Flat Fee \$125
Mobile Home	\$200 Move-in; \$50 Removal
Plumbing - Commercial New Construction -Issuance fee of \$150 includes Sewer Tap	\$.03 cents per square foot
Residential New Construction	\$.17 cents per living area square foot.
Remodel	\$150.00 issuance fee
Repair or Replace Gas or Sewer Line	Flat Fee \$125
Sewer Tap	Flat Fee \$125
For each water heater and vent	Flat Fee \$125
Grease Trap	Flat Fee \$125
Pool - new construction	\$50/above ground \$500/in ground (fee includes electrical and plumbing permits as needed)
Pool/Spa Community/Public	\$75/annually
Roofing - Commercial	Replace: \$250 per building; Repair: \$100 per building
Roofing - Residential	Replace: \$100; Repair: \$50
Sign, electrical	\$100, plus \$5 sq ft.
Sign, digital	\$200, plus \$5 sq. ft.
Sign, new	\$50, plus \$5 sq ft.
Sign, reface existing	\$50, plus \$5 sq ft.
Sign, temporary, portable or banner	\$35
Spa, inground without pool	\$50
Storm Water Discharge Inspection and Permit	\$100/contractor/lot
Temporary Building	\$100/building/location for 180 days with council approval
Tree Removal Permit - Residential	\$25

Community Relations			
Willow Grove Park Camping			
Primitive	\$11/night		74-112(1)
RV (w/water & electric)	\$20/ night		74-112(2)
Key Deposit for water & electric	\$15 refundable		74-112(3)
Primitive - Senior Rate	\$8/night		
RV - Senior Rate	\$15/night		
Primitive - TACO member	\$9.90/night		
RV - TACO member	\$18/night		
Willow Grove Park Day Use and Boat Ramp			
Boat Ramp Daily Use fee	\$7/day		
Boat Ramp Annual Pass (Lake Dallas Resident)	\$35/yr		
Boat Ramp Annual Pass (Non Resident)	\$50/yr		
Boat Ramp Annual Pass (Additional Vehicle)	\$5/yr		
Day Use Entrance Fee (Non Resident)	\$2/day/vehicle		
Day Use Annual Pass (Non Resident)	\$20/yr		
Day Use Annual Pass (Lake Dallas Resident)	FREE pass to be picked up at City Hall or filled out online		
Day Use Annual Pass (Additional Vehicle)	\$5/yr		
Replacement fee for lost pass	\$5		
Community Room & Community Kitchen Rental			
Deposit - Lake Dallas resident	\$300 \$500 w/kitchen		
Deposit - non-resident	\$500 \$750 w/kitchen		
Rental Rate - Lake Dallas resident	\$30/hour \$50/hour w/kitchen		
Rental Rate - non-resident	\$60/hour \$80/hour w/kitchen		
Rental Rate - Lake Dallas non-profit/civic	\$10/hour \$20/hour w/kitchen		
Cleaning Fee (deducted from refundable deposit)	\$100/room \$200/room w/kitchen		
Cleaning Fee for Lake Dallas non-profit/civic	\$50/room \$100/room w/kitchen		
Park Rental			
City Park	\$200/Deposit \$30/hr \$15/hr/non-profits;civic		
Community Park	\$50 Deposit \$20/hr \$10/hr/non-profits;civic		
River Oaks Park	\$50 Deposit \$20/hr \$10/hr/non-profits;civic		
Thousand Oaks Park	\$50 Deposit \$20/hr \$10/hr/non-profits;civic		
Willow Grove Pavillion	\$200/Deposit \$30/hr \$15/hr/non-profits;civic		
City Park Soccer Field	\$1.75 per non-resident child		
Event Vendors (Mardi Gras, July 4th, Waterfest)			
10 x 10 booth/Lake Cities Business	\$75		
20 x 20 booth/Lake Cities Business	\$100		
10 x 10 booth	\$85		
20 x 20 booth	\$135		

Municipal Court			
Collection Service	30% of the amount of debt 60 days past due		34-36
Municipal Court Building Security	\$3/offense		34-34
Municipal Court Technology	\$4/offense		34-33
Time Payment	\$25/offense		

Police Department			
Accident Report	\$6		
Open Record Request	\$.10/copy Copies under \$1, fee is waived		
Open Record Request	CDs \$1.00/CD		
Document Certification	\$3/document		
Alarm Permit	\$50 annually		38-41
Fingerprinting	\$10/non-residents		
Outside Special Event	\$25/ 1 day \$35/2 day \$50/3 day		14-137
Sexually Oriented Business License	\$500/annually		26-123
Towing Service Permit	\$75/annually		114-71
	False burglar alarm service charge		38-51
Charge for each false alarm over three but not more than five other false alarms during the preceding 12-month period		\$50	
Charge for each false alarm over five but not more than eight other false alarms during the preceding 12-month period		\$75	
Charge for each false alarm if the location has had eight or more false alarms in the preceding 12-month period		\$100	
Police Department			
	False fire alarm		
Charge for each false alarm over three but not more than five other false alarms during the preceding 12-month period		\$50	
Charge for each false alarm over five but not more than eight other false alarms during the preceding 12-month period		\$75	
Charge for each false alarm if the location has had eight or more false alarms in the preceding 12-month period		\$100	
False robbery alarm		\$100	

Police Department		
Charge for each false alarm over three but not more than five other false alarms during the preceding 12-month period	False medical assistance alarm	\$50
Charge for each false alarm over five but not more than eight other false alarms during the preceding 12-month period		\$75
Charge for each false alarm if the location has had eight or more false alarms in the preceding 12-month period		\$100
Police Department		
Charge for each false alarm over three but not more than five other false alarms during the preceding 12-month period	False emergency assistance/personal distress/panic alarm	\$50
Charge for each false alarm over five but not more than eight other false alarms during the preceding 12-month period		\$75
Charge for each false alarm if the location has had eight or more false alarms in the preceding 12-month period		\$100
Permit reinstatement fee		\$100