



**City of Lake Dallas
City Council
Special Meeting
City Hall - Council Chambers
212 Main Street, Lake Dallas, TX 75065
Thursday, December 15, 2016 at 7:30 p.m.
Revised Agenda**

Section I – Presentations

- 1. Call to Order & Determination of Quorum**
- 2. Invocation & Pledges of Allegiance**
- 3. Announcements**

A. City Manager's Report

The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, reconstruction of Main Street and the 35Express Project. No action will be taken with respect to this report.

4. Citizen Agenda & Public Comment

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

Section II – Consent Agenda

5. Approve and Act on Consent Agenda

- A. Previous Meetings' Minutes – Special Meeting November 22, 2016; regular meeting November 17, 2016, and Special Joint Meeting with Planning and Zoning Commission November 17, 2016**
- B. Resolution updating the city's signatories for all accounts with Northstar Bank.**

Section III – General Items

6. Consider and take appropriate action on an application for a preliminary replat of Lot 1, Block A, Q.T. 940 Addition and 13.305± acres out of the J. Simmons Survey, Abst. 1163, generally located north and east of the intersection of Interstate I-35E North (Stemmons Freeway) and Swisher Road (commonly known as 500 N Stemmons Frwy and 302 Swisher Road). (Request by Quick Trip Corp.)
7. Consider and take appropriate action on a site plan for QuikTrip at 302 Swisher Road. (Request by Quick Trip Corp.)
8. Conduct a Public Hearing to receive comment on, and consider and take appropriate action on, an application from Terry Lantrip for a Special Use Permit to authorize six parcels of land presently zoned as (C-1) Commercial Retail District, R-1 6000 (Residential) Single Family District, and Downtown Overlay District generally located north of Market Street and east of Gotcher including the properties at 206 Gotcher and the tracts fronting Market Street from 103 Market Street easterly to Alamo Avenue, to be developed and used as a Tiny Home and RV Park with up to 51 spaces.
9. Discuss and take appropriate action to direct staff and the City Attorney regarding a proposed ordinance amending Code of Ordinances Chapter 122 “Zoning”, by amending the definition of “masonry” in Section 122-2 “Definitions,” and by amending Section 122-86 “Side yards,” relating to minimum side yard setback Section 122-91 “Minimum Dwelling Size,” relating to minimum dwelling size, and Section 122-93 “Exterior surfaces” relating to required exterior materials, all as set forth in Article III “R-1-6000 Single Family Dwelling District.” (Development Services Director Char Dupree)
10. Consider and act on a request to allow an exception to the 80% masonry requirement in R1-6,000 Single Family zoning district for a site plan for a single-family home at 522 Howard. (Request by Paul Perry)

Section IV – Elected Official Requested Items

11. Consider and Act to allocate funding received from Waste Management Settlement (Councilmember Price)
12. Consider and Act to appoint board members. (Councilmembers Brownlee and Nolan)
13. Mayor & Council Member Announcements

The City Council may hear or make reports of community interest provided no action is taken or discussed. Community interest items may include information regarding upcoming schedules of events, honorary recognitions, and announcements involving imminent public health and safety threats to the city. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

Section V – 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.

14. Conduct a closed meeting pursuant to following sections of the Texas Government Code:

Section 551.074 Personnel: Discuss and deliberate the appointment, employment, duties and/or reassignment of employees within the Development Services Department.

Section IV – Adjournment

I certify that the above revised notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on December 11, 2016 at 11:00 a.m.


Joni Vaughn, 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. 118 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 Council and Planning and Zoning Commission met in a special joint meeting on November 17, 2016 in the Lake Dallas Community Room, 212 Main Street, with notice of the meeting given, as required by Title 5, Chapter 551.041 of the Texas Government Code. Acting Mayor Nolan called the meeting to order at 7:35 p.m.

1. Roll Call

Andi Nolan	Acting Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Steve Forgey	Councilmember 3
Charlie Price	Councilmember 4
Ben Gilbert	Chairperson
Peggy Shelton	Commissioner
Clyde Fisher	Commissioner
Bob Davis	Commissioner

Commissioner Daniels was absent.

Mayor-Elect Michael Barnhart was present.

Staff Present: City Manager Matt Shaffstall, City Secretary Joni Vaughn, Community Development Director Char DuPree, Community Development Administrative Assistant Donna Butler, City Attorney Kevin Laughlin

2. Citizens Agenda & Public Comment

Acting Mayor Nolan opened the Visitors/Citizens Agenda.
No one came forward to speak.
Acting Mayor Nolan closed the Visitors/Citizens Agenda.

3. Joint City Council & Planning & Zoning Commission Workshop

City Manager Shaffstall and Community Development Director Char DuPree gave a presentation to City Council and Planning and Zoning Commission regarding a Comprehensive Plan. Councilmembers and Commission members discussed what types of zoning they would prefer in different areas of the City.

4. Adjournment

Acting Mayor Nolan adjourned the meeting at 8:16 pm.

Andi Nolan, Acting Mayor

Joni Vaughn, City Secretary

Ben Gilbert, Chairperson

Donna Butler, Planning and Zoning Secretary

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

The Lake Dallas City Council met in a special meeting on November 17, 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. Acting Mayor Nolan called the meeting to order at 8:21 p.m.

1. Roll Call

Andi Nolan	Acting Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Steve Forgey	Councilmember 3
Charlie Price	Councilmember 4

Staff Present: City Manager Matt Shaffstall, City Secretary Joni Vaughn, City Attorney Kevin Laughlin, Finance/Human Resource Director Donna Boner, Community Development Director Char DuPree, Patrol Officers Connor Farrell and Tristan LaBeau

2. Invocation and Pledges of Allegiance

Mayor-Elect Michael Barnhart led the invocation. Acting Mayor Nolan led the pledges.

3. Schedule a Special Meeting for Tuesday, November 22, 2016 for the purpose of canvassing the November 2016 Special Election and administering the oath of office for Mayor.

Tuesday, November 22nd at 10:00 am there will be a special meeting for the purpose of canvassing the November election.

4. Consider and Act to approve the City Manager's appointment and employment of a Chief of Police.

Motion to approve the City Manager's appointment of Daniel Carolla as Chief of Police was made by Councilmember Ray and second by Councilmember Forgey.

Ayes: Councilmembers Ray, Forgey, Brownlee, and Price

Noes: None

Motion Passed

5. Announcements

A. City Manager's Report

City Manager Shaffstall reported that Main street is ready for brick. Saturday, December 3rd will be the annual Tree Lighting event. Tree trimming throughout the city will go on through February. Potholes will be repaired in December.

6. Visitors/Citizens Agenda

Acting Mayor Nolan opened the Visitors/Citizens Agenda.

No one came forward to speak.

Acting Mayor Nolan closed the Visitors/Citizens Agenda.

7. Approve and Act on Consent Agenda

A. Previous Meetings' Minutes – Special Meeting Workshop October 22, 2016; regular meeting October 27, 2016, and Special Meeting Workshop November 9, 2016

B. A Resolution authorizing a contract with Wellspring Insurance Agency for the City's annual employee health insurance program

C. Authorize an Amendment Number 2 to Voluntary Interlocal Cooperation Agreement for the Operation and Maintenance of Traffic Signals with Texas Transportation Commission

D. Authorize Annual Price Adjustment for solid waste collection with Waste Management – monthly residential rate to decrease from \$14.94 to \$14.86 per month

E. Authorize the Mayor to vote on the City's behalf for Denton County Transportation Authority Board of Directors

Motion to approve the Consent Agenda was made by Councilmember Forgey and second by Councilmember Brownlee.

Ayes: Councilmembers Forgey, Brownlee, Ray, and Price

Noes: None

Motion Passed

8. Receive Monthly Budget & Financial Report

Finance/HR Director Donna Boner presented the financial report for the month of October.

9. Consider and Act on a Change Order for the Main Street Rehabilitation Project, to be known as Phase 1 including design and engineering services related to Lakeview Drive, Thompson Street, and Main Street not to exceed \$7,500.

City Engineer Brian Haynes, with Halff Engineering, explained this item need the City's approval, but will be paid for by Denton County as part of the project.

Motion to approve the Change Order for the Main Street Rehabilitation Project Phase 1 not to exceed \$7,500 was made by Councilmember Forgey and second by Councilmember Ray.

Ayes: Councilmembers Forgey, Ray, Brownlee, and Price

Noes: None

Motion Passed

10. Consider and Act on a Change Order for the Main Street Rehabilitation Project, to be known as Phase 2 including engineering and design services landscaping, additional sidewalks, drainage improvements, and street lights not to exceed \$25,375.

City Engineer Brian Haynes explained this project is the engineering and design services for the Main Street enhancements.

Motion to approve the Change Order for the Main Street Rehabilitation Project Phase 2 not to exceed \$25,375 was made by Councilmember Price and second by Councilmember Brownlee.

Ayes: Councilmembers Price, Brownlee, Ray and Forgey

Noes: None

Motion Passed

11. Consider and Act on a resolution authorizing action necessary to publicize the required notice of intent to issue certificates of obligation related to Main Street Rehabilitation Phase 2 (City Financial Advisor Marti Shew)

Item Was Pulled From Agenda

12. Discuss and Set a Public Hearing Date on an ordinance updating the Code of Ordinances Chapter 122 "Zoning", Article III "R1-6000 Single Family Dwelling District" related to minimum house size, set back requirements, masonry requirements and other development standards

Char DuPree, Community Development Director, explained the changes being proposed. The City is proposing a change from a 5' side setback to a 7' side setback. The City is also proposing looking at restricting the hardy plank to some degree and also to increase the minimum square footage required from 1200 square feet to 1500 square feet.

Les Lorimer, 606 Myers, Lake Dallas and Mike Mayberry, 203 Main Street, Lake Dallas and Paul Perry, 2309 Creek Edge Court, Corinth addressed the Council regarding changing the requirements for the R1-6000 zoning district. All three men are home builders and all three asked the Council to carefully consider the impact changing the requirements would have on building houses in this district.

City Council Agenda

November 17, 2016

Page 2

It was decided to hold a town meeting for the purpose of discussing street improvements on December 8th. Planning and Zoning will meet on December 13th and Council will meet on December 15th. Public Hearings for the zoning change will be held on December 13th and 15th.

13. Mayor & Council Member Announcements

Councilmember Price would like to discuss allocating the Waste Management settlement for something specific.

14. Executive Session: Conduct a closed meeting pursuant to Texas Government Code section 551.074 - Personnel Matters, to deliberate the City Manager's appointment and employment of a Chief of Police

15. Reconvene into Open Session and take appropriate action, if any, regarding the matter(s) discussed in Executive Session.

No Executive Session was held.

Acting Mayor Nolan adjourned the meeting at 9:20 pm.

Andi Nolan, Acting Mayor

Joni Vaughn, City Secretary

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

The Lake Dallas City Council met in a special meeting on November 22, 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. Acting Mayor Nolan called the meeting to order at 10:07 a.m.

1. Roll Call

Andi Nolan	Acting Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2

Councilmembers Forgey and Price were absent due to work.

Staff Present: City Manager Matt Shaffstall, City Secretary Joni Vaughn

2. Visitors/Citizens Agenda

Acting Mayor Nolan opened the Visitors/Citizens Agenda.

No one came forward to speak.

Acting Mayor Nolan closed the Visitors/Citizens Agenda.

3. Canvass the Election

Acting Mayor Nolan read the results of the election and declared Michael Barnhart as the newly elected Mayor.

Motion to approve Ordinance 2016-18 canvassing the returns and declaring the results was made by Councilmember Brownlee and second by Councilmember Ray.

Ayes: Councilmembers Brownlee, Ray, and Mayor Nolan

Noes: None

Motion Passed

Mayor Nolan adjourned the meeting at 10:10 am.

Andi Nolan, Acting Mayor

Joni Vaughn, City Secretary

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

The Lake Dallas City Council met in a town hall meeting on December 8, 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 Pro Tem Nolan called the meeting to order at 7:30 p.m.

1. Roll Call

Andi Nolan	Mayor Pro Tem
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Steve Forgey	Councilmember 3
Charlie Price	Councilmember 4

Staff Present: City Manager Matt Shaffstall, City Secretary Joni Vaughn,

2. Invocation and Pledges of Allegiance

Mayor Michael Barnhart led the invocation. Mayor Pro Tem Nolan led the pledges.

3. Announcements and Recognition

Mayor Pro Tem Nolan gave the Oath of Office to Mayor Barnhart.

City Manager Shaffstall presented Mayor Pro Tem Nolan with a plaque thanking her for stepping in and leading the City for the past several months.

Mayor Barnhart took his place at the dais.

4. Visitors/Citizens Agenda

Mayor Barnhart opened the Visitors/Citizens Agenda.

Lee Wells, 718 Harbourtown Drive, addressed the Council with his concerns for the Harbourtown area.

Mayor Barnhart closed the Visitors/Citizens Agenda.

5. Town Hall Meeting

Council, Staff, and Citizens moved to the Community Room to conduct the town hall portion of the meeting. City Manager Shaffstall and Public Works Supervisor Shields gave a presentation explaining the needs of the city's streets and the different things that could be done to correct these needs. City Manager Shaffstall then led the citizens in an exercise to determine what streets were their highest priority for repair. Staff will do further research on each of the streets selected and bring details back before the Council and citizens before moving forward.

Mayor Barnhart adjourned the meeting at 8:55 p.m.

Michael Barnhart, Mayor

Joni Vaughn, City Secretary

RESOLUTION NO. 121516.112

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, DESIGNATING SIGNATORIES FOR THE CITY'S ACCOUNTS AT NORTHSTAR BANK OF TEXAS; PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Lake Dallas has established various general fund accounts at Northstar Bank of Texas [100-200-7, 101-526-5, 106-197-6, 112-610-5] ("the Accounts"); and

WHEREAS, the Accounts require two (2) signatures on each check presented for payment; and

WHEREAS, with the election of Michael Barnhart the office of Mayor, the City Council of the City of Lake Dallas, Texas, finds it to be in the public interest to modify the authorized signatories on the City's bank accounts;

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

SECTION 1. The City Council of the City of Lake Dallas hereby authorizes Michael Barnhart to be a signatory for the above identified accounts with Northstar Bank of Texas.

SECTION 2. The City Council of the City of Lake Dallas hereby confirms that the other two signatories for these bank accounts are City Manager Matt Shaffstall and City Secretary Joni Vaughn.

SECTION 3. This resolution shall be effective immediately upon its approval.

PASSED AND APPROVED this the 15th day of December, 2016.

Michael Barnhart, Mayor

ATTEST:

Joni Vaughn, City Secretary
(kbl:12/8/16:82160)

Financial Reports

November 2016

City of Lake Dallas
Monthly Financial Summary
November 2016

	<u>Current Month</u>	<u>Year to Date</u>	<u>Amended Budget</u>
Revenues	\$ 309,724.64	\$ 541,063.72	\$5,527,120.00
Expenses	<u>316,368.06</u>	<u>543,872.88</u>	<u>5,521,090.00</u>
Net	(6,643.42)	(2,809.16)	6,030.00

Sales Tax Revenue for the month of November was \$109,872.98 with \$54,936.50 going to the General Fund. This is approx. an 23% decrease over last year. The portion going to the Road Maintenance & Repair Fund is \$13,734.12.

The General Fund has the following cash available as of November 30, 2016:

Texpool Investment Account	90,335.35
Northstar Checking Account	<u>531,153.21</u>
Total funds available	\$ 621,488.56

Property Tax Revenue received in November was \$132,417.65, an increase of approx. 9.9% over November 2015.

Willow Grove Park revenue for the month of November 2016 was \$541 for park use and \$5,107.92 for camping.

Lake Dallas Community Development Corporation
 Monthly Financial Summary
 November 2016

	Current Month	Year to Date	Original Budget
Revenues	\$52,618.30	\$52,867.01	\$ 340,316.00
Expenses	35,053.60	35,407.55	340,316.00
Net	17,564.70	17,459.46	.00

Sales Tax Revenue for the month of November was \$27,468.24.

CDC has the following cash available as of November 30, 2016:

CDC Investment Account	73,573.87
CDC Checking Account	<u>401,359.00</u>
Net Funds	\$ 474,932.87
Projects Pending:	
Main Street	(\$100,000.00)
Available Fund Balance	\$ 374,932.87

City of Lake Dallas
Sales Tax Receipts
2000-2016

Sales Tax Revenue										
	FY 00	FY 10	FY 11	FY 12	FY 13	FY14	FY 15	FY 16	FY 17	
October	24,439	34,014	38,283	41,157	45,460	55,628	56,149	47,379	49,777	
November	42,477	54,012	58,801	62,465	56,033	73,019	70,441	71,533	54,937	
December	27,354	41,213	34,991	40,404	52,254	55,242	50,061	47,251		
January	22,430	36,937	35,554	37,690	57,786	51,333	49,207	37,737		
February	38,642	55,122	51,454	56,784	70,254	71,087	69,095	52,453		
March	17,538	31,664	36,251	43,391	45,641	48,738	56,219	48,138		
April	23,517	35,859	35,380	40,338	49,569	50,774	45,453	42,501		
May	35,974	38,979	47,890	56,161	65,314	66,407	68,453	63,202		
June	24,614	36,636	42,608	41,516	49,867	55,722	46,817	45,574		
July	21,560	38,300	38,386	48,200	53,715	57,866	47,871	44,088		
August	43,413	51,484	53,624	55,137	68,962	62,936	53,926	53,208		
September	21,908	38,147	40,330	49,402	53,034	54,545	54,292	48,323		
Total	343,866	492,366	513,551	572,646	667,890	703,298	667,984	601,386	104,713	

Date	2012	2013	2014	2015	2016
29-Oct				\$4,387.20	
30-Oct				\$2,755.85	
31-Oct			\$2,660.48		
1-Nov	\$2,204.72	\$1,203.73			1892.42
2-Nov	\$11,121.28			\$4,595.30	2195.56
3-Nov			\$14,195.93	\$8,569.22	\$9,776.28
4-Nov		\$3,546.74	\$3,274.44	\$4,346.57	\$8,229.95
5-Nov	\$4,166.97	\$2,711.28	\$4,720.92	\$5,184.91	
6-Nov	\$7,716.99	\$7,182.08	\$3,529.89	\$2,532.94	
7-Nov	\$11,777.73	\$5,736.08	\$12,734.81		\$10,185.54
8-Nov	\$5,368.11	\$3,897.77			\$2,516.85
9-Nov	\$2,249.48			\$9,953.58	\$5,587.97
10-Nov			\$5,577.78	\$3,112.61	\$16,673.06
12-Nov		\$2,076.63	\$2,751.32	\$6,713.28	
13-Nov	\$2,280.62	\$5,464.24	\$2,591.59	\$7,010.20	
14-Nov	\$4,778.66	\$5,749.46	\$4,586.73		\$1,950.77
15-Nov	\$3,514.97	\$2,760.04			\$4,186.99
16-Nov	\$2,441.46			\$4,644.26	\$1,084.66
17-Nov			\$10,587.23	\$14,140.84	\$15,213.01
18-Nov		\$5,945.86	\$3,457.35	\$4,712.82	\$3,755.61
19-Nov	\$3,010.24	\$3,067.16	\$6,664.02	\$6,311.71	
20-Nov	\$3,082.64	\$8,195.65	\$2,084.31	\$9,800.89	
21-Nov	\$5,035.40	\$4,706.48	\$3,969.53		\$14,182.13
22-Nov		\$1,375.87			\$3,451.98
23-Nov				\$8,423.73	\$1,842.60
24-Nov			\$2,446.43	\$3,198.25	
25-Nov		\$10,724.97	\$30,275.39	\$3,053.62	
26-Nov	\$9,187.41	\$28,862.79			
27-Nov	\$6,935.28				
28-Nov	\$2,670.33				\$18,134.62
29-Nov	\$2,194.00				\$7,272.24
30-Nov	\$6,518.73			\$7,034.87	\$4,285.41
	\$96,255.02	\$103,206.83	\$116,108.15	\$120,482.65	\$132,417.65

29-Oct
31-Oct

\$96,255.02

Willow Grove Park Revenue Trending: 2016

Pay Station -- Park Day Use and Boat Launch

	Cash	Credit Card	Total
2015 December	\$0.00	\$0.00	\$0.00
2016 January	\$0.00	\$0.00	\$0.00
February	\$0.00	\$0.00	\$0.00
March	\$0.00	\$0.00	\$0.00
April	\$346.00	\$154.00	\$500.00
May	\$2,103.00	\$624.00	\$2,727.00
June	\$61.00	\$24.00	\$85.00
July	\$1,926.00	\$617.00	\$2,543.00
August	\$1,199.00	\$554.00	\$1,753.00
September	\$1,021.00	\$605.00	\$1,626.00
October	\$691.00	\$491.00	\$1,182.00
November	\$303.00	\$238.00	\$541.00
YTD Total	\$10,957.00		

Source: Ventek 'Monthly Transactions Summary' Report

Camping

	Total
2015 December	\$0.00
2016 January	\$0.00
February	\$30.46
March	\$35.62
April	\$7,378.16
May	\$4,568.24
June	-\$2,481.47
July	\$2,908.80
August	\$6,087.79
September	\$5,609.08
October	\$8,708.32
November	\$5,107.92
YTD Total	\$37,952.92

Source: Hercules 'End of Day Detail' Report

Budget Summary

Revenue and Expenditures
by Month and Year to Date
Compared to Budget

City of Lake Dallas
Summary Budget Comparison
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
4104	I & S Property - Prior	0.00	914.81	3,272.93	100.00%
4105	I & S Property Tax	470,857.00	23,718.98	21,881.02	5.03%
4106	M & O Property Tax Current Year	2,198,494.00	110,746.94	102,165.19	5.03%
4107	M & O Property Tax Prior Year	10,992.00	(7,998.48)	3,025.09	(72.76)%
4108	City Sales Tax	597,222.00	104,713.12	30,048.20	17.53%
4109	Penalty and Interest - Taxes	10,992.00	2,051.96	1,644.81	18.66%
4110	Mixed Beverage Tax	20,000.00	5,536.21	0.00	27.68%
4113	Penalty and Interest - I & S	0.00	517.30	428.61	100.00%
4114	Hotel Occupancy Tax	75,000.00	21,930.66	0.00	29.26%
4115	Road Maint & Repair Fund	147,889.00	26,178.28	13,734.12	17.70%
4116	Ad Valorem Tax Relief	147,889.00	26,178.28	13,734.12	17.70%
4214	Franchise Fees - Atmos Energy	47,500.00	0.00	0.00	0.00%
4215	Franchise Fees - CenturyTel	7,700.00	1,643.57	1,643.57	21.34%
4216	Franchise Fees - TXU Electric	209,000.00	0.00	0.00	0.00%
4217	Franchise Fees - Charter Communications	56,000.00	14,314.08	14,314.08	25.56%
4218	Franchise Fees - Waste Management	75,000.00	15,058.09	3,683.27	20.07%
4219	Miscellaneous Franchise Fees	2,000.00	108.15	78.43	5.40%
4230	Library Contributions	0.00	17.95	3.60	100.00%
4232	Friends of the Library	0.00	175.00	175.00	100.00%
4233	Library Fines	3,600.00	404.65	165.55	11.24%
4234	Library Memberships	2,000.00	225.00	50.00	11.25%
4235	Shady Shores Funding	29,046.00	14,523.00	0.00	50.00%
4320	Animal Services	13,000.00	2,434.00	1,892.00	18.72%
4321	Application Fees-Admin/PZ/BOA	6,000.00	5,713.31	1,638.56	95.22%
4322	Mobile Home Permits	400.00	250.00	0.00	62.50%
4323	Health Department Fees	8,000.00	950.00	350.00	11.87%
4324	Building Permits	30,000.00	14,209.70	1,385.00	47.36%
4325	Beer, Wine and Liquor Licenses	1,500.00	0.00	0.00	0.00%
4326	Alarm Permits	8,000.00	212.56	50.00	2.65%
4328	Other Permits and Fees	5,000.00	7,587.66	495.00	151.75%
4329	Park Improvement Fees	3,000.00	0.00	0.00	0.00%
4330	Court Receipts, Fines, and Bonds	371,196.00	48,361.23	23,077.26	13.02%
4331	Administrative Fees	30,066.00	9,666.59	1,378.00	32.15%
4332	Arrests/Warrant Fees	31,817.00	6,620.88	3,634.85	20.80%
4337	MVBA Collections	12,000.00	6,309.58	3,711.75	52.57%

City of Lake Dallas
Summary Budget Comparison
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
4345	Staff/Office Services to 4A/4B	42,000.00	14,000.00	14,000.00	33.33%
4346	4B Parks Maintenance & Operation	30,000.00	10,000.00	10,000.00	33.33%
4349	Building Permits-Sub Contractors	30,000.00	750.00	750.00	2.50%
4350	Business Permits	2,000.00	625.00	250.00	31.25%
4351	Contractor Registration	12,000.00	1,325.00	825.00	11.04%
4352	Drainage Improvement Fees	3,000.00	0.00	0.00	0.00%
4353	Plan Review	19,500.00	2,770.30	510.25	14.20%
4403	Admin Fees-Tourism	15,000.00	0.00	0.00	0.00%
4404	Admin Fees-Willow Grove Park	15,000.00	0.00	0.00	0.00%
4461	SRO Reimbursement	50,000.00	18,290.00	18,290.00	36.58%
4463	Park Rentals	2,000.00	0.00	0.00	0.00%
4464	Vendor Fees	4,600.00	0.00	0.00	0.00%
4465	Entry Fees	300.00	0.00	0.00	0.00%
4466	Event Proceeds	4,600.00	0.00	0.00	0.00%
4467	Event Sponsorships	15,000.00	1,450.00	650.00	9.66%
4468	Fireworks	10,600.00	0.00	0.00	0.00%
4473	Police Reports	900.00	135.00	102.00	15.00%
4474	Community Room Rental Fees	3,000.00	(160.00)	(210.00)	(5.33)%
4475	Other Revenue	6,000.00	938.20	6.00	15.63%
4476	Interest Income - General Fund	1,644.00	171.70	81.06	10.44%
4480	Sale of Vehicles and Equipment	3,000.00	0.00	0.00	0.00%
4481	Interest Income - 4A	0.00	885.53	382.88	100.00%
4497	Boys and Girls Club	1.00	0.00	0.00	0.00%
4528	Interest Income - Reserve Fund	4,110.00	0.00	0.00	0.00%
4598	Proceeds from short term loan	0.00	6,454.27	0.00	100.00%
4617	CDC Debt Payment Reimbursement	148,966.00	9,013.06	9,013.06	6.05%
4619	EDC Reserve Fund	304,564.00	0.00	0.00	0.00%
4620	General Fund Reserve	53,500.00	0.00	0.00	0.00%
4621	Use of Fund Balance	70,000.00	0.00	0.00	0.00%
4701	Interest - I & S	0.00	83.86	55.22	100.00%
4802	Rental Income	44,675.00	11,038.74	7,359.16	24.70%
Report Difference		5,527,120.00	541,063.72	309,724.64	9.79%

City of Lake Dallas
Summary Budget Comparison
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual \$	Percent Total Budget \$ Used - Original
5500	Certification Pay	9,450.00	1,477.08	738.54	15.63%
5501	Salaries - Full Time	1,857,740.00	267,503.81	133,287.58	14.39%
5502	Retirement	243,506.00	35,054.85	17,430.26	14.39%
5503	Salaries - Part Time	0.00	8,899.00	4,622.25	100.00%
5504	Longevity	12,516.00	0.00	0.00	0.00%
5505	Overtime	12,150.00	3,750.94	2,669.01	30.87%
5506	Contract Labor	20,000.00	2,462.90	1,567.30	12.31%
5508	Group Health Insurance	294,300.00	43,519.84	22,083.13	14.78%
5509	Life Insurance	9,357.00	1,582.98	791.49	16.91%
5511	Worker's Compensation	33,375.00	2,777.44	1,197.97	8.32%
5513	Stipend/Auto Allowance	12,600.00	553.84	276.92	4.39%
5516	Physicals & Evaluations	500.00	0.00	0.00	0.00%
5520	FICA Expense	2,556.00	551.74	286.59	21.58%
5521	TEC (SUTA Payable)	7,011.00	70.03	27.54	0.99%
5522	Medicare Tax Expense	27,029.00	3,978.89	1,995.70	14.72%
5530	Property & Liability	42,250.00	11,061.10	1,215.60	26.18%
5536	Office Supplies	15,700.00	983.28	916.13	6.26%
5537	Operating Supplies	15,200.00	2,385.66	1,541.15	15.69%
5538	Advertising	8,100.00	858.80	714.50	10.60%
5539	Subscriptions & Pub	2,310.00	0.00	0.00	0.00%
5540	Dues and Memberships	9,850.00	144.85	144.85	1.47%
5541	Printing	6,150.00	764.77	588.37	12.43%
5543	Travel & Training	18,100.00	107.61	107.61	0.59%
5544	Govt & Misc Operating	53,950.00	552.65	552.65	1.02%
5546	Postage	5,500.00	603.67	603.67	10.97%
5548	Uniforms	6,900.00	276.99	209.19	4.01%
5552	Information Technology	12,700.00	1,310.64	691.64	10.32%
5554	Technology-Office & Field	15,300.00	0.00	0.00	0.00%
5555	Flowers/Gifts/Plaques	2,500.00	66.49	55.99	2.65%
5556	Safety Equipment & Supplies	20,000.00	0.00	0.00	0.00%
5557	Permits & Applications	2,000.00	0.00	0.00	0.00%
5558	Communications	7,400.00	0.00	0.00	0.00%
5561	Govt & Misc Supplies	10,000.00	819.35	812.68	8.19%
5573	Interfund Transfer-General (Adm)	15,000.00	0.00	0.00	0.00%
5574	Interfund Transfer-Abatement	20,000.00	0.00	0.00	0.00%
5598	Government Services	25,300.00	540.00	540.00	2.13%
5599	Accounting & Auditor	10,000.00	0.00	0.00	0.00%

City of Lake Dallas
Summary Budget Comparison
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual \$	Percent Total Budget \$ Used - Original
5600	Consultants & Prof	1,119,774.00	192,744.04	89,047.09	17.21%
5603	Legal Services	63,320.00	11,068.52	10,018.52	17.48%
5619	Community Events	26,000.00	595.41	375.41	2.29%
5649	Telephone-Mobile	12,600.00	2,441.02	1,260.61	19.37%
5650	Telephone	16,100.00	1,219.85	1,082.78	7.57%
5651	Utilities	99,500.00	10,153.07	8,290.17	10.20%
5698	Minor Equipment Field	300.00	0.00	0.00	0.00%
5699	Repairs & Maintenance	38,200.00	3,518.01	2,130.83	9.20%
5700	Equipment Maintenance	0.00	11.90	11.90	100.00%
5701	Building Maintenance	20,500.00	2,760.75	1,860.75	13.46%
5705	Vehicle Maintenance	13,500.00	617.92	422.80	4.57%
5706	Vehicle Fuel	21,500.00	4,714.30	2,083.43	21.92%
5707	Drainage Maintenance	20,000.00	22.99	22.99	0.11%
5708	Street Maintenance	166,309.00	97.93	60.89	0.05%
5711	Rentals	22,700.00	1,111.86	1,002.02	4.89%
5712	Park Maintenance	2,000.00	4.99	4.99	0.24%
5953	1998 Street Bond Principal	145,000.00	0.00	0.00	0.00%
5954	1998 Street Bond Interest	9,775.00	0.00	0.00	0.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	36,210.00	0.00	0.00	0.00%
5960	Paying Agent Fees	389.00	0.00	0.00	0.00%
5961	2006 Bonds Principal	0.00	(75,000.00)	0.00	100.00%
5962	2006 Bonds Interest	38,584.00	(7,893.45)	0.00	(20.45)%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	29,891.00	0.00	0.00	0.00%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	25,200.00	0.00	0.00	0.00%
5974	2012 Refunding Bonds Principal	220,000.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	0.00	0.00	0.00%
5977	Government Capital Loan	36,355.00	3,024.57	3,024.57	8.31%
6005	Capital Improvements	18,100.00	0.00	0.00	0.00%
6060	Streets	304,564.00	0.00	0.00	0.00%
Report Difference		5,521,090.00	543,872.88	316,368.06	9.85%

City of Lake Dallas
Summary Budget Comparison - Administration-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5500	Certification Pay	1,800.00	92.32	46.16	5.12%
5501	Salaries - Full Time	225,855.00	24,569.84	12,284.92	10.87%
5502	Retirement	30,762.00	3,195.16	1,597.58	10.38%
5504	Longevity	540.00	0.00	0.00	0.00%
5508	Group Health Insurance	25,500.00	2,803.26	1,396.63	10.99%
5509	Life Insurance	1,175.00	62.64	31.32	5.33%
5511	Worker's Compensation	547.00	57.96	28.98	10.59%
5513	Stipend/Auto Allowance	6,600.00	553.84	276.92	8.39%
5521	TEC (SUTA Payable)	513.00	(0.01)	0.00	0.00%
5522	Medicare Tax Expense	3,405.00	364.96	182.48	10.71%
5536	Office Supplies	3,600.00	691.70	670.73	19.21%
5538	Advertising	1,200.00	0.00	0.00	0.00%
5539	Subscriptions & Pub	200.00	0.00	0.00	0.00%
5540	Dues and Memberships	2,000.00	0.00	0.00	0.00%
5541	Printing	1,200.00	176.40	0.00	14.70%
5543	Travel & Training	5,000.00	7.13	7.13	0.14%
5544	Govt & Misc Operating	1,500.00	(165.88)	(165.88)	(11.05)%
5552	Information Technology	1,500.00	0.00	0.00	0.00%
5554	Technology Office & Field	5,000.00	0.00	0.00	0.00%
5598	Government Services	20,000.00	0.00	0.00	0.00%
5599	Accounting & Auditor	10,000.00	0.00	0.00	0.00%
5600	Consultants & Prof	9,000.00	234.00	156.00	2.60%
5649	Telephone-Mobile	1,200.00	0.00	0.00	0.00%
5699	Repairs & Maintenance	8,500.00	1,374.36	687.18	16.16%
Report Difference		366,597.00	34,017.68	17,200.15	9.28%

City of Lake Dallas
Summary Budget Comparison - Animal Services-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	89,223.00	11,896.02	5,952.00	13.33%
5502	Retirement	11,700.00	1,522.69	760.83	13.01%
5503	Salaries - Part Time	0.00	1,890.00	1,055.25	100.00%
5504	Longevity	90.00	0.00	0.00	0.00%
5505	Overtime	1,000.00	65.83	65.83	6.58%
5508	Group Health Insurance	16,800.00	2,716.16	1,358.08	16.16%
5509	Life Insurance	437.00	75.48	37.74	17.27%
5511	Worker's Compensation	2,400.00	364.19	183.22	15.17%
5520	FICA Expense	664.00	117.18	65.43	17.64%
5521	TEC (SUTA Payable)	513.00	20.88	5.02	4.07%
5522	Medicare Tax Expense	1,294.00	172.91	88.59	13.36%
5530	Property & Liability	1,250.00	1,215.60	1,215.60	97.24%
5536	Office Supplies	600.00	0.00	0.00	0.00%
5537	Operating Supplies	2,500.00	630.87	630.87	25.23%
5543	Travel & Training	500.00	0.00	0.00	0.00%
5548	Uniforms	500.00	0.00	0.00	0.00%
5552	Information Technology	1,000.00	0.00	0.00	0.00%
5554	Technology:Office & Field	1,800.00	0.00	0.00	0.00%
5600	Consultants & Prof	600.00	0.00	0.00	0.00%
5649	Telephone-Mobile	600.00	164.73	82.31	27.45%
5650	Telephone	1,000.00	0.00	0.00	0.00%
5651	Utilities	7,500.00	714.73	610.32	9.52%
5698	Minor Equipment Field	300.00	0.00	0.00	0.00%
5701	Building Maintenance	1,000.00	291.49	291.49	29.14%
5705	Vehicle Maintenance	500.00	0.00	0.00	0.00%
5706	Vehicle Fuel	1,000.00	173.76	98.53	17.37%
Report Difference		144,771.00	22,032.52	12,501.11	15.22%

City of Lake Dallas
Summary Budget Comparison - Community Relations-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	43,551.00	6,474.48	3,237.24	14.86%
5502	Retirement	6,108.00	828.74	414.37	13.56%
5504	Longevity	78.00	0.00	0.00	0.00%
5508	Group Health Insurance	8,400.00	1,358.08	679.04	16.16%
5509	Life Insurance	227.00	41.08	20.54	18.09%
5511	Worker's Compensation	105.00	15.28	7.64	14.55%
5513	Stipend/Auto Allowance	3,000.00	0.00	0.00	0.00%
5521	TEC (SUTA Payable)	171.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	676.00	92.56	46.28	13.69%
5536	Office Supplies	350.00	0.00	0.00	0.00%
5540	Dues and Memberships	200.00	0.00	0.00	0.00%
5600	Consultants & Prof	4,500.00	0.00	0.00	0.00%
5649	Telephone-Mobile	600.00	102.98	51.46	17.16%
Report Difference		67,966.00	8,913.20	4,456.57	13.11%

City of Lake Dallas
Summary Budget Comparison - Debt-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5953	1998 Street Bond Principal	145,000.00	0.00	0.00	0.00%
5954	1998 Street Bond Interest	9,775.00	0.00	0.00	0.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	36,210.00	0.00	0.00	0.00%
5960	Paying Agent Fees	389.00	0.00	0.00	0.00%
5961	2006 Bonds Principal	0.00	(75,000.00)	0.00	100.00%
5962	2006 Bonds Interest	38,584.00	(7,893.45)	0.00	(20.45)%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	29,891.00	0.00	0.00	0.00%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	25,200.00	0.00	0.00	0.00%
5974	2012 Refunding Bonds Principal	220,000.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	0.00	0.00	0.00%
5977	Government Capital Loan	36,355.00	3,024.57	3,024.57	8.31%
Report Difference		689,823.00	(79,868.88)	3,024.57	(11.58)%

City of Lake Dallas
Summary Budget Comparison - Development Services-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5500	Certification Pay	600.00	92.32	46.16	15.38%
5501	Salaries - Full Time	104,291.00	15,865.88	7,932.94	15.21%
5502	Retirement	13,928.00	2,042.64	1,021.32	14.66%
5504	Longevity	1,428.00	0.00	0.00	0.00%
5508	Group Health Insurance	16,800.00	2,804.56	1,402.28	16.69%
5509	Life Insurance	543.00	100.02	50.01	18.41%
5511	Worker's Compensation	252.00	13.96	6.98	5.53%
5521	TBC (SUTA Payable)	342.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,542.00	228.88	114.44	14.84%
5536	Office Supplies	300.00	16.19	0.00	5.39%
5539	Subscriptions & Pub	610.00	0.00	0.00	0.00%
5540	Dues and Memberships	200.00	0.00	0.00	0.00%
5541	Printing	50.00	0.00	0.00	0.00%
5543	Travel & Training	1,150.00	60.48	60.48	5.25%
5552	Information Technology	2,200.00	0.00	0.00	0.00%
5574	Interfund	20,000.00	0.00	0.00	0.00%
	Transfer-Abatement				
5598	Government Services	4,000.00	540.00	540.00	13.50%
5600	Consultants & Prof	25,000.00	8,494.80	3,938.99	33.97%
5649	Telephone-Mobile	400.00	102.98	51.46	25.74%
5705	Vehicle Maintenance	1,500.00	40.00	40.00	2.66%
5706	Vehicle Fuel	500.00	0.00	0.00	0.00%
Report Difference		195,636.00	30,402.71	15,205.06	15.54%

City of Lake Dallas

Summary Budget Comparison - Fire & Emergency Mgmt-SEB

From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5544	Govt & Misc Operating	7,500.00	0.00	0.00	0.00%
5600	Consultants & Prof	1,025,424.00	159,529.82	79,764.91	15.55%
Report Difference		1,032,924.00	159,529.82	79,764.91	15.44%

City of Lake Dallas
Summary Budget Comparison - Legislative - SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5500	Certification Pay	900.00	138.44	69.22	15.38%
5501	Salaries - Full Time	82,619.00	12,675.68	6,337.84	15.34%
5502	Retirement	11,111.00	1,681.56	839.30	15.13%
5504	Longevity	1,296.00	0.00	0.00	0.00%
5508	Group Health Insurance	8,400.00	1,424.34	717.17	16.95%
5509	Life Insurance	430.00	79.88	39.94	18.57%
5511	Worker's Compensation	200.00	29.88	14.94	14.94%
5521	TEC (SUTA Payable)	171.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,198.00	178.84	89.42	14.92%
5538	Advertising	3,600.00	249.50	105.20	6.93%
5540	Dues and Memberships	2,550.00	0.00	0.00	0.00%
5541	Printing	1,000.00	0.00	0.00	0.00%
5543	Travel & Training	4,000.00	0.00	0.00	0.00%
5544	Govt & Misc Operating	10,000.00	296.25	296.25	2.96%
5548	Uniforms	600.00	0.00	0.00	0.00%
5555	Flowers/Gifts/Plaques	2,500.00	66.49	55.99	2.65%
5598	Government Services	1,300.00	0.00	0.00	0.00%
5600	Consultants & Prof	15,000.00	1,060.00	1,060.00	7.06%
5603	Legal Services	35,000.00	7,258.48	7,258.48	20.73%
5649	Telephone-Mobile	300.00	0.00	0.00	0.00%
Report Difference		182,175.00	25,139.34	16,883.75	13.80%

City of Lake Dallas
Summary Budget Comparison - Library-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	79,346.00	7,428.92	3,714.46	9.36%
5502	Retirement	6,411.00	950.90	475.45	14.83%
5503	Salaries - Part Time	0.00	4,321.00	2,223.00	100.00%
5504	Longevity	102.00	0.00	0.00	0.00%
5508	Group Health Insurance	8,400.00	1,434.34	717.17	17.07%
5509	Life Insurance	254.00	46.96	23.48	18.48%
5511	Worker's Compensation	192.00	17.52	8.76	9.12%
5520	FICA Expense	1,892.00	267.90	137.83	14.15%
5521	TEC (SUTA Payable)	684.00	49.16	22.52	7.18%
5522	Medicare Tax Expense	1,152.00	168.79	85.30	14.65%
5536	Office Supplies	1,000.00	0.00	0.00	0.00%
5537	Operating Supplies	2,000.00	104.72	104.72	5.23%
5538	Advertising	650.00	0.00	0.00	0.00%
5540	Dues and Memberships	4,200.00	144.85	144.85	3.44%
5541	Printing	200.00	0.00	0.00	0.00%
5543	Travel & Training	1,450.00	0.00	0.00	0.00%
5546	Postage	500.00	94.98	94.98	18.99%
5552	Information Technology	5,000.00	780.00	390.00	15.60%
5554	Technology: Office & Field	8,500.00	0.00	0.00	0.00%
5561	Govt & Misc Supplies	10,000.00	819.35	812.68	8.19%
5600	Consultants & Prof	750.00	116.30	58.15	15.50%
5649	Telephone-Mobile	300.00	102.98	51.46	34.32%
5650	Telephone	600.00	137.07	0.00	22.84%
5651	Utilities	8,000.00	1,526.97	677.22	19.08%
5701	Building Maintenance	8,000.00	400.00	200.00	5.00%
5711	Rentals	7,000.00	787.50	787.50	11.25%
Report Difference		156,583.00	19,700.21	10,729.53	12.58%

City of Lake Dallas
Summary Budget Comparison - Municipal Court-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5500	Certification Pay	900.00	92.32	46.16	10.25%
5501	Salaries - Full Time	59,260.00	12,766.12	6,383.06	21.54%
5502	Retirement	7,649.00	1,645.88	822.94	21.51%
5504	Longevity	228.00	0.00	0.00	0.00%
5508	Group Health Insurance	10,500.00	2,740.88	1,370.44	26.10%
5509	Life Insurance	298.00	80.60	40.30	27.04%
5511	Worker's Compensation	139.00	14.72	7.36	10.58%
5521	TEC (SUTA Payable)	342.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	830.00	197.22	97.70	23.76%
5536	Office Supplies	800.00	103.95	103.95	12.99%
5538	Advertising	700.00	0.00	0.00	0.00%
5540	Dues and Memberships	250.00	0.00	0.00	0.00%
5541	Printing	200.00	0.00	0.00	0.00%
5543	Travel & Training	1,300.00	0.00	0.00	0.00%
5600	Consultants & Prof	12,000.00	6,585.73	3,108.13	54.88%
5603	Legal Services	28,320.00	3,810.04	2,760.04	13.45%
Report Difference		123,716.00	28,037.46	14,740.08	22.66%

City of Lake Dallas
Summary Budget Comparison - Police Department-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5500	Certification Pay	5,250.00	1,061.68	530.84	20.22%
5501	Salaries - Full Time	1,024,776.00	153,961.19	76,742.20	15.02%
5502	Retirement	135,457.00	20,288.72	10,069.64	14.97%
5503	Salaries - Part Time	0.00	2,688.00	1,344.00	100.00%
5504	Longevity	8,148.00	0.00	0.00	0.00%
5505	Overtime	5,000.00	2,409.63	1,327.70	48.19%
5508	Group Health Insurance	165,900.00	22,070.44	11,035.22	13.30%
5509	Life Insurance	5,219.00	955.74	477.87	18.31%
5511	Worker's Compensation	21,132.00	1,398.17	484.17	6.61%
5513	Stipend/Auto Allowance	3,000.00	0.00	0.00	0.00%
5516	Physicals & Evaluations	500.00	0.00	0.00	0.00%
5520	FICA Expense	0.00	166.66	83.33	100.00%
5521	TEC (SUTA Payable)	3,591.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	14,685.00	2,242.29	1,119.35	15.26%
5536	Office Supplies	4,000.00	100.14	100.14	2.50%
5537	Operating Supplies	6,000.00	517.34	443.36	8.62%
5538	Advertising	800.00	0.00	0.00	0.00%
5539	Subscriptions & Pub	500.00	0.00	0.00	0.00%
5540	Dues and Memberships	250.00	0.00	0.00	0.00%
5541	Printing	1,500.00	0.00	0.00	0.00%
5543	Travel & Training	2,600.00	40.00	40.00	1.53%
5548	Uniforms	5,000.00	32.00	12.00	0.64%
5552	Information Technology	3,000.00	530.64	301.64	17.68%
5556	Safety Equipment & Supplies	20,000.00	0.00	0.00	0.00%
5557	Permits & Applications	2,000.00	0.00	0.00	0.00%
5558	Communications	7,400.00	0.00	0.00	0.00%
5600	Consultants & Prof	22,500.00	15,682.46	525.98	69.69%
5649	Telephone-Mobile	7,400.00	1,677.56	879.13	22.66%
5699	Repairs & Maintenance	4,000.00	42.75	42.75	1.06%
5705	Vehicle Maintenance	7,000.00	348.03	342.85	4.97%
5706	Vehicle Fuel	18,000.00	3,188.26	1,406.58	17.71%
5711	Rentals	6,300.00	109.84	0.00	1.74%
Report Difference		1,510,908.00	229,511.54	107,308.75	15.19%

City of Lake Dallas
Summary Budget Comparison - Public Works-Parks & Facilities-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	29,295.00	4,280.44	2,060.44	14.61%
5502	Retirement	4,278.00	609.22	284.16	14.24%
5504	Longevity	114.00	0.00	0.00	0.00%
5505	Overtime	3,250.00	520.31	520.31	16.00%
5508	Group Health Insurance	8,400.00	1,358.08	679.04	16.16%
5509	Life Insurance	152.00	27.94	13.97	18.38%
5511	Worker's Compensation	1,655.00	271.22	145.80	16.38%
5521	TEC (SUTA Payable)	171.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	472.00	69.63	37.43	14.75%
5537	Operating Supplies	1,200.00	39.92	39.92	3.32%
5548	Uniforms	200.00	96.92	76.21	48.46%
5649	Telephone-Mobile	300.00	62.53	31.24	20.84%
5699	Repairs & Maintenance	2,500.00	0.00	0.00	0.00%
5701	Building Maintenance	5,000.00	0.00	0.00	0.00%
5705	Vehicle Maintenance	1,000.00	0.00	0.00	0.00%
5706	Vehicle Fuel	2,000.00	407.93	182.97	20.39%
5711	Rentals	1,000.00	0.00	0.00	0.00%
5712	Park Maintenance	2,000.00	4.99	4.99	0.24%
Report Difference		62,987.00	7,749.13	4,076.48	12.30%

City of Lake Dallas
Summary Budget Comparison - Public Works-Streets & Drainage-SEB
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5501	Salaries - Full Time	119,524.00	17,585.24	8,642.48	14.71%
5502	Retirement	16,102.00	2,289.34	1,144.67	14.21%
5504	Longevity	492.00	0.00	0.00	0.00%
5505	Overtime	2,900.00	755.17	755.17	26.04%
5506	Contract Labor	0.00	2,462.90	1,567.30	100.00%
5508	Group Health Insurance	25,200.00	4,809.70	2,728.06	19.08%
5509	Life Insurance	622.00	112.64	56.32	18.10%
5511	Worker's Compensation	6,753.00	594.54	310.12	8.80%
5521	TEC (SUTA Payable)	513.00	0.00	0.00	0.00%
5522	Medicare Tax Expense	1,775.00	262.81	134.71	14.80%
5536	Office Supplies	3,500.00	11.32	11.32	0.32%
5537	Operating Supplies	2,000.00	78.27	78.27	3.91%
5538	Advertising	150.00	0.00	0.00	0.00%
5543	Travel & Training	1,300.00	0.00	0.00	0.00%
5544	Govt & Misc Operating	10,000.00	422.28	422.28	4.22%
5548	Uniforms	600.00	148.07	120.98	24.67%
5649	Telephone-Mobile	1,200.00	227.26	113.55	18.93%
5651	Utilities	54,000.00	4,493.67	4,493.67	8.32%
5699	Repairs & Maintenance	5,000.00	0.90	0.90	0.01%
5700	Equipment Maintenance	0.00	11.90	11.90	100.00%
5701	Building Maintenance	500.00	69.54	69.54	13.90%
5705	Vehicle Maintenance	3,500.00	229.89	39.95	6.56%
5706	Vehicle Fuel	0.00	944.35	395.35	100.00%
5707	Drainage Maintenance	20,000.00	22.99	22.99	0.11%
5708	Street Maintenance	166,309.00	97.93	60.89	0.05%
5711	Rentals	1,000.00	135.95	135.95	13.59%
6060	Streets	304,564.00	0.00	0.00	0.00%
Report Difference		747,504.00	35,766.66	21,316.37	4.78%

City of Lake Dallas
Summary Budget Comparison - Support Services
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5530	Property & Liability	41,000.00	9,845.50	0.00	24.01%
5536	Office Supplies	1,500.00	59.98	29.99	3.99%
5537	Operating Supplies	1,500.00	1,014.54	244.01	67.63%
5541	Printing	2,000.00	0.00	0.00	0.00%
5546	Postage	5,000.00	508.69	508.69	10.17%
5600	Consultants & Prof	5,000.00	1,040.93	434.93	20.81%
5649	Telephone-Mobile	300.00	0.00	0.00	0.00%
5650	Telephone	14,500.00	1,082.78	1,082.78	7.46%
5651	Utilities	30,000.00	3,417.70	2,508.96	11.39%
5699	Repairs & Maintenance	18,200.00	2,100.00	1,400.00	11.53%
5701	Building Maintenance	6,000.00	1,999.72	1,299.72	33.32%
5711	Rentals	4,400.00	78.57	78.57	1.78%
Report Difference		129,400.00	21,148.41	7,587.65	16.34%

City of Lake Dallas
Summary Budget Comparison - Tourism & Special Events
From 11/1/2016 Through 11/30/2016

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget \$ Used - Original
5506	Contract Labor	20,000.00	0.00	0.00	0.00%
5536	Office Supplies	50.00	0.00	0.00	0.00%
5538	Advertising	1,000.00	609.30	609.30	60.93%
5539	Subscriptions & Pub	1,000.00	0.00	0.00	0.00%
5540	Dues and Memberships	200.00	0.00	0.00	0.00%
5541	Printing	0.00	588.37	588.37	100.00%
5543	Travel & Training	800.00	0.00	0.00	0.00%
5544	Govt & Misc Operating	24,950.00	0.00	0.00	0.00%
5573	Interfund Transfer-General (Adm)	15,000.00	0.00	0.00	0.00%
5619	Community Events	26,000.00	595.41	375.41	2.29%
5711	Rentals	3,000.00	0.00	0.00	0.00%
6005	Capital Improvements	18,100.00	0.00	0.00	0.00%
Report Difference		110,100.00	1,793.08	1,573.08	1.63%

Accounts Payable Check Register

**Checks Processed During
Posting
Of
Accounts Payable**

City of Lake Dallas
Check/Voucher Register
From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
56491	11/16/2016	Nichols, Jackson, Dillard,	(7,725.46)	General legal services
	11/16/2016	Nichols, Jackson, Dillard,	(3,850.97)	MC legal services
58247	11/1/2016	Aflac	394.56	Monthly billing for Nov 16
58248	11/1/2016	Anderson's Auto Repair	39.95	LOF-Unit 1026
58249	11/1/2016	Assurant Employee Benefits	853.99	Monthly dental premium - Nov
58250	11/1/2016	Big City Crushed Concrete	53.84	Asphalt
58251	11/1/2016	City of Corinth	79,764.91	Fire/EMS services for November 2016
58252	11/1/2016	HumanaVision	174.24	Monthly billing
58253	11/1/2016	Labor Ready	716.48	Seasonal 10/1-10/7
58254	11/1/2016	Local Circuit	146.14	On site desktop/repair-PD
58255	11/1/2016	Peopleready, Inc.	716.48	Seasonal 10/08-10/14
58256	11/1/2016	Special Insurance Services	1,054.82	Monthly billing for GAP insurance
58257	11/1/2016	Stephanie Berry	750.00	Municipal court judge services for Nov 2016
58258	11/1/2016	Unifirst Holdings, L.P.	96.70	Uniform cleanings
58259	11/1/2016	United Healthcare Insurance Co	21,777.22	Monthly billing for Nov 2016
58260	11/1/2016	Inside the Tape	295.00	Training class for Lt Chandler
58261	11/10/2016	A to T Lamps, Inc.	150.00	Lights for animal shelter
58262	11/10/2016	ADT Security Services	58.15	Monthly billing for Library
58263	11/10/2016	Ashley Chandler	12.00	Uniform shirt tailored-A. Chandler
58264	11/10/2016	Atmos Energy	118.18	Monthly billing
58265	11/10/2016	Cash	106.56	Admin petty cash reimbursement
	11/10/2016	Cash	94.98	Library petty cash reimbursement
58266	11/10/2016	CenturyLink	1,082.78	Monthly billing
58267	11/10/2016	Char Dupree	60.48	Mileage to seminar in Benbrook, TX
58268	11/10/2016	Charter Communications	84.98	Monthly billing for PW
58269	11/10/2016	CTT	365.00	Monthly billing for library
58270	11/10/2016	Collin County	40.00	Class for A. Chandler
58271	11/10/2016	Colonial Life &	232.92	Supplemental insurance PPE110516
58272	11/10/2016	Corinth Veterinary Clinic	687.28	Vet services
	11/10/2016	Corinth Veterinary Clinic	(117.17)	Visa payment on account by donation
58273	11/10/2016	The Dallas Morning News	622.96	Newspaper subscription-Library
58274	11/10/2016	Dawn M. Sawyer	230.77	Child Support PPE 1105

City of Lake Dallas
Check/Voucher Register

From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58275	11/10/2016	Deborah L. Ridge	450.00	SANE invoice
58276	11/10/2016	Denton County Clerk	30.00	Lien on Kings Manor Addn, Ph 1 & 2, Blk A, Lot 5
	11/10/2016	Denton County Clerk	30.00	Lien on Kingswood Estate, Lot 139
	11/10/2016	Denton County Clerk	30.00	Lien on Oak Lakes, Blk G, Lot 15
58277	11/10/2016	Denton Co. Police Chiefs Assoc	532.00	Denton County Police Memorial
58278	11/10/2016	Don't Let IT Break, LLC	390.00	IT support-Library
58279	11/10/2016	TX Child Support SDU	114.00	Child Support 2 - PPE110516
58280	11/10/2016	Federal Express	114.87	Freight
58281	11/10/2016	New Benefits, Ltd	376.49	Monthly billing
58282	11/10/2016	Hartford Life Co.	1,081.01	Monthly billing for Nov 2016
58283	11/10/2016	Higginbotham & Associates, Inc	66.00	Oct Admin Fees for 125 Plan
58284	11/10/2016	John Ed Keeter Public Library	5.95	Lost book
58285	11/10/2016	Lake Cities Municipal Utility	969.04	Monthly billing for Main, City Yd, AS, WGP, Library
58286	11/10/2016	TX Child Support SDU	391.38	Child Support 3 - PPE110516
58287	11/10/2016	Leisure Interactive, LLC	633.75	Reservation fees for October
58288	11/10/2016	MailFinance	78.57	Monthly billing
58289	11/10/2016	Masten Air Conditioning & Heat	685.00	Repairs to condenser fan motor
58290	11/10/2016	Card Service Center	1,408.59	Monthly billing
58291	11/10/2016	Michael Frederick	44.00	Books for Library
58292	11/10/2016	Michelle French	14.25	License registration-2010 Dodge
58293	11/10/2016	Neofunds by Neopost	500.00	Postage
58294	11/10/2016	Nichols, Jackson, Dillard,	3,940.62	General legal services
58295	11/10/2016	North Richland Hills Library	127.77	Payment for lost books
58296	11/10/2016	O'Reilly Auto Parts	2.49	Monthly billing
58297	11/10/2016	Nationwide Retirement Solution	425.00	Deferred Compensation PPE 110516
58298	11/10/2016	Peopleready, Inc.	134.34	Contract labor
58299	11/10/2016	Reliant	6,973.45	Monthly billing
58300	11/10/2016	Roy Wallace	800.00	City hall cleaning 10/24-10/31; Library 10/04 & 10/27
58301	11/10/2016	TX Child Support SDU	595.86	Child Support PPE 110516
58302	11/10/2016	Staples Advantage	37.25	Approval stamp
	11/10/2016	Staples Advantage	94.54	Black toner, fasteners
	11/10/2016	Staples Advantage	304.03	Boxes, supplies for council workshop, copy paper

City of Lake Dallas
Check/Voucher Register

From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58303	11/10/2016	Staples Advantage	204.83	Paper, file folders, binders, paper towels, trash bags, pens
	11/10/2016	Staples Advantage	(79.52)	Return of toner
	11/10/2016	Staples Advantage	167.98	Toner for court
	11/10/2016	TCAP	15.00	Rabies vaccine-AS
	11/10/2016	TCAP	160.00	Vaccines for AS
58304	11/10/2016	TCC - NW Campus	100.00	Training for LaBeau
58305	11/10/2016	Texas State Library and	144.85	Library database fee
58306	11/10/2016	TMRS	26,962.52	TMRS for October 2016
58307	11/10/2016	Tractor Supply Credit Plan	284.50	Monthly billing
58308	11/10/2016	United Site Services	101.00	Monthly billing
58309	11/10/2016	Upper Trinity Regional	1,215.60	Annual rental fee-Animal shelter
58310	11/10/2016	US Storage Centers-Corinth	229.50	Rent for storage unit for Library
58311	11/10/2016	TX Child Support SDU	73.85	Child Support 1 PPE110516
58312	11/10/2016	Verizon Wireless	1,412.57	Monthly billing
58313	11/10/2016	Walmart Community	566.46	Monthly billing
58314	11/10/2016	Waste Management	422.28	Emptied waste oil tank
58315	11/10/2016	Wex Bank	2,083.43	Monthly billing
58316	11/10/2016	Zoetis	689.00	Vaccines for animal shelter
58317	11/10/2016		15.00	Michael Rhodes-WGP key deposit refund
58318	11/10/2016		103.00	James Cogburn-Cash bond refund
58319	11/23/2016	A to T Lamps, Inc.	336.00	Light bulbs
58320	11/23/2016	Ace Hardware	657.66	Monthly billing
58321	11/23/2016	Anderson's Auto Repair	39.95	LOF-Unit 320
	11/23/2016	Anderson's Auto Repair	39.95	LOF-Unit 352
	11/23/2016	Anderson's Auto Repair	39.95	LOF-Unit 370
	11/23/2016	Anderson's Auto Repair	108.00	Replace alternator-Unit 303
	11/23/2016	Anderson's Auto Repair	45.00	Replace battery-Unit 380
58322	11/23/2016	Atmos Energy	0.00	Monthly billing for library
58323	11/23/2016	Bradbury Signs	40.00	Logo for Code Enforcement car
58324	11/23/2016	Carrollton Municipal Court	354.10	Cash bond escrow-Joshua McKinney #00443246
58325	11/23/2016	Charter Communications	336.74	Monthly billing for internet and cable
58326	11/23/2016	Citizens 1st Bank	3,024.57	Loan payment

City of Lake Dallas
Check/Voucher Register
From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58327	11/23/2016	Colonial Life &	201.07	Supplemental insurance PPE111916
58328	11/23/2016	Corinth Veterinary Clinic	429.03	Vet services
58329	11/23/2016	Dash Medical Gloves	49.90	Exam gloves
58330	11/23/2016	Dawn M. Sawyer	230.77	Child Support Alan PPE 1119
58331	11/23/2016	Deluxe	399.72	Deposit tickets and accounts payable checks
58332	11/23/2016	Denton Record-Chronicle	105.20	Public Notices
58333	11/23/2016	TX Child Support SDU	114.00	Child Support 2 - PPE111916
58334	11/23/2016	Federal Express	22.21	Freight
58336	11/23/2016	Bureau Veritas North America	76.92	Commercial inspection-201 S Lake Dallas
	11/23/2016	Bureau Veritas North America	1,060.07	Commercial inspection-307 S Lake Dallas Road
	11/23/2016	Bureau Veritas North America	126.92	Commercial inspection-5018 S Stemmons
	11/23/2016	Bureau Veritas North America	1,401.95	Commercial inspection-600 N Shady Shores
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-201 Shady Shores
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-210 Pembroke St
	11/23/2016	Bureau Veritas North America	97.62	Residential inspection-315 Bluewood Lane
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-401 Springtree Road
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-408 Goliad
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-509 Maverick Drive
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-515 Mattie
	11/23/2016	Bureau Veritas North America	118.62	Residential inspection-526 Ridgewood St
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-5402 Queen Ct
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-626 Montgomery Drive
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-687 N Lakeview Drive
	11/23/2016	Bureau Veritas North America	76.92	Residential inspection-716 Thousand Oaks Drive
	11/23/2016	Bureau Veritas North America	210.77	Residential inspection-925 Lakebluff Drive
	11/23/2016	Home Depot Credit Services	148.85	Residential permit-495 Liberty Way
58337	11/23/2016	John Glover	540.00	Monthly billing
58338	11/23/2016	TX Child Support SDU	391.38	Health inspections
58339	11/23/2016	Local Circuit	155.50	Child Support 3 - PPE111916
58340	11/23/2016	Local Circuit	687.18	Managed Antivirus November-PD
58341	11/23/2016	McCreary, Veselka, Bragg & Allen	3,108.13	Managed Services
				MVBA fees

City of Lake Dallas
Check/Voucher Register

From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58342	11/23/2016	Michelle French	0.00	Registration renewal-2005 Ford
	11/23/2016	Michelle French	0.00	Registration renewal-2010 Dodge
	11/23/2016	Michelle French	0.00	Taxes on ROW
58343	11/23/2016	Nichols, Jackson, Dillard,	11,043.32	General legal services
	11/23/2016	Nichols, Jackson, Dillard,	5,561.01	MC legal services
58344	11/23/2016	Nationwide Retirement Solution	425.00	Deferred Compensation PPE 111916
58345	11/23/2016	5A8-Praxair Distribution Inc.	135.95	Monthly billing
58346	11/23/2016	Quill Corporation	30.98	Stamp for bill record keeping
58347	11/23/2016	Roy Wallace	800.00	City Hall cleaning Nov 7-18; Library Nov 10,17
58348	11/23/2016	Sam's Club	397.51	Monthly billing
58349	11/23/2016	TX Child Support SDU	595.86	Child Support PPE 111916
58350	11/23/2016	Shred-It USA	1,060.00	Document shredding
58351	11/23/2016	Staples Advantage	84.34	Adding machine tape, toilet paper
	11/23/2016	Staples Advantage	96.46	Binders, copy paper
	11/23/2016	Staples Advantage	73.98	Black int
	11/23/2016	Staples Advantage	15.20	Letter trays
	11/23/2016	Staples Advantage	88.47	Pens, ink
58352	11/23/2016	Star Community Newspapers	300.00	Advertising
	11/23/2016	Star Community Newspapers	309.30	August ads
58353	11/23/2016	Thomson Reuter - West	96.00	West information charges
58354	11/23/2016	Unifirst Holdings, L.P.	114.85	Uniform cleanings
58355	11/23/2016	US Storage Centers-Corinth	193.00	Storage rent for library
58356	11/23/2016	Utility Data Systems, Inc.	3,233.00	MCRS jury module
	11/23/2016	Utility Data Systems, Inc.	1,082.00	MCRS OMNI collections module
58357	11/23/2016	TX Child Support SDU	73.85	Child Support 1 PPE111916
58358	11/23/2016	VenTek International	6.45	Interim gateway service-WGP
58359	11/23/2016	WiFiAA	291.73	WGP WiFi
58360	11/23/2016	Michelle French	14.25	Registration renewal-2005 Ford
	11/23/2016	Michelle French	14.25	Registration renewal-2010 Dodge
58361	11/23/2016	Amigo Energy	570.23	Monthly billing for library
58362	11/23/2016		30.00	Glen Greer-WGP key deposit refund
58363	11/23/2016		210.00	Frances Thomas-Community Room deposit refund

City of Lake Dallas
Check/Voucher Register

From 11/1/2016 Through 11/30/2016

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
Report Total			197,830.71	



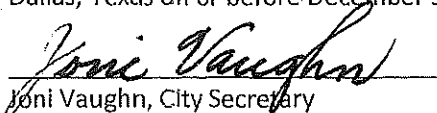
City of Lake Dallas
Planning & Zoning Commission
Special Meeting Agenda
City Hall

212 Main Street, Lake Dallas, TX 75065

Tuesday, December 13, 2016 at 7:00 p.m.

1. Call to Order & Determination of Quorum
2. Pledges of Allegiance
3. Approve and Act on Previous Meeting's Minutes – Regular meeting November 17, 2016, Special meeting November 17, 2016
4. Consider and make recommendations on an application for a preliminary replat of Lot 1, Block A, Q.T. 940 Addition and 13.305± acres out of the J. Simmons Survey, Abst. 1163, generally located north and east of the intersection of Interstate I-35E North (Stemmons Freeway) and Swisher Road (commonly known as 500 N Stemmons Frwy and 302 Swisher Road). (Request by QT Corporation)
5. Consider and make recommendations on a site plan for QuikTrip at 302 Swisher Road. (Request by QT Corporation)
6. Discuss amendments to Chapter 122 "Zoning", Article III "R1-6000 Single Family Dwelling District" of the Lake Dallas Municipal Code relating to minimum house size, set back requirements, masonry requirements and other development standards relating to the use and development of property located within any R1-6000 Single Family Dwelling District. (Development Services Director Char Dupree)
7. Conduct a Public Hearing to receive comment on and consider an application for a Special Use Permit for a tiny home and recreational vehicle park at the property generally located north of Market Street and east of Gotcher including the properties at 206 Gotcher and the tracts fronting Market Street from 103 Market Street, easterly to Alamo Avenue, said property presently zoned as (C-1) Commercial Retail District and R-1 6000 (Residential) Single Family District and located in the Downtown Overlay District. (Request by Terry Lantrip)
8. Consider and make recommendations on a request to allow 100% concrete siding exterior (Hardi Plank) at 522 Howard. (Request by Paul Perry)
9. Adjournment

I certify that the above notice of this meeting posted on the bulletin board at City Hall of the City of Lake Dallas, Texas on or before December 9, 2016 at 6:00 p.m.


Joni Vaughn, 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. 118 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 Planning and Zoning Commission of the City of Lake Dallas met on November 17, 2016 at 7:00 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 221.041 of the Texas Government Code.

1. Call to Order and Determination of Quorum

Present: Chairperson Ben Gilbert, Commissioners Peggy Shelton, Clyde Fisher, and Bob Davis

Staff Present: Community Development Director Char DuPree,
and Administrative Assistant Donna Butler

2. Pledge of Allegiance

Chairperson Gilbert led the Pledge of Allegiance

3. Approve and Act on Previous Meeting's Minutes – October 20, 2016

Motion to approve the minutes for October 20, 2016 was made by Fisher; second by Davis

Ayes: Gilbert, Shelton, Fisher and Davis

Noes: None

Motion Passed

4. Discussion only on a Request to amend the use of six (6) properties, owned by Terry Lantrip, zoned C-1 Commercial and R1-6000 Residential located in the Downtown Overlay District by Special Use Permit (SUP) to allow a new use: Tiny Home & RV Park. Properties affront 206 Gotcher Avenue and 103, 105 Market Street as well as vacant lots A1355a Wright, Tr 24, Old Dcad, Tr #13 and O T Garza Block 5, Lots 1-4. Mr. Lantrip is proposing installing approximately 51 spaces for tiny homes and recreational vehicles.

Terry Lantrip explained his intention for the area was originally mixed-use; however, this would not be cost effective at the time. Stating the tiny house movement is trendy, he believes the development would bring quiet, intellectual residents to patronize the local businesses. He proposes brick sidewalks and a renovation of the 1910 house into an office and clubhouse. Ultimately, his goal for the future is to begin to move the RVs out and build the mixed-use buildings; therefore, would ask that no concrete streets or slabs be required.

Discussion took place about whether the park would look nice and whether or not it would benefit local businesses. Lantrip believes it will bring more customers as there will be 40 to 50 units and the residents will be able to walk to local stores and restaurants.

Discussion was closed.

5. Adjournment

Motion to adjourn was made by Davis; second by Shelton.

The meeting adjourned at 7:28 p.m.

Ben Gilbert, Chair

Donna Butler, Planning and Zoning Secretary



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

To: Planning and Zoning Commission
From: Char DuPree, Community Development
Date: December 13, 2016
Item Number: 4
Subject: Quik Trip Preliminary Replat – 500 N. Stemmons Fwy.

Detail Memo

Planning & Zoning Action Requested: To consider approval for a commercial preliminary replat at 500 N. Stemmons Freeway

Background Information: Quik Trip is planning on an expansion that will include a larger store, demolition of the current facility once the new building is completed and the creation of five (5) additional commercial sites that will be sold for future development. A zoning change from C-1 Commercial to C-2 Commercial has already been approved that will attract the type of businesses wanted in this area.

Board/Citizen Input: Staff recommends approval of the preliminary plat in order for Quik Trip to proceed in the process so the final plat may be submitted for review.

Financial Consideration: Unknown at this time, however, any commercial development will certainly increase the city's sales tax revenue.

Attachment(s): Preliminary replat application and requested plat



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

☐ Minor Replat ☒ Major Replat ☐ Commercial Site Plan ☐ Residential Site Plan ☒ Preliminary Plat

Owner: American Roll-On Roll-Off Carrier Group, Inc.

Address: 250 Swisher Rd, Lake Dallas, TX 75065

Phone: (214) 999-7840

Email:

Location of Property (Address if Applicable): 250 Swisher Rd, Lake Dallas, TX 75065

Engineer/Surveyor: Shield Engineering

Address: 1600 W. 7th Street, Suite 200, Fort Worth, TX 76102

Phone: (817) 810-0696

Email: robert.bryan@segpllc.com

If this Application is for a subdivision plat, it must conform to the specifications as outlined by the City of Lake Dallas Subdivision Ordinance and applicable State Statutes (Chapter 94).

Proposed Subdivision Name: Major Replat Q.T. 940 Addition, Lot 1R, Block A

Survey Name: J.W. Simmons Survey

Abstract No.: 1163

Existing Zoning of Property: C-1

Is this a re-plat or an existing recorded subdivision? ☒ Yes ☐ No

If yes, name of original subdivision: Q.T. 940 Addition, Lot 1, Block A

Circle One: Property Owner / Agent

John P. Marshall

Signature

John P. Marshall

Please Print Name

10/4/2016

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 Re-Plat on behalf of the owner of this property.

Signed: *John P. Marshall* (Agent)

The above person is my representative, authorized to make application for a subdivision on my behalf, and I

Eric P. Ebeling, hereby certify that I am owner of the property for which this application is made: ERIC P. EBELING

Eric P. Ebeling
CEO & President
AMERICAN ROLL-ON ROLL-OFF CARRIER GROUP, INC.

Marianne McCune
Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: _____ Received by: _____ Amount: \$ _____

Probable Planning and Zoning Commission Date: _____ Probable City Council Date: _____

MARIANNE MCCUNE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 2/25/2018

Property Details for account 614567**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	614567
Geographic ID	SM0210A-000000A-0000-0001-0000
Legal Description	Q T 940 Addition Blk A Lot 1
Situs Address	302 Swisher Rd Tx 75065
Property Type	Real
Neighborhood	RE25G01G5
	Convience Store Group 5
Abstract/Subdivision	SM0210A
	All properties in SM0210A
	View Plat
Agent Name	Ctmi Llc
Owner ID	898267
Owner Name	Fsz & 66th, Llc
Percent Ownership	100
Mailing Address	Attn Tax Dept
	Po Box 3475
	Tulsa, OK 74101-3475
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

2016 Certified Values

Total Improvement Value	(+) \$976,842
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$808,691
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$1,785,533
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$1,785,533
Homestead Cap What's this?	(-) \$0
Assessed Value	(=) \$1,785,533

2016 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.248409%	\$1,785,533.00	\$4,435.42	N/A
Lake Dallas City Of	0.668068%	\$1,785,533.00	\$11,928.57	N/A
Lake DALLAS	1.67%	\$1,785,533.00	\$29,818.40	N/A
Estimated Total Taxes				\$46,182.39

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.

2017 Improvements
Improvement 3347704

State Code	F1
Improvement Type	Commercial - QUICKTRIP
Foundation	SLAB
Exterior Wall	Brick Veneer
Roof Style	Flat
Heating/Cooling	CHCA
Sprinkler System	Y

Class What's this?	Year Built	Sq. Footage	Type
240	2009	4,940 sq. feet	Main Area
240	2009	12,000 sq. feet	Carport

Improvement 3347705

State Code	F1
Improvement Type	Commercial - CONCRETE PAVING

Class What's this?	Year Built	Sq. Footage	Type
CON	2009	38,350 sq. feet	Paving

Land Segments

Land Type	Acres	Sq. Ft.
Commercial	1.8565	80,869 sq. feet

Splits, Merges, and Deletes

Type	Date	Details
M-NEW SUB	11/20/2008	NEW SUBDIVISION/2009 PER PLAT Y-739 Q T 940 ADDITION FROM 301755 & 301754

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2016	\$976,842	\$808,691	\$1,785,533	\$1,785,533	\$1,785,533
2015	\$931,309	\$808,691	\$1,740,000	\$1,740,000	\$1,740,000
2014	\$941,309	\$808,691	\$1,750,000	\$1,750,000	\$1,750,000
2013	\$924,880	\$808,691	\$1,733,571	\$1,733,571	\$1,733,571
2012	\$924,880	\$808,691	\$1,733,571	\$1,733,571	\$1,733,571
2011	\$924,880	\$808,691	\$1,733,571	\$1,733,571	\$1,733,571
2010	\$1,166,177	\$566,084	\$1,732,261	\$1,732,261	\$1,732,261
2009	\$0	\$566,084	\$566,084	\$566,084	\$566,084

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
5/1/2015	Special Wd	Qt 940 Lp	Fsz & 66th, Llc	2015- 46703	Unavailable
5/13/2009	Special Wd	Quiktrip Corp	Qt 940 Lp	2009- 57792	Unavailable

Real Estate Sales

	Show sales that occurred within the past		
	6 months	1 year	2 years
Subject Property Neighborhood: Convience Store Group 5	Link	Link	Link
Subject Property Abstract/Subdivision: SM0210A	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link

Agent History

Year	Agent Name
2017	Ctmi Llc
2016	Ctmi Llc
2015	Ctmi Llc
2014	Ctmi Llc

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 75309

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	75309
Geographic ID	A1163A-000-0003-0000
Legal Description	A1163a J.w. Simmons, Tr 3, 13.305 Acres, Old Dcad Tr #1
Situs Address	500 N Stemmons Fwy Tx 75065-2534
Property Type	Real
Neighborhood	WH15G01
	All County Distribution Warehouses
Abstract/Subdivision	A1163A
	All properties in A1163A
	View Plat
Owner ID	897844
Owner Name	American Roll-On Roll-Off Carrier Group LLC
Percent Ownership	100
Mailing Address	188 Broadway
	Woodcliff Lake, NJ 07677-8067
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

2016 Certified Values

Total Improvement Value	(+) \$2,423,914
Land Homesite Value	(+) \$0
Land Non-Homesite Value	(+) \$579,566
Agricultural Market Value	(+) \$0
Timber Market Value	(+) \$0
Total Market Value	(=) \$3,003,480
Agricultural Use Reduction	(-) \$0
Timber Use Reduction	(-) \$0
Appraised Value	(=) \$3,003,480
Homestead Cap. <u>What's this?</u>	(-) \$0
Assessed Value	(=) \$3,003,480

2016 Estimated Taxes

Entity Name	Tax Rate Per \$100	Taxable Value	Estimated Taxes	Tax Ceiling Amount
Denton County	0.248409%	\$3,003,480.00	\$7,460.91	N/A
Lake Dallas City Of	0.668068%	\$3,003,480.00	\$20,065.29	N/A
Lake DALLAS	1.67%	\$3,003,480.00	\$50,158.12	N/A
Estimated Total Taxes				\$77,684.32

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.

2017 Improvements

Improvement 1111707

State Code	F1
Improvement Type	Commercial - PAYLESS CASHWAYS
Exterior Wall	Aluminum siding
Exterior Wall	Aluminum siding
Foundation	SLAB
Foundation	SLAB
Interior Finish	Sheetrock
Interior Finish	Sheetrock
Roof Covering	Metal
Roof Covering	Metal
Condition	Average
Condition	Average
Heating/Cooling	CHCA
Ceiling	26
Condition	Average

Class	What's this?	Year Built	Sq. Footage	Type
920		1983	190,800 sq. feet	Main Area
920		2006	50,400 sq. feet	Main Area
920		1983	8,400 sq. feet	Main Area

Improvement 1111710

State Code	F1
Improvement Type	Misc Imp - CHAIN-LINK FENCING
Condition	Good

Class	What's this?	Year Built	Sq. Footage	Type
C08		1983	2,800 sq. feet	Fencing

Improvement 1111711

State Code	F1
Improvement Type	Commercial - CONCRETE PAVING
Condition	Good

Class What's this?	Year Built	Sq. Footage	Type
CON	1983	210,075 sq. feet	Paving

Land Segments

Land Type	Acres	Sq. Ft.
Commercial	13.305	579,566 sq. feet

Property History

Year	Improvement(s)	Land	Market	Appraised	Assessed
2016	\$2,423,914	\$579,566	\$3,003,480	\$3,003,480	\$3,003,480
2015	\$3,172,119	\$579,566	\$3,751,685	\$3,751,685	\$3,751,685
2014	\$3,172,119	\$579,566	\$3,751,685	\$3,751,685	\$3,751,685
2013	\$3,063,312	\$579,566	\$3,642,878	\$3,642,878	\$3,642,878
2012	\$3,063,312	\$579,566	\$3,642,878	\$3,642,878	\$3,642,878
2011	\$3,063,312	\$579,566	\$3,642,878	\$3,642,878	\$3,642,878
2010	\$3,177,028	\$579,566	\$3,756,594	\$3,756,594	\$3,756,594
2009	\$3,335,405	\$579,566	\$3,914,971	\$3,914,971	\$3,914,971
2008	\$3,282,001	\$579,566	\$3,861,567	\$3,861,567	\$3,861,567
2007	\$2,992,782	\$579,566	\$3,572,348	\$3,572,348	\$3,572,348
2006	\$2,635,939	\$579,566	\$3,215,505	\$3,215,505	\$3,215,505
2005	\$2,608,779	\$579,566	\$3,188,345	\$3,188,345	\$3,188,345
2004	\$2,320,432	\$579,566	\$2,899,998	\$2,899,998	\$2,899,998
2003	\$2,324,569	\$579,566	\$2,904,135	\$2,904,135	\$2,904,135
2002	\$2,467,865	\$331,825	\$2,799,690	\$2,799,690	\$2,799,690
2001	\$2,639,185	\$383,169	\$3,022,354	\$3,022,354	\$3,022,354

Deed History

Date	Type	Seller	Buyer	Deed Number	Sale Price
3/30/2015	Name Change	American Shipping And Logistics Group Inc	American Roll-On Roll-Off Carrier Group Llc	2015-NAME CHANGE	Unavailable
4/18/2014	Special Wd	Unified Aircraft Services Inc	American Shipping And Logistics Group Inc	2014-38980	Unavailable
10/31/2002	Special Wd	Payless Cashways Inc #910	Unified Aircraft Services Inc	02-138964	Unavailable
5/4/1989	Conversion	D & S Metals Inc.	Payless Cashways Inc #910	2573-201	Unavailable
Unavailable	Conversion	Payless Cashway Inc #910	D & S Metals Inc.	-	Unavailable

Real Estate Sales

	Show sales that occurred within the past		
	6 months	1 year	2 years
Subject Property Neighborhood: All County Distribution Warehouses	Link	Link	Link
Subject Property Abstract/Subdivision: A1163A	Link	Link	Link
Subject Property City: Lake Dallas City Of	Link	Link	Link
Subject Property School District: Lake Dallas	Link	Link	Link

Agent History

Year	Agent Name
2006	Tax Resource Network
2005	Tax Resource Network
2004	Tax Resource Network

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.

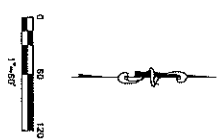
[You can read more about S.B. 541 here.](#)

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.

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

of the *Journal of Polymer Science*.¹ The authors are indebted to the National Science Foundation for support of this work. The authors also wish to thank the following for their assistance: J. H. Duerksen, J. E. McGrath, and J. A. Sauerbrey for their assistance in the synthesis of the polymers; J. E. McGrath for his assistance in the synthesis of the polymers; and J. A. Sauerbrey for his assistance in the synthesis of the polymers.

[illegible]



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www.lakedallas.com · lakedallas@lakedallas.com

To: Planning and Zoning Commission
From: Char DuPree, Community Development
Date: December 13, 2016
Item Number: 5
Subject: Quik Trip Commercial Site Plan – 302 Swisher Rd.

Detail Memo

Planning & Zoning Action Requested: To consider approval for a commercial site plan for the Quik Trip new retail facility located at 302 Swisher Road.

Background Information: Quik Trip is planning on building a larger retail center at 302 Swisher Road. The expansion will include a larger store, demolition of the current facility once the new building is completed and installation of commercial truck pumps in the rear of the property. The site plan will also include installing a third entrance to accommodate the new truck traffic and an additional signal light across from the Jackson Ranch subdivision at Briar Oaks. Commercial trucks will only be allowed to refuel, there will be no overnight parking or extended stays allowed. The new store will not include facilities normally found in a traditional truck stop.

Board/Citizen Input: This type of usage is allowed in Zoning District C-1 Commercial; the property is currently zoned C-2 Commercial. The new site plan will meet all landscape and drainage requirements as does the current site. This redevelopment opens the way for additional commercial development along Swisher Road. Staff is recommending approval of this plan.

Financial Consideration: Quik Trip is the city's largest retailers. Quik Trip estimates this expansion will increase current revenues 30 to 45 percent.

Attachment(s): Site plan application, site plan and overall site plan



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www.lakedallas.com · lakedallas@lakedallas.com

To: Planning and Zoning Commission

From: Char DuPree, Community Development

Date: December 13, 2016

Item Number: 6

Subject: Chapter 122 Zoning Amendments, Article III "R1-6000 Single Family Dwelling District"

Detail Memo

Planning & Zoning Action Requested: To discuss proposed changes to the Municipal Zoning Code, Chapter 122, Article III, "R1-6000 Single Family Dwelling District"

Background Information: Based on City Council recommendations, three (3) basic changes are being proposed for the zoning regulations regarding the R1-6000 single family zoning district. The changes are: (1) increasing the minimum size house from 1,200 sq. ft. to 1,500 sq. ft. (2) increasing the side setback from 5 ft. to 7 ft. and (3) decreasing the masonry requirement from 80% to 50% and include a discussion of the definition of masonry exterior surface.

Board/Citizen Input: Staff recommendations are reflected in the above proposed changes.

Financial Consideration: N/A

Attachment(s): Current R1-6000 zoning code

(c) Accessory buildings [are permissible], subject to the following conditions:

- (1) An accessory building may be used by the occupant of the premises purely for personal enjoyment, amusement, recreation or storage. The use or occupancy of an accessory building shall not be obnoxious or offensive by reason of vibration, noise, odor, dust, smoke, fumes or electrical interference.
- (2) An accessory building shall be located a minimum of ten feet from any other building or structure on the lot.
- (3) Accessory buildings except detached garages shall have a minimum setback of five feet from any lot line.
- (4) A detached garage must meet the same building setbacks as does the main dwelling unit.
- (5) An accessory building shall not exceed the size of the main building.

(Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-84. Height.

No building or structure shall exceed 2-1/2 stories nor be more than 35 feet in height. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-85. Front yards.

The minimum front yard setback shall be 25 feet. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-86. Side yards.

The minimum side yard setback shall be five feet; 15 feet on corner lots adjacent to a side street. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-87. Rear yards.

The minimum rear yard setback shall be 30 feet. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-88. Lot area,

The minimum lot area shall be 6,000 square feet. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-89. Lot width.

The minimum lot width shall be 50 feet. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-90. Lot depth.

The minimum lot depth shall be 90 feet. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-91. Minimum dwelling size.

The minimum dwelling size shall be 1,200 square feet of living area. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-92. Off-street parking.

Off-street parking shall be in compliance with the requirements of this chapter. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-93. Exterior surfaces.

(a) Exterior surfaces of a building greater than 120 square feet in the R-1-6000 district shall consist of masonry materials covering no less than 80 percent of total exterior surface exclusive of windows, doors, gables and second story. Accessory buildings, excluding garages and carports, in the R-1-6000 district shall consist of durable materials such as masonry, including concrete plank siding and Exterior Insulated Finishing Systems (EFIS), wood and other materials that replicate those now in use in the district.

(b) Upon recommendation from the planning and zoning commission, the city council may consider and grant or deny an exemption from the foregoing exterior masonry requirement for accessory buildings greater than 120 square feet in the R-1-6000 district. The application shall include a site plan and elevations and shall set forth good cause as to why a different type of exterior surface should be allowed. The application fee shall be specified in the city's master fee schedule, and shall be nonrefundable, regardless of the council's decision on the application.

(Ordinance 06-09, sec. 2, adopted 3/23/06; Ordinance 09-03, sec. 1, adopted 3/26/09; Ordinance 12-13, sec. 13, adopted 7/26/12)

Secs. 122-94 through 122-130. Reserved.

ARTICLE IV. R-1-7200 SINGLE-FAMILY DWELLING DISTRICT

Sec. 122-131. Permitted uses.

In district R-1-7200, no building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

- (1) Any use permitted in district R-1-6000.
- (2) Accessory uses as provided in this article.

(Ordinance 06-09, sec. 2, adopted 3/23/06)

Lot means a parcel of land occupied or to be occupied by one main building, or unit group of buildings, and the incident accessory buildings or uses, including such open spaces as are required under this article, and having its principal frontage upon a public street or approved place.

Lot, corner means a lot abutting upon two or more streets at their intersection. A corner lot shall be deemed to front on that street on which it has its least dimension unless otherwise specified by the zoning administrator.

Lot depth means the mean horizontal distance from the front street line to the rear lot line.

Lot, interior means a lot whose side lot lines do not abut upon any street.

Lot line, front means the boundary between a lot and the street on which it fronts.

Lot line, side means any lot boundary line not a front or rear line. A side lot line may be a party lot line, a line bordering on an alley or place, or a side street line.

Lot lines means the lines bounding a lot.

Lot, reverse corner means a corner lot whose front lot line faces at right angles to the front lot lines of the interior lots or whose rear lot line abuts the side lot lines of interior lots.

Lot, through means an interior lot having frontage on two streets.

Lot width means the horizontal distance between side lot lines, measured at the front building line.

Lots in separate ownership at the time of the passage of the ordinance codified in this chapter means lots whose boundary lines, along their entire length, touched lands under other ownership as shown by plat or deed recorded in the office of the county clerk on or before the date of adoption of the ordinance codified in this chapter.

Manufactured housing or manufactured home means a HUD-code manufactured home or a mobile home and collectively means and refers to both.

Masonry means materials allowed under this chapter as exterior facade, including fired clay brick, stone, finished stucco, aggregate concrete, or other brick and materials as determined by the commission.

Mobile home means a structure: constructed before June 15, 1976; built on a permanent chassis; designed for use as a dwelling with or without a permanent foundation when the structure is connected to the required utilities; transportable in one or more sections; and in the traveling mode, at least eight body feet in width or at least 40 body feet in length or, when erected on site, at least 320 square feet; and includes the plumbing, heating, air conditioning, and electrical systems of the home.

Model home means a dwelling in a developing subdivision located on a legal lot of record that is limited to temporary use as a sales office for the subdivision, and to provide an example of the dwellings in the same subdivision.



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

To: Planning and Zoning Commission

From: Char DuPree, Community Development

Date: December 13, 2016

Item Number: 7

Subject: Special Use Permit: Tiny Home & RV Park-Terry Lantrip

Detail Memo

Planning & Zoning Action Requested: To consider approval for a Special Use Permit that would allow a Tiny Home & RV Park on properties located on Gotcher Avenue and Market Street owned by Terry Lantrip.

Background Information: Terry Lantrip, owner of 206 Gotcher Avenue, 103 & 105 Market Street and vacant lots: A1355a Wright, Tr24, Old Dcad, Tr #13 and T Garza Block 5, Lots 1-4, is requesting a Special Use Permit (SUP) for the purpose of installing approximately 40 to 50 spaces for tiny homes and small recreational vehicles.

The designated property is located in the C-1 Commercial and R1-6000 Residential district and are all in the Downtown Overlay District.

Mr. Lantrip is proposing short and long term residency in this proposed park. Each lot will be approximately 600 sq. ft. and include a gravel parking area, storage buildings and a picnic table.

Board/Citizen Input: This type of use does not coincide with the City's Main Street Improvements Master Plan as part of the Comprehensive Plan, the Municipal Code or zoning regulations.

The Downtown Overlay District (Division 3 of the City Code) was implemented to provide guidelines for the use and reuse of existing properties with historical, architectural or cultural value and redevelopment in this area of the city. Section 122-679 (19) strictly prohibits any mobile or manufactured homes within this district.

Section 62-2 of the Lake Dallas Municipal Code explicitly prohibits this type of new use, stating, "No manufactured home or house trailer shall be placed, parked or permitted for

residential purposes upon any land within the city limits other than an existing manufactured home park. It is unlawful to erect, construct or build a manufactured home park within the city limits."

Section 122-602 and 122-603 of the zoning code regulating commercial mobile home parks, whether it is tiny homes on wheels or small recreational vehicles states, "No person shall operate a commercial manufactured home park within the territorial limits of the city without complying with this entire article. Only those commercial manufactured home parks existing at the time of this passage of the ordinance codified in this section are allowed within the city." This ordinance was adopted on 3/23/2006.

If the Commission decides to approve this SUP, specific regulations should be incorporated into the approved ordinance such as:

- Size of lots
- Spacing between homes
- Maximum time limits of stays: no stays longer than 14 days within a 30-day period
- Concrete pads for homes/vehicles
- Resident visitors must exit park no later than midnight
- No one under the age of 18 may rent a lot
- Alcoholic consumption allowed only on personal lot
- Possession of firearms is prohibited
- Quiet hours shall be maintained in park
- All pets must be on a leash
- Individual lots must be connected to city water and sewer connections

Financial Consideration: Unknown

Attachment(s): Special Use Permit application, business plan, proposed site plan details, property map and proposed project layout



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: 206 Gatcher 103 Market Street lots Current Zoning: R-1-6000 Proposed Zoning: Mixed Use
Legal Description of Property: R161870, R151041, R66089, R62637, R62618, R64063
Explanation of Request: Tiny Home & RV Park

Applicant Name: Terry Lantrip Company: Urban-Retis
Address: 275 Market St 203 Lake Dallas, Tx 75065
Phone: _____ Email Address: _____

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

☐ Developer ☐ Engineer ☐ Surveyor

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

Terry Lantrip
Applicant's Signature

Terry Lantrip
Please Print Name

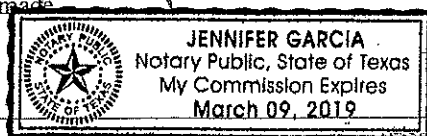
Oct. 25, 2016
Date

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 Special use permit on behalf of the owner of this property.

Signed: Terry Lantrip (Agent)

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



[Signature]
Notary Public Signature

Information listed below to be completed by City Staff:

Date Submitted: 10/25/16 Received by: Chris D. Price Amount: \$ Free waived per

Probable P & Z or BOA Date: 11/17/16 Probable City Council Date: 12/15/16 City Mgr. [Signature]

Discussion
Per - 12/15/16 - [Signature]
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Lake Dallas Urban Retreat

A Tiny House and Recreational Vehicle Residential Community

Lake Dallas Urban Retreat will be a destination location for both Tiny Homes and Recreational Vehicles for short and long term situations. The Retreat will be housed on about eight individual lots in the area of Gotcher, Market, Alamo and Sycamore Streets.

The Tiny House movement is a new and extremely popular movement where people are giving up their larger living quarters to live in small moveable homes ranging in size roughly 150 to 300 square feet. The movement is so popular that there are several television shows, many websites and Facebook pages devoted to the subject. Several Tiny Homes were featured at the 2016 Earth Day celebration at Fair Park in Dallas where thousands stood in line for hours to view these unique homes. Tiny House inhabitants are typically well educated, environmentally conscience and community minded. Most cities do not welcome these homes and few have places appropriate for them. At Lake Dallas Urban Retreat, the Market Street spaces will have paved parking spaces, artistic brick sidewalks and existing trees that would be quite appropriate for Tiny Homes.

While Tiny Homes will be the primary push, Lake Dallas Urban Retreat will also feature spaces for traditional recreational vehicles such as motor homes and travel trailers. These units are typically owned by retirees, travelers and those who need a place to live while working in the area. Lake Dallas would be a great location for "Snow Birds," those Northerners who like to escape from colder climates.

After the addition of the Garza-Little Elm Reservoir, Garza (later changed to Lake Dallas in 1929) was a place people from other cities had weekend cabins and recreational vehicles. Lake Dallas Urban Retreat would be a good location for out of towners to park their recreational vehicles for weekend and vacation uses.

Lake Dallas Urban Retreat will have about 40 to 50 spaces, each with nice size lots with a picnic table and some with small storage buildings.

The historic home located at 206 Gotcher will undergo massive renovations. First it will serve as a home to the manager and then will become the office for Lake Dallas Urban Retreat as well as Urban-Retro and will also serve as the clubhouse for the community.

The home at 101 Market Street will eventually become the community manager's home to allow an onsite manager. The home at 206 Alamo will be staff quarters (or a rental home) with a repair facility on the property as well as a staging site for other future construction projects. The house located at 103 Market Street will be removed.

Lake Dallas Urban Retreat will be operated in conjunction with Urban-Retro's other rental units. There will be a manager and maintenance person as well as part time maintenance and office positions.

Lake Dallas Urban Retreat will have a minimum investment of \$600,000 that will include about 40-50 sites, gravel or paved roadways, massive renovation of 206 Gotcher, further renovations of 101 Market

RECEIVED OCT 25 2016

Street and a repair facility at 206 Alamo. This is in addition to the million-dollar plus investment to date of Urban-Retro.

Lake Dallas Urban Retreat will allow approximately two acres of unused land to be developed in a manner that will allow redevelopment. The two acres could be developed for a permanent manner with such projects as homes, mini-warehouse storage facilities or apartments which would forever prohibit the land from being used for commercial uses in the future. But by allowing a Tiny Homes and Recreational Vehicle facility, the property could easily be redeveloped into commercial or mixed use ventures. Helping the transition will be the establishment of all required utilities on the properties.

While mixed use was (and is) the goal for the properties, the business and economic climate in Lake Dallas just doesn't work at this time and for the foreseeable future. Currently commercial spaces are empty, rents are too low and commercial demand is pretty much non-existent with the only demand being psychics, smoke shops, tattoo parlors and second hand shops. Much of these problems are the result of extreme poor management and poor decisions by both past city managers and elected officials.

Hopefully, better decisions from our city manager and elected officials will allow for a better future for our town and especially the downtown. The Main Street redo with new streets, street lamps and landscaping provides a great opportunity for redevelopment of Main Street with high quality commercial and mixed use projects. Hopefully, that will spur the need for redevelopment of properties along Market and Gotcher and the Lake Dallas Urban Retreat can easily be transitioned to high end mixed use.

Until then, approximately 80 to 100 new residents will call Lake Dallas their home and will contribute to the economy with purchases at our local restaurants, gas stations and other stores. Most importantly, our downtown will gain new residents who will prefer to walk to these establishments, thus helping boost our ailing downtown businesses.

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Fact sheet:

Expedited city processes and no excessive engineering requirements.

Brick sidewalk on Market Street

No sideyard or front yard setback requirements

206 Gotcher to be renovated to a home and eventually will become office/clubhouse

Minimum lot sizes of 20x30 with most being larger

Two parking spaces per unit with all but Market Street spaces being off street

Concrete parking on Market Street

Gravel, rock or asphalt roadways and pads

6 foot fence or tall vegetation where needed

Small storage sheds at some or all units

Signage as needed

Picnic bench at all units

20 foot interior roadways

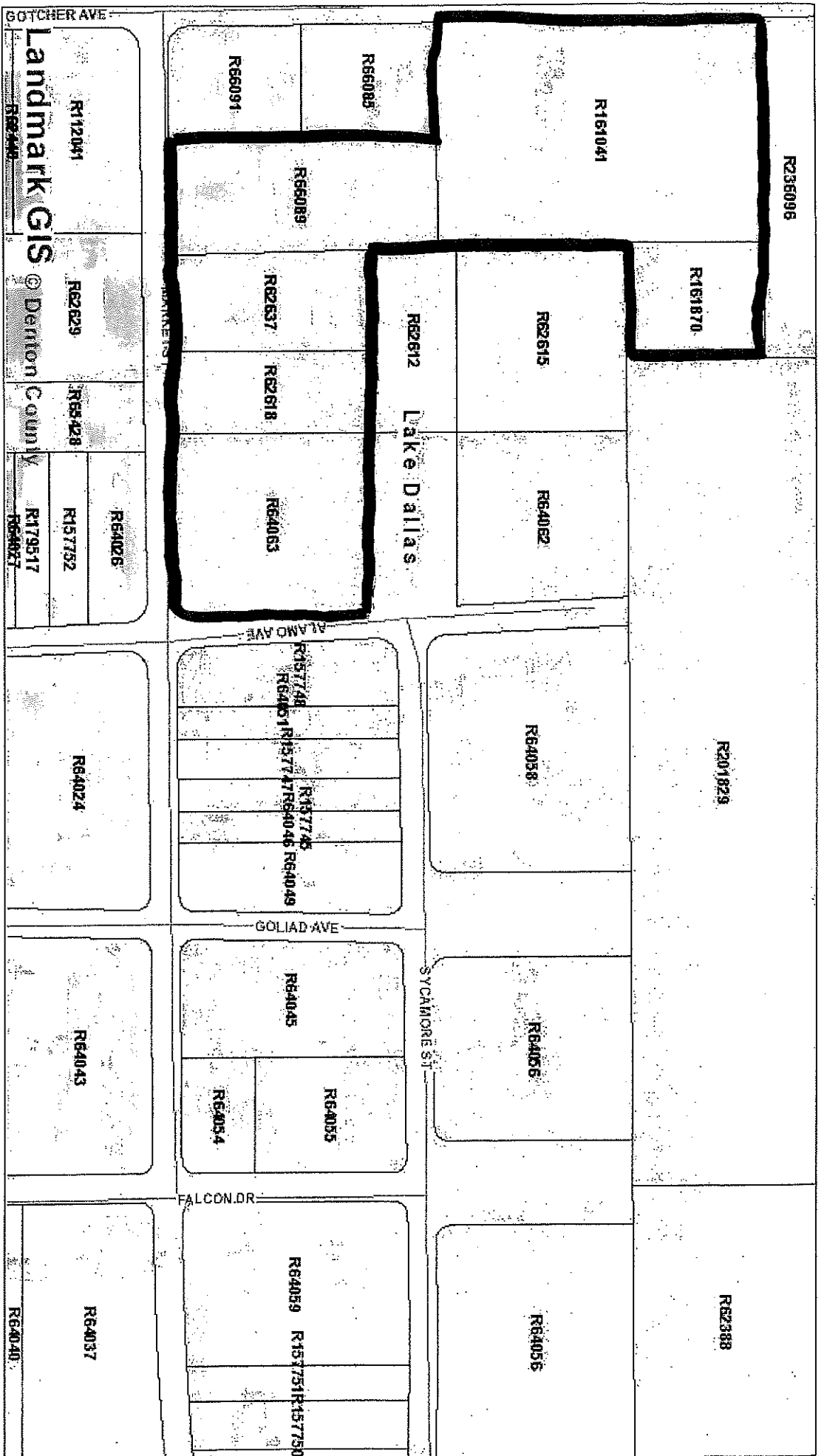
10 foot wide pad sites

No public restroom or shower facility since all Tiny Homes and RVs will have these

One central trash bin made of wood or masonry

All efforts to save existing quality trees

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Lantrip Market St. Property



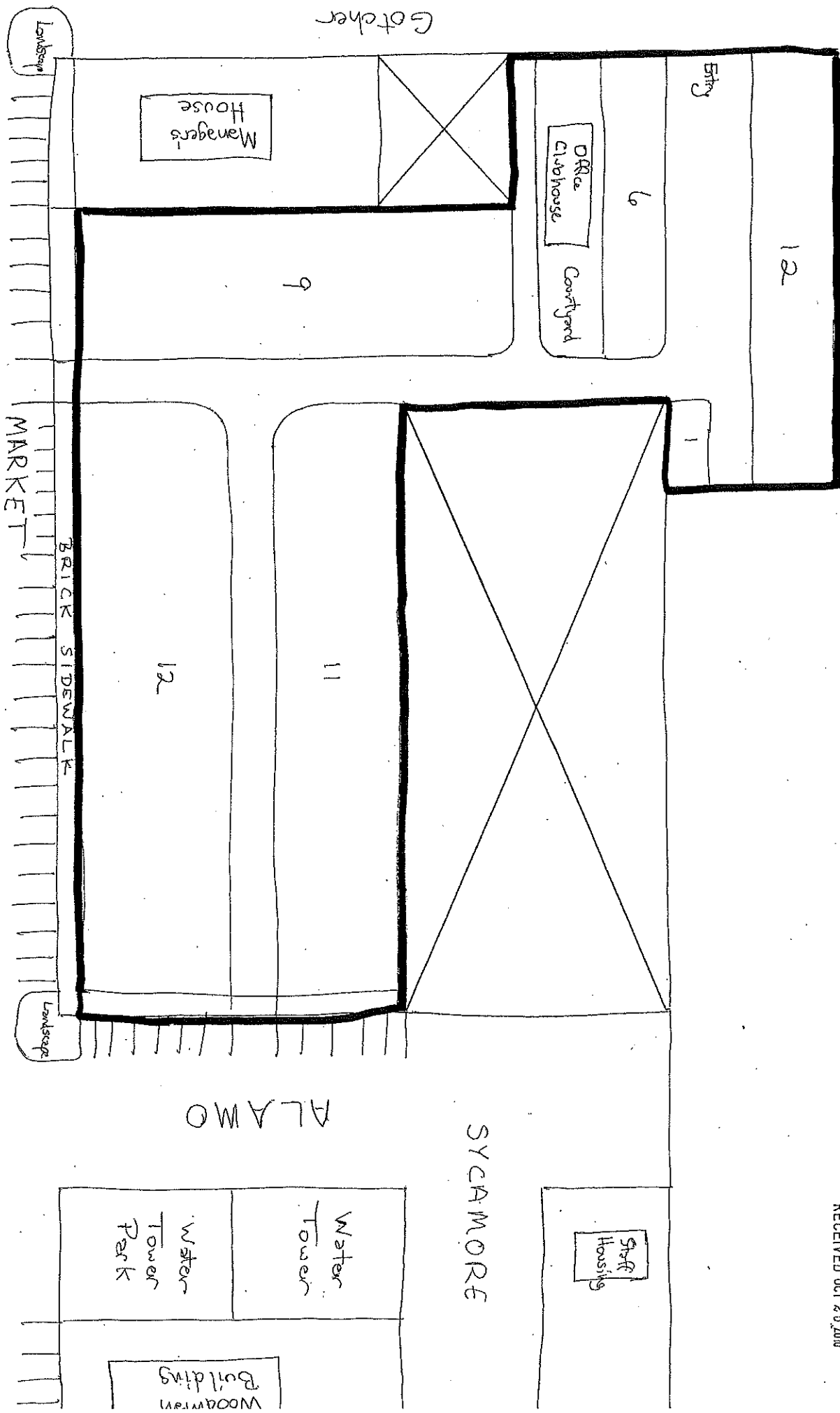
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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property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

Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

<http://gis.dentoncounty.com>



Sec. 122-583. Parking regulations.

(a) No vehicle other than passenger motor vehicles, boats and motorcycles shall be placed or stored on lots in a commercial manufactured home park.

(b) Recreational vehicles must be stored in a storage area provided by the owners of the commercial manufactured home park when not in use and/or remaining within the park more than 48 hours.

(Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-584. Skirting and additions.

Fire-resistant skirting with the necessary vents, screens and/or openings shall be required on all manufactured homes in all manufactured home parks and shall be installed within 30 days after placement of the manufactured home. Skirting, porches, awnings and other additions, when installed, shall be maintained in good repair. (Ordinance 07-22, sec. 1, adopted 9/27/07)

Secs. 122-585 through 122-600. Reserved.

ARTICLE XIV. R-1-4000C COMMERCIAL MANUFACTURED HOME RESIDENTIAL DISTRICT

Sec. 122-601. Purpose.

The purpose of this article is to provide orderly, safe and healthful commercial manufactured home parks within the city and within the area surrounding the city. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-602. Compliance required.

No person shall operate a commercial manufactured home park within the territorial limits of the city without complying with this entire article. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-603. Commercial manufactured home parks allowed.

Only those commercial manufactured home parks existing at the time of the passage of the ordinance codified in this section are allowed within the city. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-604. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this article, except where the context clearly indicates a different meaning. Words, terms and phrases not expressly defined in this section are to be construed according to the definition of such words, terms or phrases as may appear elsewhere in this chapter or ordinances of the city, and where no definition appears, then according to their customary usage.



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www.lakedallas.com · lakedallas@lakedallas.com

To: Planning and Zoning Commission
From: Char DuPree, Community Development
Date: December 13, 2016
Item Number: 8
Subject: Masonry Exemption: 522 Howard Drive

Detail Memo

Planning & Zoning Action Requested: To consider approval for the use of 100% concrete siding (hardi-plank) at 522 Howard Drive.

Background Information: Paul Perry, developer for 522 Howard Drive, has been working with the City of Lake Dallas since September 2016 regarding the demolition and redevelopment of this property. As part of that process he was informed by city staff that zoning district R1-6000 allowed the use of concrete siding (hardi-plank) as an approved masonry product. This interpretation of the Code was allowed only this district because prior to the zoning ordinances in 2006, the exterior surface in this district allowed all exterior surfaces, including wood, vinyl, aluminum sidings, etc. Although Mr. Perry will be building three (3) homes on this parcel of land, he is only requesting this exemption for the first home since it was already in the development process when the City Attorney rendered the interpretation of the current ordinance. The two (2) future homes will be built to the City's masonry requirements.

Board/Citizen Input: Staff recommends this exemption be approved for this one residential home.

Financial Consideration: N/A

Attachment(s): Masonry exemption application, residential building permit application, exterior elevation plan and floorplan



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

Petition for Masonry Exemption

The Property Address: 522 HOWARD DR

Legal Description of Property: _____

The variance is requested based on the following information: NEW RESIDENTIAL HOME - EXTERIOR 100% HARDI-PLANK CONCRETE SIDING PER INFORMATION PROVIDED BY CITY.

Owner: PAUL & TERESA PERRY

Address: 2309 CREEKEDGE CT., CORINTH, TX 76210

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 \$500.00 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

Teresa Perry
Signature

Teresa Perry
Please Print Name

12-6-14
Date

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

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: 12/2/16 Received by: C. Durfee Amount: \$ N/A

Probable Planning and Zoning Commission Date: 12/13/16 Probable City Council Date: 12/15/16



212 Main Street, Lake Dallas, TX 75065 940-497-2226 Ext 110

Residential Permit Application

☒ New Single Family ☐ Remodel ☐ Addition

Site Address 522 Howard Dr., Lake Dallas

Site ID#: R- Subdivision Hansen Estates Block # B Lot # 7R-1

1st Floor (sf) 1860 2nd Floor (sf) — Total Living Area 1860 Garage (sf) 525 Total (sf) 2592

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.

Construction Cost: \$ 130,000. Project Valuation: \$ 160,000

Property Owner Providence Ind. Inc Phone 940-442-9134 Email

Address 2309 Creekedge Ct. City Corinth State TX Zip 76210

Contractor Perry Custom Bldrs Phone 940-442-9134 Email

Address 2309 Creekedge Ct. City Corinth State TX Zip 76210

Project Engineer

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.

Please submit three full sets of Plans, Engineered Foundation Letter and Form Survey with Permit Application

Contractor/Applicant Paul Perry Printed Name Paul Perry Date 11-21-16

Inspection Information:

Contractors should request all inspection from Bureau Veritas. A red tag re-inspection fee will be charged after two (2) failed inspections.

If you have any questions regarding this permit application & fees or need further assistance please call Community Development at (940) 497-2226, ext. 110.

Building Permit No.

Project Sub-contractors:

Plumbing Contractor: Wilson Mcclain Plumbing Phone: 940-482-7910 Email: rmclain@wilsonmcclain.com
 Address: 4401 Masch Branch Rd. City: Krum State: TX Zip: 76249 ☒ Registered with City

Electrical Contractor: All Phase Electric Phone: 940-321-2242 Email: robbyhoughton@yahoo.com
 Address: 710 Carlisle Ct. City: Lake Dallas State: TX Zip: 75065 ☒ Registered with City

Mechanical Contractor: Texas Ace Heat & Air Phone: 817-240-6701 Email: mark@texasacehvac.com
 Address: P.O. Box 11684 City: Midlothian State: TX Zip: 76116 ☒ Registered with City

Mechanical

A/C Sq Ft 1860
 x \$ 0.14 Total: 260.40

Permit Number: _____

Plumbing

A/C Sq Ft 1860
 x \$ 0.17 Total: 316.20

Permit Number: _____

Electrical

Total Sq Ft 2592
 x \$ 0.22 Total: 570.24

Permit Number: _____

For Office Use Only

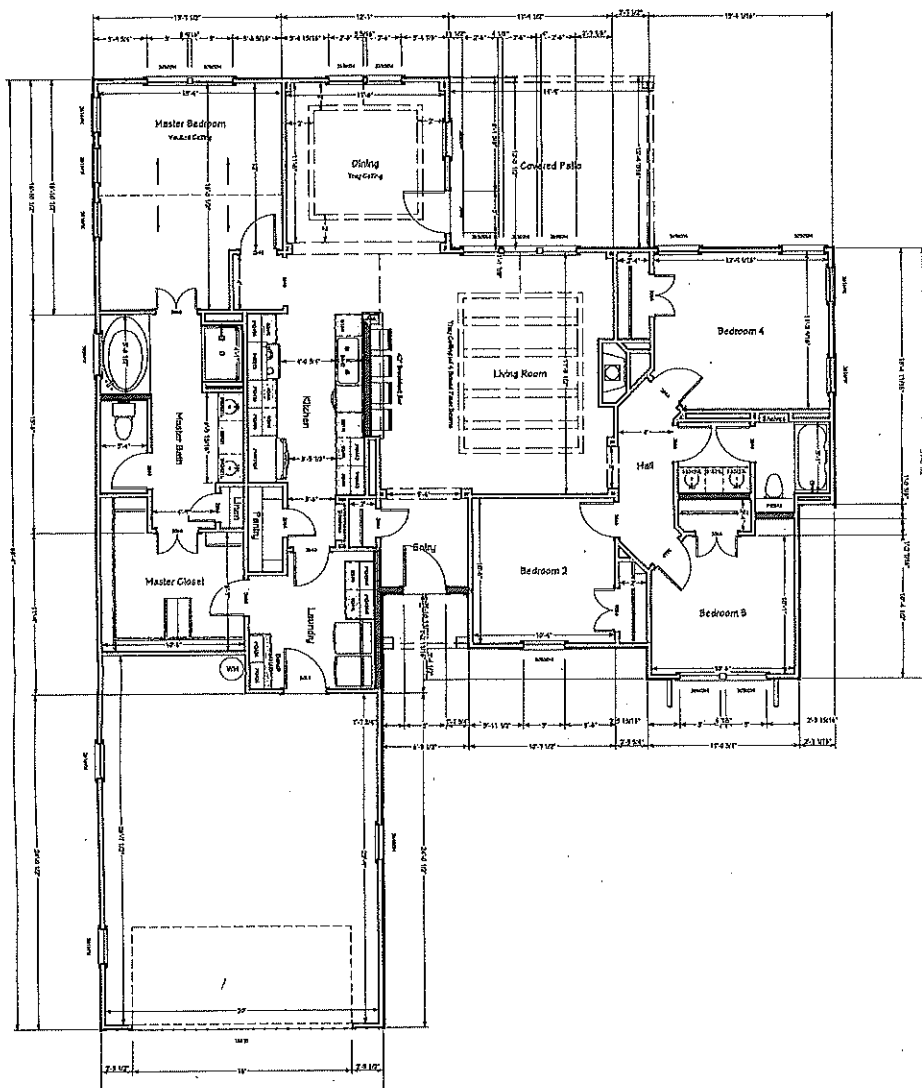
Revised 12/08/14

Building Valuation Determined \$181,440 Permit Issuance Date _____ Permit No. _____Building Permit Fee \$1587.50Electrical, Mechanical & Plumbing \$846.84Plan Review \$1031.88Residential C/O \$125.00Subtotal \$3591.22Park Development & Maintenance Fee (10% of subtotal) \$158.75Total Fee \$3749.97**BLDG PERMIT**Cyan DuPree

Permit Tech

12/1/14

Date



LIVING AREA
1260 sq ft

GENERAL NOTES:

1. All foundations in top of bottom plates for plumbing or electrical runs to be made. See electrical notes for additional specifications.
2. Provide 1/2" concrete pour and compact all below all beds and slabs.
3. Vent clear and all fans to outside of structure with damper.
4. All linear dimensions located on exterior walls originate at outside of corner.
5. All linear dimensions located on interior walls originate at center of partition wall.
6. All doors should be finished min. of 2" from each horizontal wall.
7. Verify all access location with owner.
8. All cabinet specifications should be verified by owner.
9. All door swinging dimensions should match window specs.

EXTERIOR NOTES:

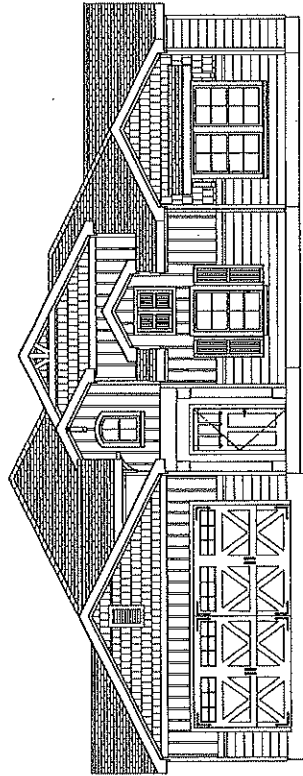
1. All exterior columns to be built from 2x4 studs, supported by concrete footings & piers.
2. All columns finished to the exterior with composite or Polyurethane material.
3. All Corbels around Turns shall to be polyurethane material.
4. All Gable Brackets to be polyurethane composite or Polyurethane material.



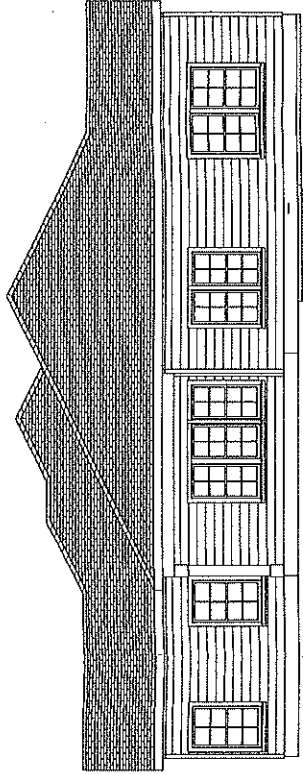
DRAWINGS PROVIDED BY:
house plan | HQ, LLC
P.O. Box 1697 Lake Dallas, TX 75065-1697
214-471-2445 mba@houseplanhq.com

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

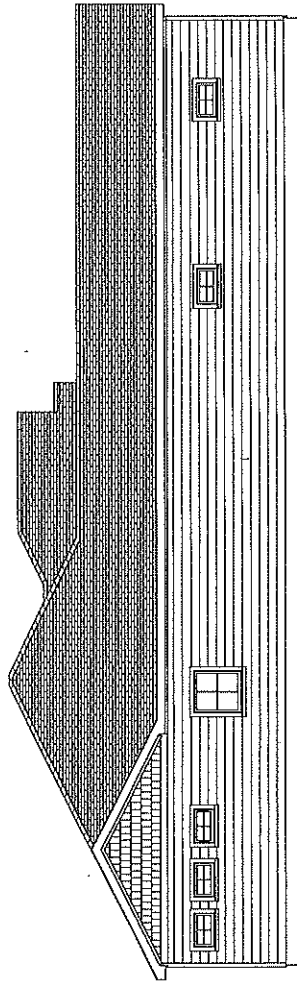
Front Elevation



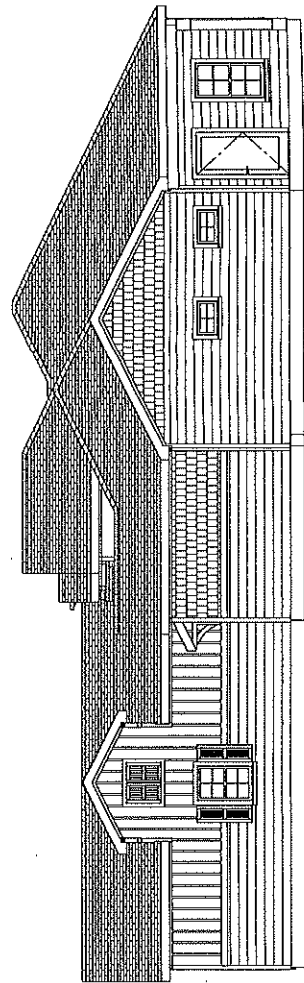
Rear Elevation



Left Elevation



Right Elevation



GENERAL NOTES:

1. All penetrations in top or bottom plates for plumbing or electrical runs to be sealed with caulk and covered with additional siding.
2. Provide 1/2" water proof gasket board around all bats and showers.
3. Vent dryer and all fans to outside air thru vent with damper.
4. All linear dimensions located on exterior walls originate at corner of exterior wall.
5. All linear dimensions located on interior walls originate at centerline of interior walls.
6. All doors should be located min. of 1" from each intersecting wall.
7. Verify all second location with owner.
8. All cabinet specifications should be verified with owner.
9. All door height dimensions should match manual, spec.

EXTERIOR NOTES:

1. All exterior columns to be built from 2x4 studs, wrapped in 1/2" sheetrock, primed and painted.
2. All Column Brackets to be paintable Composite or Polyurethane material.
3. All Corbels around Turned Sills to be paintable Composite or Polyurethane material.
4. All Gable Brackets to be paintable Composite or Polyurethane material.

REVISION	DATE	REVISION BY	DESCRIPTION

house plan | HQ

house plan | HQ, LLC
P.O. Box 1897 Lakeland, FL 33505-1897
214-417-2443 info@houseplanhq.com

DATE:	10/25/2015
SCALE:	1/4" = 1'
SHEET:	1

Sec. 122-91. Minimum dwelling size.

The minimum dwelling size shall be 1,200 square feet of living area. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-92. Off-street parking.

Off-street parking shall be in compliance with the requirements of this chapter. (Ordinance 06-09, sec. 2, adopted 3/23/06)

Sec. 122-93. Exterior surfaces.

(a) Exterior surfaces of a building greater than 120 square feet in the R-1-6000 district shall consist of masonry materials covering no less than 80 percent of total exterior surface exclusive of windows, doors, gables and second story. Accessory buildings, excluding garages and carports, in the R-1-6000 district shall consist of durable materials such as masonry, including concrete plank siding and Exterior Insulated Finishing Systems (EFIS), wood and other materials that replicate those now in use in the district.

(b) Upon recommendation from the planning and zoning commission, the city council may consider and grant or deny an exemption from the foregoing exterior masonry requirement for accessory buildings greater than 120 square feet in the R-1-6000 district. The application shall include a site plan and elevations and shall set forth good cause as to why a different type of exterior surface should be allowed. The application fee shall be specified in the city's master fee schedule, and shall be nonrefundable, regardless of the council's decision on the application.

(Ordinance 06-09, sec. 2, adopted 3/23/06; Ordinance 09-03, sec. 1, adopted 3/26/09; Ordinance 12-13, sec. 13, adopted 7/26/12)

Secs. 122-94 through 122-130. Reserved.

ARTICLE IV. R-1-7200 SINGLE-FAMILY DWELLING DISTRICT**Sec. 122-131. Permitted uses.**

In district R-1-7200, no building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered, except for one or more of the following uses:

- (1) Any use permitted in district R-1-6000.
- (2) Accessory uses as provided in this article.

(Ordinance 06-09, sec. 2, adopted 3/23/06)