City of Lake Dallas
City Council
Regular Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, March 23, 2017 at 7:00 p.m.
Agenda

Section I – Presentations

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

2. **Invocation & Pledges of Allegiance**

3. **Announcements & Special Recognitions**

   A. **Recognition of Katie Landaverde for winning the 2017 Rather Award**
   B. **Presentation of Police Officers of the Quarter awards.**
   C. **Presentation of the new Police Badge.**

   D. **City Manager's Report**

The City Manager's Report may provide information on status of current city projects and other projects affecting the City, meetings and actions of the city's boards and commissions, upcoming local community events, including, but not limited to, departmental operations and capital improvement project status. No action will be taken with respect to this report.

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 at a later date. 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

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

5. **Consider and Act on the Consent Agenda**
   A. **Approval of Minutes of the Regular Meeting held on March 9, 2017.**
   B. **Approval of a Resolution authoring the closure of the 500 Block of Meadowbrook Street, located north of Pembrook Street**

Section III – Planning & Development

6. **PUBLIC HEARING: Consider a Resolution granting approval of a replat of 15.151 acres of land establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition, being a replat of Lot 1, Block A, Q.T. 940 Addition and a 13.295-acre tract out of the J.W. Simmons Survey, Abstract No. 1163. This property is commonly known as being located on the south side of Swisher Road, east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)**

7. **Discuss and consider a Resolution granting approval of Commercial Site Plan for a QuikTrip convenience retail store with fuel sales on 7.526 acres of land situated in the J.W. Simmons Survey, Abstract No. 1163, being more commonly known as 302 Swisher Road, being situated east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)**

8. **PUBLIC HEARING: Consider a Resolution granting approval of a Preliminary Plat of River Oak Addition, being 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, being more commonly known as the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County Texas. (The applicant is George M. Bown)**

9. **PUBLIC HEARING: Consider an Ordinance amending the City of Lake Dallas Zoning Map relating to the use and development of approximately 0.94 acres of land ("the property") out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, and Lots 1 through 4 of Block 5, O.T. Garza Addition, (commonly known as being located on the north side of the 100 block of Market Street, West Alamo Avenue), from C-1 Commercial District to a Planned Development (PD) District for all uses permitted in the R-2 Two-Family Dwelling and the Downtown District; and adopting Development Regulations. (The applicant Terry Lantrip)**

10. **DISCUSSION on proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from C-1 Commercial District and Division 3. Downtown District, to an R-2 Two-Family Dwelling District, and Division 3. Downtown District. (The applicant is Mike Mayberry)**

Section IV- General Items

11. **Receive Presentation from AGL on the status of the 35 Express project. (AGL Public Relations, C. J. Schexnayder)**

12. **Receive Monthly Budget & Financial Report (Finance/HR Director Donna Boner)**

13. **Discuss and consider a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for Development of the 2018 Comprehensive Plan and authorizing the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas. (Development Services Director Kevin Lasher)**

14. **Discuss and consider a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for Development of the development of Standard Construction Detail and authorizing the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas. (Development Services Director Kevin Lasher)**

15. **Discuss and consider the need for Supplemental Budget Appropriation for $111,500 for a Comprehensive Plan and Standard Construction Details (City Manager Matt Shaffstall)**

Section V – Elected Official Requested Items

16. **Discuss and consider scheduling public hearings for text amendments updating the Zoning Ordinance Use-Table of permitted uses (Councilmember Nolan)**

17. **Discuss and consider authorizing the City to apply for a grant through the Federal Transit Administration (FTA) Funding for Enhanced Mobility of Seniors and Individuals with Disabilities Program (Councilmember Ray)**

18. **Workshop on Open Meetings & Open Records Acts (City Secretary Codi Delcambre & City Attorney Kevin Laughlin)**

19. **Mayor & Council Member Announcements**

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

Section VI – Executive Session – No 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.

Section VII – Return to Open Session

Section VII – 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 March 17, 2017 at 6:00 p.m.

Codi Delcambre

Codi Delcambre, TRMC
City Secretary

Note: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened at any time into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.
If you plan to attend this public meetin5g 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.

AGENDA ITEM 5A

CITY COUNCIL
AGENDA MEMO

Prepared By: Codi Delcambre, City Secretary **March 23, 2017**

Approval of Minutes

DESCRIPTION:

Approval of Minutes of the Regular Meeting held on March 9, 2017.

BACKGROUND INFORMATION:

Minutes of the March 9, 2017 City Council meeting.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTIONS:

I move to approve the Minutes of the Regular Meeting held on March 9, 2017.

ATTACHMENT(S):

Minutes

State of Texas
County of Denton
City of Lake Dallas

The Lake Dallas City Council met in a special meeting on March 9, 2017 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 Barnhart called the meeting to order at 7:00 p.m.

1. Roll Call

Michael Barnhart	Mayor
Megan Ray	Councilmember 1
Kathy Brownlee	Councilmember 2
Steve Forgey	Councilmember 3
Charlie Price	Councilmember 4
Andi Nolan	Councilmember 5

Staff Present: City Manager Matt Shaffstall, City Secretary Codi Delcambre, City Attorney Kevin Laughlin, Community Development Director Kevin Lasher, Police Chief Dan Corolla, Librarian Joe Gunter and Public Works Director Devin Shields.

2. Invocation and Pledges of Allegiance

Mayor Barnhart led the invocation. Mayor Barnhart led the pledges.

3. Announcements

A. Proclamation for Jonah Evan Coviah, Eagle Scout.
B. Proclamation of Poison Prevention Week.
C. City Manager's Report
City Manager Shaffstall reported the following:
- Citywide Clean on March 18, 2017.

4. Visitors/Citizens Agenda

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

5. Approve and Act on Consent Agenda

A. Approval of Minutes of the Regular Meeting held on February 23, 2017.
B. Approval of a Resolution authorizing a water well drilling permit for an irrigation well on Lot 1, Block A, Gatlin Addition; and providing an effective date.
D. Approval of a Resolution authorizing the City Manager to negotiate and execute a contract with Pyrotecnico Fire Works Inc. for an amount not to exceed $25,000.
E. Approval of a Resolution authorizing the City Manager to negotiate and execute a contract with Thomas Carnival Inc. for an amount not to exceed $1,000.

Item 5B was removed from the Consent agenda.

Motion to approve the consent agenda items 5A, 5D and 5E was made by Councilmember Nolan and second by Councilmember Brownlee.

Ayes: Councilmembers Ray, Brownlee, Forgey, Price, and Nolan
Noes: None

Motion Passed

Motion to approve the consent agenda items 5B was made by Councilmember Ray and second by Councilmember Price.
Ayes: Councilmembers Ray, Brownlee, Forgey, Price, and Nolan
Noes: None

Motion Passed

6. Workshop: Discuss City's FY 2017 Capital Improvement Street Repair Program; including but not limited to prioritization of streets to be repaired, repair types, and funding of future repairs.

City Manager Matt Staffstall discussed the City's FY 2017 Capital Improvement Street Repair Program with Council. Council discussed several funding options for Street Repair Program.

7. Mayor & Council Member Announcements.

No Council announcements.

Mayor Barnhart adjourned the meeting at 8:16 p.m.

Approved

_____
Michael Barnhart, Mayor

Attest:

_____
Codi Delcambre, City Secretary

AGENDA ITEM 5B

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Resolution Approving the Closure of Meadowbrook Street

DESCRIPTION:

Approval of a Resolution authoring the closure of the 500 Block of Meadowbrook Street, located north of Pembrook Street.

BACKGROUND INFORMATION:

At the request of the City Council**,** staff is bringing forward the attached resolution authorizing the physical closure of the 500 Block of Meadowbrook Street. The purpose for this action is to restrict access to this un-improved street right-of-way, as the poor condition of the roadway may pose a threat to the public. The street would be barricaded at a location adjacent to an existing gated service entry into the adjacent Swisher Cemetery as shown on the attached Exhibit "A." The placement of the barricade would be in a location that will still permit the use of the existing gated service entry into the Cemetery.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTIONS:

I move to approve a Resolution authoring the closure of the 500 Block of Meadowbrook Street, located north of Pembrook Street.

ATTACHMENT(S):

Draft Resolution with Exhibit "A."

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS AUTHORIZING THE CLOSURE OF THE 500 BLOCK OF MEADOWBROOK STREET, LOCATED NORTH OF PEMBROOK STREET.

WHEREAS, the City of Lake Dallas desires to physically close the 500 Block of Meadowbrook Street, an un-improved street right-of-way located north of Pembrook Street.

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

SECTION 1

That the 500 Block of Meadowbrook Street, an un-improved street right-of-way located north of Pembrook Street, as more specifically shown in Exhibit "A," attached hereto and incorporated herein, shall be physically closed with a barricade structure, with the City to retain title to the public right-of-way in said street, retaining any and all easements for existing and prospective utilities, and retaining the right of access at all time for the purpose of maintaining existing and prospective utility facilities located in and adjacent to the aforesaid portion of said street.

SECTION 2

That the City of Lake Dallas, Texas reserves the right, at the sole discretion of the City Council, to reopen by resolution the aforesaid street right-of-way to public travel by directing the removal of the aforesaid barricade structure.

PASSED AND APPROVED this the 23RD day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

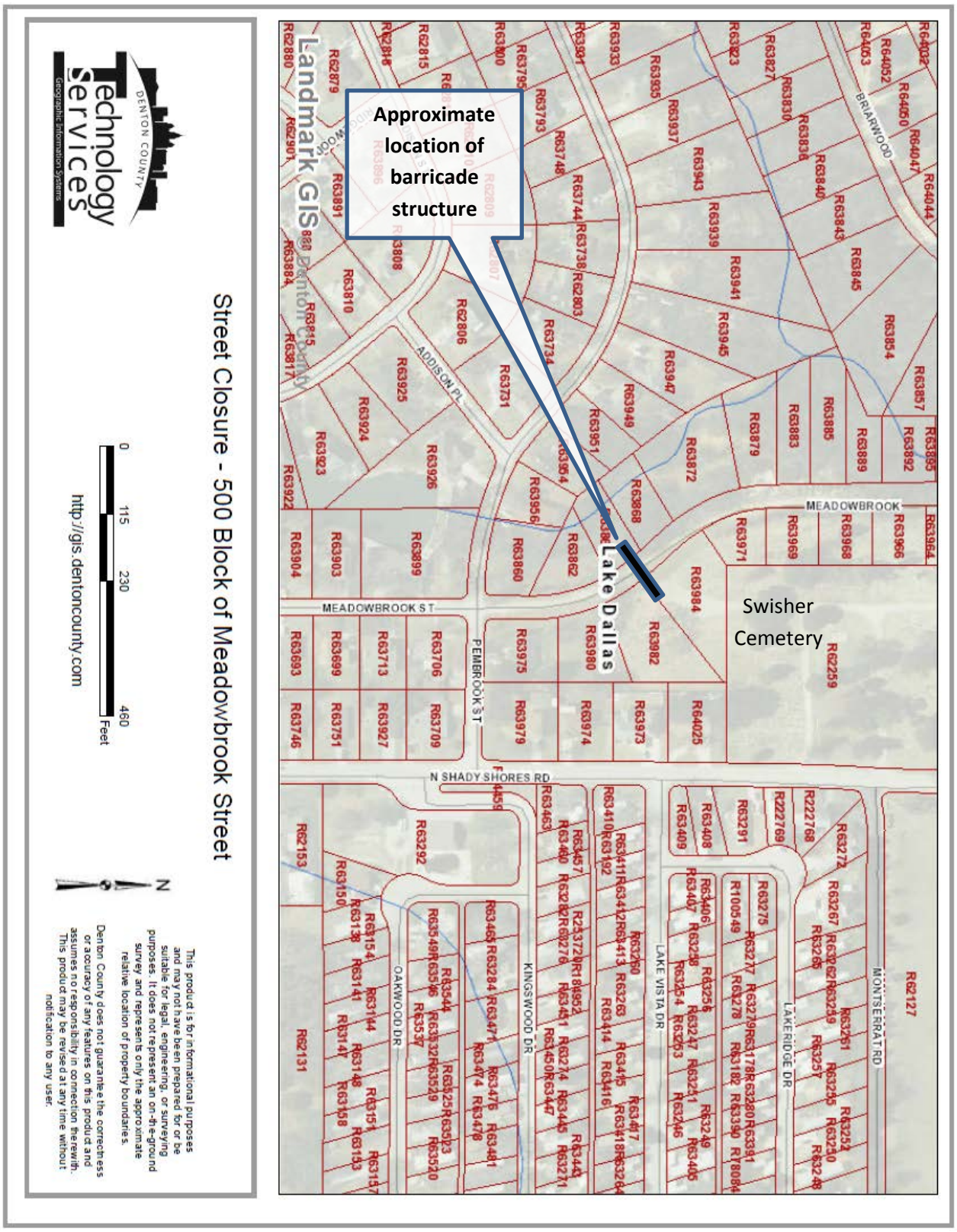
ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit “A”


Approximate location of barricade structure
Swisher Cemetery
Lake Dallas
MEADOWBROOK
MEADOWBROOK ST
PEMBROOK ST
N SHADY SHORES RD
KINGSWOOD DR
OAKWOOD DR
LAKE VISTA DR
LAKERIDGE DR
MONTSERRAT RD
BRIARWOOD
ADDISON PL
Landmark GIS
Street Closure - 500 Block of Meadowbrook Street
Technology Services
DENTON COUNTY
Geographic Information Systems
0
115
230
460
Feet
http://gis.dentoncounty.com
N
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.

AGENDA ITEM 6

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Public Hearing on replat for QuikTrip

DESCRIPTION:

PUBLIC HEARING: Consider a Resolution granting approval of a replat of 15.151 acres of land establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition, being a replat of Lot 1, Block A, Q.T. 940 Addition and a 13.295-acre tract out of the J.W. Simmons Survey, Abstract No. 1163. This property is commonly known as being located on the south side of Swisher Road, east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)

BACKGROUND INFORMATION:

QuikTrip Corporation is planning to expand their Lake Dallas retail store located at 302 Swisher Road. The expansion will include the demolition of the current store, construction of a larger store, installation of commercial truck gas pumps, the demolition of the adjoining United Aircraft building at 250 Swisher Road, and replat of the adjoining property for future commercial development. All lots within this platted area are zoned C-2 Commercial District. A convenience store, with both auto and commercial truck fuel sales, is a permitted use within the C-2 District. The applicant has also submitted a companion Commercial Site Plan application.

QuikTrip intends to demolish their existing facility and rebuild a larger facility on proposed Lot 5R. The re-built facility will contain a new gas canopy in the rear of the property to dispense fuel sales to semi-trucks. Prior to the truck fuel sales becoming operational, the City and QuikTrip will enter into a developer agreement for the installation of a traffic signal on Swisher Road. The location of this signal will be at the intersection of Briar Oaks Drive and the 60-foot wide access easement (being dedicated by this replat) that runs in-between lots 1R, 2R and 5R. Internal cross-access easements, measuring 30-feet in width, are also being dedicated for lots 2R through 5R. These lots will be sold in the future to commercial users. The traffic signal is deemed necessary in anticipation of increased semi-truck traffic exiting the truck fuel sales area.

FINANCIAL CONSIDERATION:

An incremental increase in sales tax revenue can be expected from the additional fuel and retail sales generated by the larger facility. City participation arrangements concerning the future

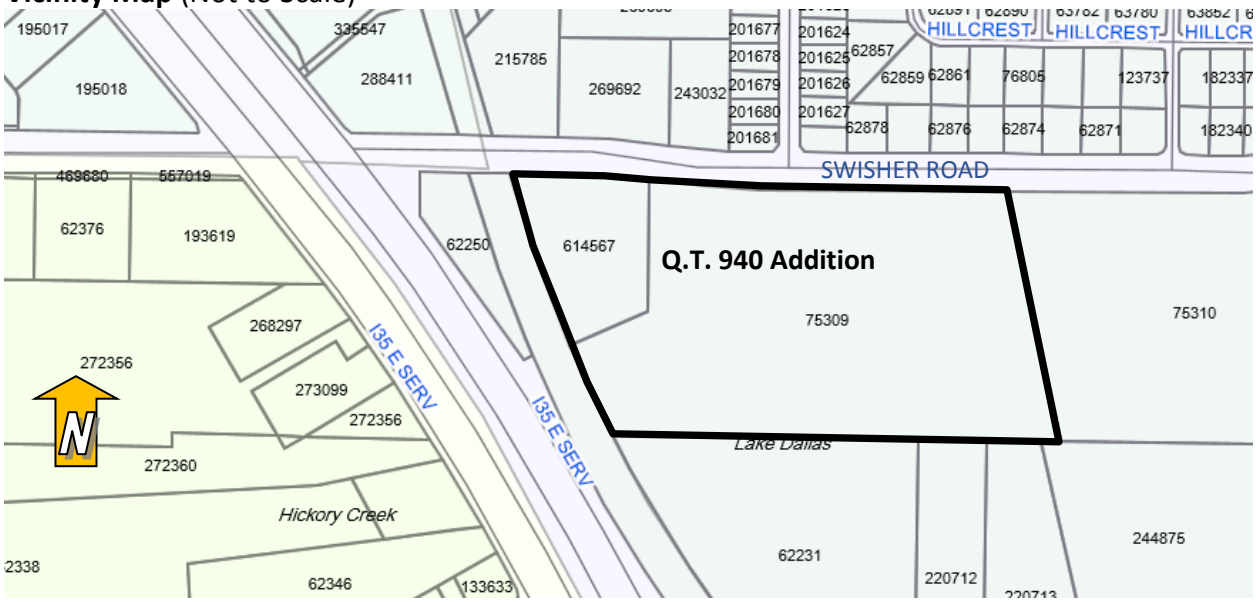
traffic signal installation will be determined when the developer agreement is presented to the City Council.

RECOMMENDED MOTIONS:

On March 16, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4 to 0.

Section 212.005 of the Texas Local Government Code requires the municipal authority responsible for reviewing plats to approve a plat or replat that is in compliance with the municipality's subdivision regulations. The subject replat application submitted for 15.151 acres of land, establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition, is in conformance with Chapter 94, "Subdivisions" of the Lake Dallas Code of Ordinances. Staff therefore recommends the City Council approve this replat application.

Vicinity Map (Not to Scale)



ATTACHMENT(S): Draft Resolution with Exhibit "A"

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS GRANTING APPROVAL OF A REPLAT OF 15.151 ACRES OF LAND ESTABLISHING LOTS 1R, 2R, 3R, 4R AND 5R OF BLOCK A, Q.T. 940 ADDITION, BEING A REPLAT OF LOT 1, BLOCK A, Q.T. 940 ADDITION, AND A 13.295-ACRE TRACT OUT OF THE J.W. SIMMONS SURVEY, ABSTRACT NO. 1163. THIS PROPERTY IS COMMONLY KNOWN AS BEING LOCATED ON THE SOUTH SIDE OF SWISHER ROAD, EAST OF S. INTERSTATE 35E.

WHEREAS, the Replat of 15.151 acres of land establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition has been reviewed and considered in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, substantially shown in Exhibit "A," incorporated herein by reference, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof; and,

WHEREAS, On March 16, 2017, the Planning and Zoning Commission of the City of Lake Dallas recommended approval of this Replat by a vote of 4 to 0.

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

SECTION 1

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

That the City Council for the City of Lake Dallas, Texas hereby grants approval of the Replat of 15.151 acres of land establishing Lots 1R, 2R, 3R, 4R and 5R of Block A, Q.T. 940 Addition, being a replat of Lot 1, Block A, Q.T. 940 Addition, and a 13.295-acre tract out of the J.W. Simmons Survey, Abstract No. 1163, as shown on the attached Exhibit "A" incorporated herein by reference. This property is commonly known as being located on the south side of Swisher Road, east of S. Interstate 35E.

PASSED AND APPROVED this the 23rd day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

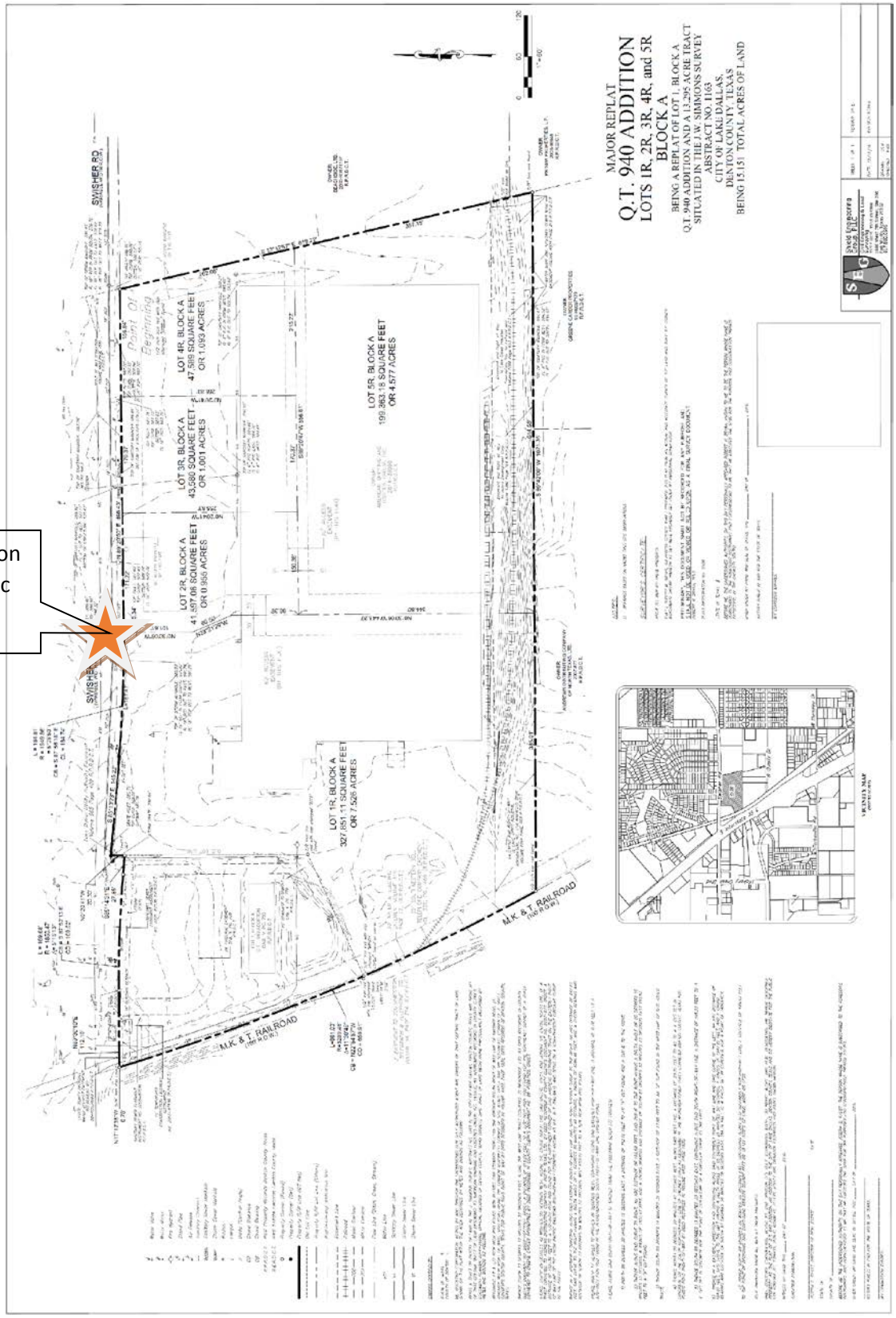
ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit “A”


General location of future traffic signal.
MAJOR REPLAT
Q.T. 940 ADDITION
LOTS 1R, 2R, 3R, 4R, and 5R
BLOCK A
BEING A REPLAT OF LOT 1, BLOCK A
Q.T. 940 ADDITION AND A 13.295 ACRE TRACT
SITUATED IN THE J.W. SIMMONS SURVEY
ABSTRACT NO. 1163
CITY OF LAKE DALLAS,
DENTON COUNTY, TEXAS
BEING 15.151 TOTAL ACRES OF LAND
SWISHER RD
M.K. & T. RAILROAD
LOT 1R, BLOCK A
327,851.11 SQUARE FEET
OR 7.526 ACRES
LOT 2R, BLOCK A
41,597.06 SQUARE FEET
OR 0.955 ACRES
LOT 3R, BLOCK A
43,580 SQUARE FEET
OR 1.001 ACRES
LOT 4R, BLOCK A
47,589 SQUARE FEET
OR 1.093 ACRES
LOT 5R, BLOCK A
199,363.16 SQUARE FEET
OR 4.577 ACRES

AGENDA ITEM 7

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Resolution for QuikTrip's Site Plan

DESCRIPTION:

Consider and act on a Commercial Site Plan for a QuikTrip convenience retail store with fuel sales on 7.526 acres of land situated in the J.W. Simmons Survey, Abstract No. 1163. The subject property is zoned C-2 Commercial district. This property is more commonly known as 302 Swisher Road, being situated east of S. Interstate 35E. (The applicant is John Pimentel with QuikTrip Corp)

BACKGROUND INFORMATION:

The QuikTrip Corporation is planning to expand their Lake Dallas retail store located at 302 Swisher Road. The expansion will include the demolition of the current store, construction of a larger store, installation of commercial truck gas pumps, the demolition of the adjoining United Aircraft building at 250 Swisher Road, and replat of the adjoining property for future commercial development. All lots within this platted area are zoned C-2 Commercial District. A convenience store, with both auto and commercial truck fuel sales, is a permitted use within the C-2 District. The applicant has also submitted a companion Replat application.

QuikTrip intends to demolish their existing facility and rebuild a larger 6,950 SF facility. The re-built facility will contain a new gas canopy in the rear of the property to dispense fuel sales to semi-trucks. Prior to the truck fuel sales becoming operational, the City and QuikTrip will enter into a developer agreement for the installation of a traffic signal on Swisher Road. The location of this signal will be at the intersection of Briar Oaks Drive and the 60-foot wide access easement (being dedicated by the replat) that runs in-between lots 1R, 2R and 5R. Internal cross-access easements, measuring 30-feet in width, are also being dedicated for lots 2R through 5R. These lots will be sold in the future to retail and commercial users.

Sec. 122-375. Site plan approval, of the Lake Dallas Zoning Ordinance states:

"No building, structure, land or premises shall be used, and no building or structure shall be erected, constructed, reconstructed, moved or altered in district C-2 unless and until a site plan has first been approved by the city council. In reviewing any site plan, the planning and zoning commission and the city council shall consider the public health, safety and welfare, the resulting effect on traffic flow and patterns and the protection and preservation of places and areas of historical, cultural and architectural importance and significance. The site plan must

show compliance with the requirements of this article as well as other requirements imposed by this chapter. (Ordinance 06-09, sec. 2, adopted 3/23/06)"

The level of compliance with C-2 District requirements, as demonstrated by this site plan application, is shown in the chart below.

ORDINANCE PROVISION **C-2 District**	**REQUIRED STANDARD**	**PROVIDED BY APPLICANT**	**IN COMPLIANCE**
FRONT YARD SETBACK	25 FT	45 FT	YES
SIDE YARD	10 FT	180 FT	YES
REAR YARD SETBACK	25 FT	125 FT	YES
LOT AREA	8,000 SF	327,833 SF	YES
LOT WIDTH	70 FT	407 FT	YES
LOT DEPTH	90 FT	624 FT	YES
LOT COVERAGE	50%	12%	YES
PARKING 1 SPACE / 200 SF	35 REQ'D.	88 PROVIDED (INCLUDES 14 TRUCK PKG SPACES)	YES
BLDG. HEIGHT	50 FT	25 Ft	YES
EXTERIOR MASONRY	80 %	100%	YES
LANDSCAPING FOR 10% OF PARKING AREA	14,460 SF	32,690 SF (INCLUDES DRAINAGE DETENTION AREA)	YES
PARKING LOT PLANTER ISLANDS	TO BE LOCATED NO FURTHER THAN EVERY 12 PARKING SPACES	3 PARKING LOT PLANTER ISLANDS MISSING	NO

50 PERCENT OF REQ'D. LANDSCAPING BEING LOCATED IN THE REQUIRED FRONT YARD	7,325 SF REQ'D (ALONG SWISHER ROAD)	6,840 SF	NO
SCREENING, ALTERNATE E FENCE REQUIRED	6' HIGH, BOARD-ON-BOARD FENCE	6' WOOD FENCE TO BE CONSTRUCTED AS SHOWN	YES
MONUMENT SIGN	60 SF IN AREA. 12-FEET MAX HEIGHT	133 SF IN AREA.10-FEET IN HEIGHT	NO (APPEAL REQ'D. FOR ADDITIONAL 73 SF IN AREA)

From the above compliance analysis, the following three variances will be required as a condition of site plan approval.

1. Section 122-1228, (1), c. of the city's Landscape Ordinance requires planter islands to be located no further apart than every 12 parking spaces and at the terminus of all rows of parking. **Three (3) end cap terminus planters are missing from two island parking bays.**

2. Section 122-1229, (3), b. of the city's Landscape Ordinance requires a minimum of 15 percent of the total site area to be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard. **An estimated 43% of the total landscaped area in being provided in the front yard.**

3. Section 122-802, (6), of the city's Sign Ordinance allows monument signs to be permitted after City Council approval of a site plan or final plat. The maximum allowable area for a monument sign is 60 square feet. The applicant's monument sign indicates a signage area of 133 square feet, which exceeds the maximum permitted monument sign area by 73 square feet.

As a further condition of approval, staff recommends that the following six (6) site enhancements be provided for this project:

1. Four foot (4') wide concrete sidewalks will be provided along Swisher Road.

2. A Deceleration lane, with approximately two hundred feet (200') of stacking distance, shall be provided at the eastern most drive approach to accommodate ingress for semi-trucks.

3. The western most drive approach shall be configured as a right-in/right-out only drive to ensure semi-trailer traffic will be discouraged from exiting this drive to make left-turn

movements towards the railroad intersection. Staff feels a right-in/right-out configuration will alleviate any concerns regarding the outbound usage by semi-trucks at this drive approach.

4. The proposed six-foot (6') high wood fence be constructed along the setback line adjacent to the Railroad right-of-way, and that the smooth side of the fence be facing same right-of-way. The intent is to afford some protection and closure for a planned trail facility along the DCTA rail line. The return segment for the fence can terminate at the dumpster enclosures.

5. That portion of the wood fence that runs along the eastern most property line be terminated at the south side of the 30' access easement that runs along the north line of proposed Lot 5R.

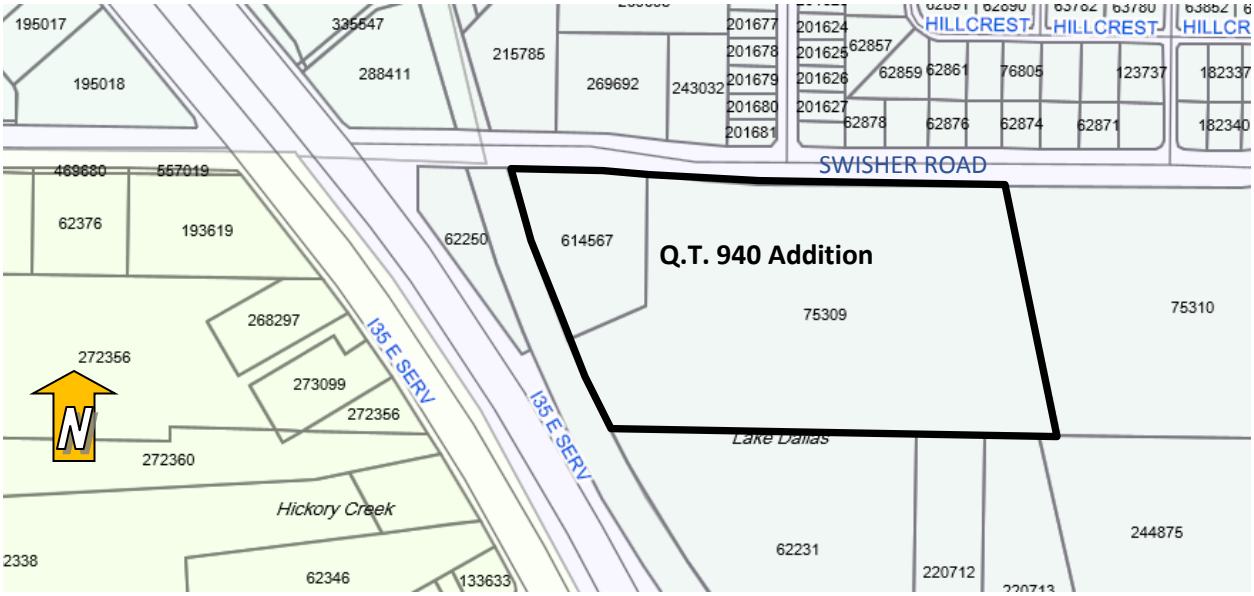
6. Applicant shall provide some form of access (a gate) within the most southern fence line to facilitate access to the rear area for mowing and other related maintenance activities.

Financial Consideration: An incremental increase in sales tax revenue can be expected from the additional fuel and retail sales generated by the larger facility. City participation arrangements concerning the future traffic signal installation will be determined when the developer agreement is presented to the City Council.

RECOMMENDED MOTIONS:

On March 16, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4 to 0.

Staff recommends that this Commercial Site Plan request be approved, including the three (3) variance requests to the Landscape and Sign Ordinance listed herein, with the condition that the applicant comply with the requested six (6) site enhancements noted herein.



Vicinity Map (Not to Scale)

ATTACHMENT(S): Draft Resolution with Exhibits “A” through “K”

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS GRANTING APPROVAL OF A COMMERCIAL SITE PLAN FOR A QUIKTRIP CONVENIENCE RETAIL STORE WITH FUEL SALES ON 7.526 ACRES OF LAND SITUATED IN THE J.W. SIMMONS SURVEY, ABSTRACT NO. 1163, BEING MORE COMMONLY KNOWN AS 302 SWISHER ROAD, SITUATED EAST OF S. INTERSTATE 35E.

WHEREAS, the Commercial Site Plan for a QuikTrip convenience retail store with fuel sales on 7.526 acres of land situated in the J.W. Simmons Survey, Abstract No. 1163, as substantially shown in Site Plan Exhibits "A" through "K", incorporated herein by reference, has been reviewed and considered in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas; and,

WHEREAS, On March 16, 2017, the Planning and Zoning Commission of the City of Lake Dallas recommended approval of this Commercial Site Plan by a vote of 4 to 0.

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

SECTION 1

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

That the City Council for the City of Lake Dallas, Texas hereby grants approval of a Commercial Site Plan for a QuikTrip convenience retail store with fuel sales on 7.526 acres of land situated in the J.W. Simmons Survey, Abstract No. 1163, being more commonly known as 302 Swisher Road, situated east of S. Interstate 35E, in accordance with the conditions of approval noted as follows:

A. Section 122-1228, (1), c. of the city's Landscape Ordinance requires planter islands to be located no further apart than every 12 parking spaces and at the terminus of all rows of parking. Three (3) end cap terminus planters shall be omitted from two island parking bays as substantially shown in Site Plan Exhibit "I".

B. Section 122-1229, (3), b. of the city's Landscape Ordinance requires a minimum of 15 percent of the total site area to be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard. Forty-three percent (43%) of the total landscaped area shall be provided in the front yard as substantially shown in Site Plan Exhibit "I".

C. Section 122-802, (6), of the city's Sign Ordinance allows monument signs to be permitted after City Council approval of a site plan or final plat. The maximum allowable area for a monument sign is 60 square feet. The area of the monument sign shall not exceed 133 square feet as substantially shown in Site Plan Exhibit "B".

D. Four foot (4') wide concrete sidewalks will be provided along Swisher Road as substantially shown in the Site Plan Exhibits.

E. A Deceleration lane, with approximately two hundred feet (200') of stacking distance, shall be provided at the eastern most drive approach to accommodate ingress for semi-trucks as substantially shown in Site Plan Exhibits.

F. The western most drive approach shall be configured as a right-in/right-out only drive to ensure semi-trailer traffic will be discouraged from exiting this drive to make left-turn movements towards the railroad intersection. Staff feels a right-in/right-out configuration will alleviate any concerns regarding the outbound usage by semi-trucks at this drive approach as substantially shown in Site Plan Exhibits.

G. The proposed six-foot (6') high wood fence be constructed along the setback line adjacent to the Railroad right-of-way, and that the smooth side of the fence be facing same right-of-way. The return segment for the fence shall terminate at the dumpster enclosures as substantially shown in Site Plan Exhibits.

H. That portion of the wood fence that runs along the eastern most property line be terminated at the south side of the 30' access easement that runs along the north line of proposed Lot 5R as substantially shown in Site Plan Exhibits.

I. Applicant shall provide some form of access (a gate) within the most southern fence line to facilitate access to the rear area for mowing and other related maintenance activities as substantially shown in Site Plan Exhibits.

PASSED AND APPROVED this the 23rd day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit "A" – Site Plan

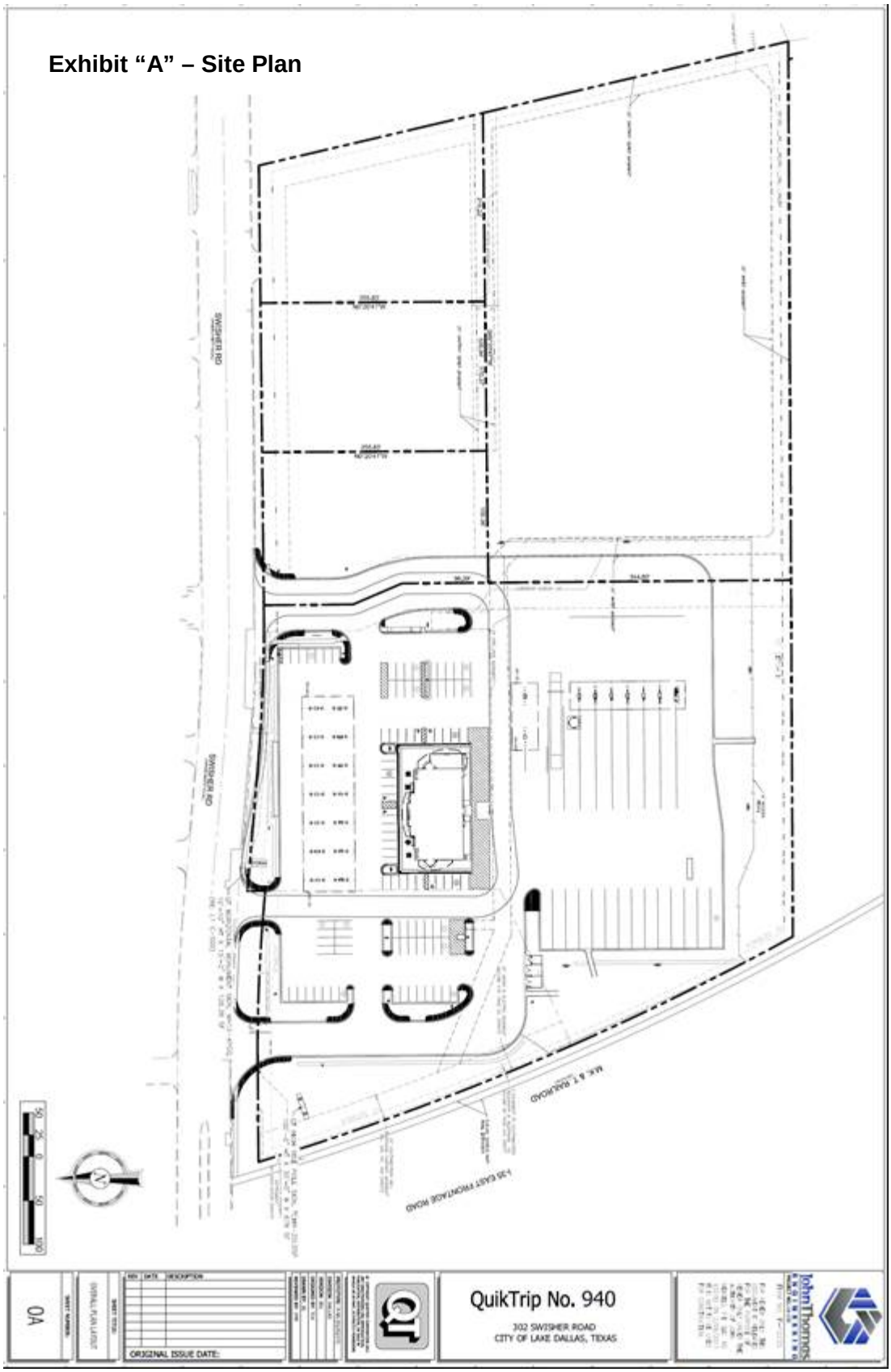
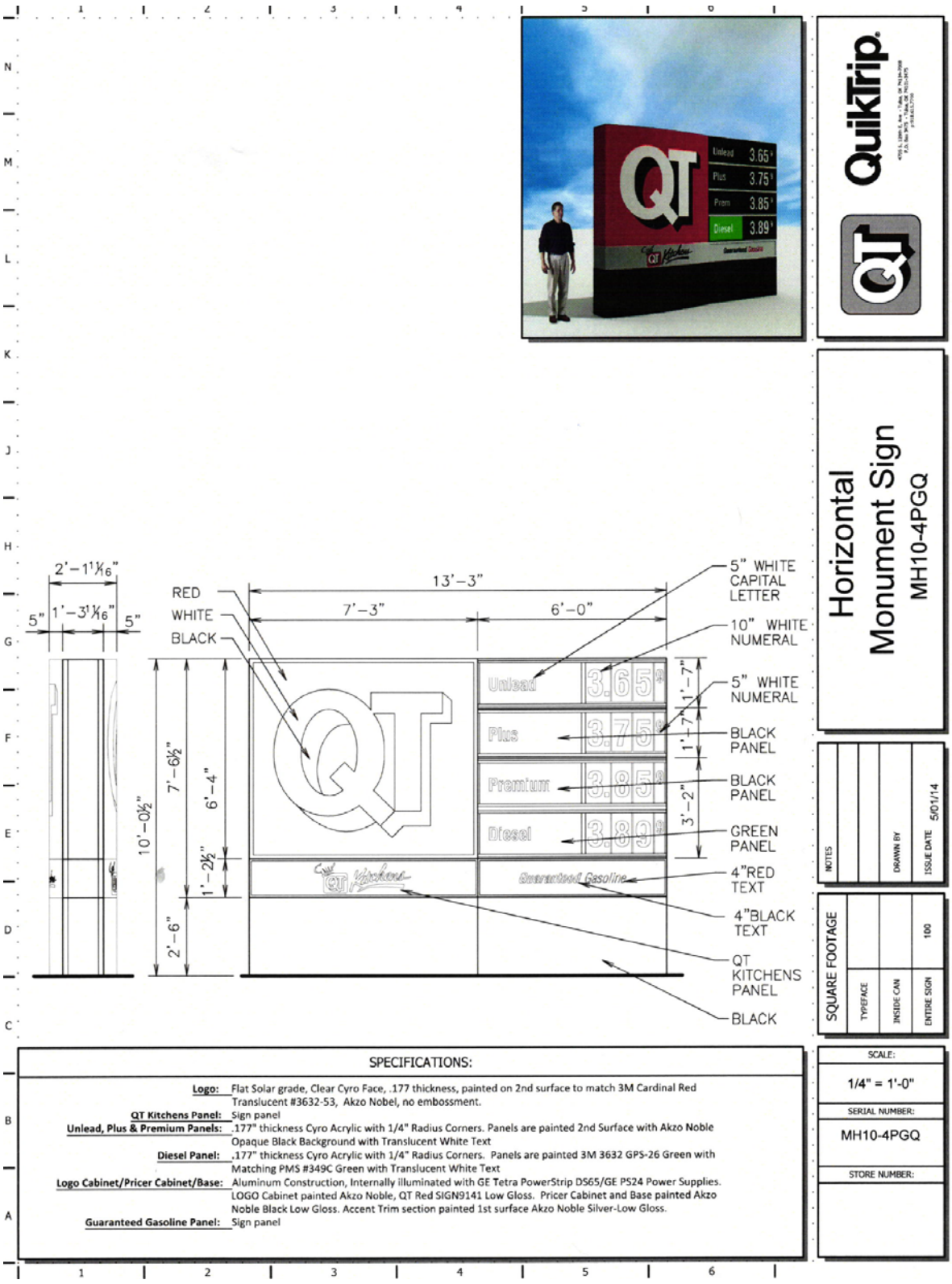


Exhibit “B” – Monument Sign Elevation



SPECIFICATIONS:

Logo:	Flat Solar grade, Clear Cyro Face, .177 thickness, painted on 2nd surface to match 3M Cardinal Red Translucent #3632-53, Akzo Nobel, no embossment.
QT Kitchens Panel:	Sign panel
Unlead, Plus & Premium Panels:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 2nd Surface with Akzo Noble Opaque Black Background with Translucent White Text
Diesel Panel:	.177" thickness Cyro Acrylic with 1/4" Radius Corners. Panels are painted 3M 3632 GPS-26 Green with Matching PMS #349C Green with Translucent White Text
Logo Cabinet/Pricer Cabinet/Base:	Aluminum Construction, Internally illuminated with GE Tetra PowerStrip DS65/GE PS24 Power Supplies. LOGO Cabinet painted Akzo Noble, QT Red SIGN9141 Low Gloss. Pricer Cabinet and Base painted Akzo Noble Black Low Gloss. Accent Trim section painted 1st surface Akzo Noble Silver-Low Gloss.
Guaranteed Gasoline Panel:	Sign panel

Exhibit “C” - Truck Turning Exhibit

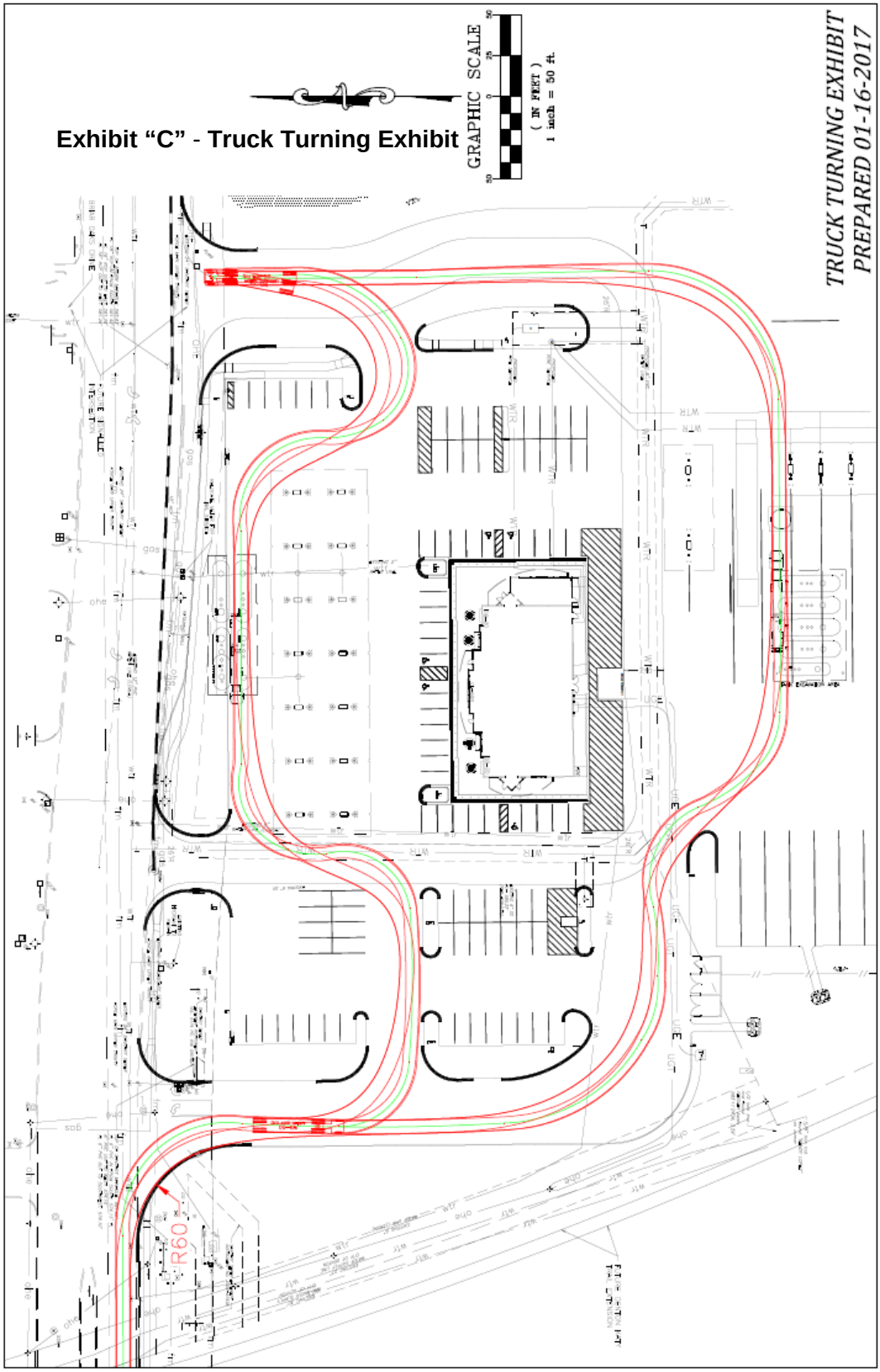


Exhibit “D” - Demolition Plan

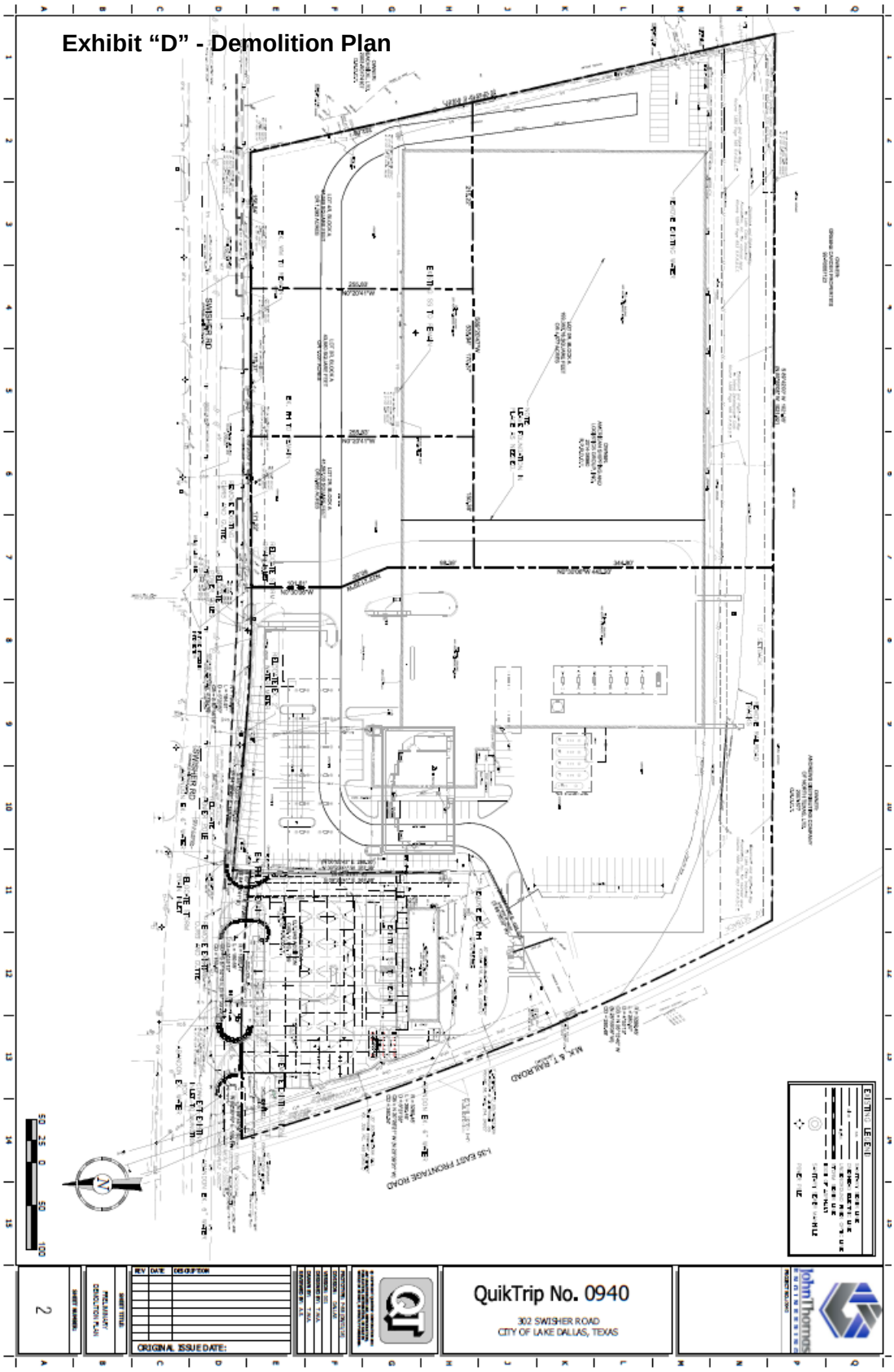


Exhibit "E" – Civil Plan 1

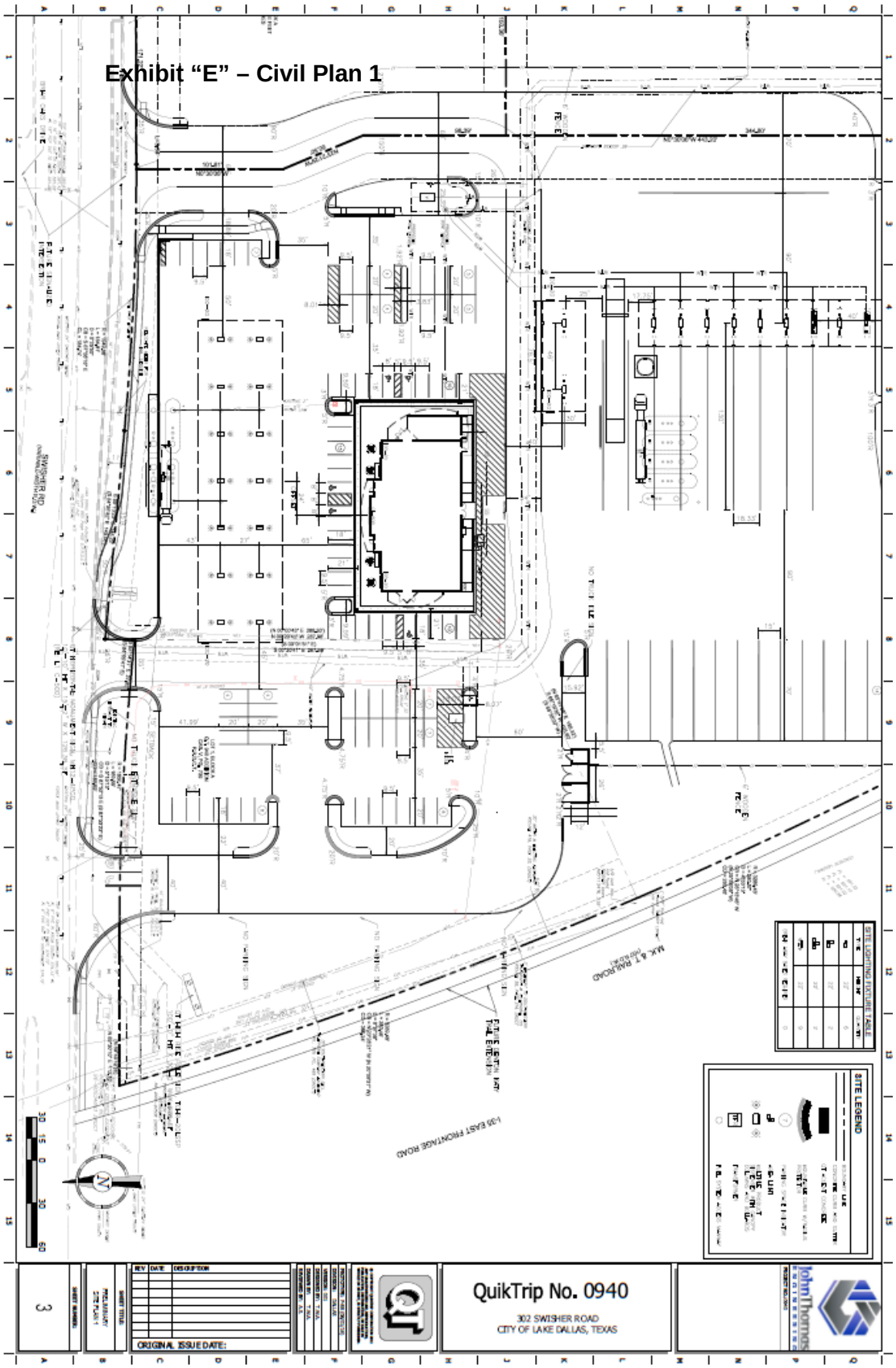


Exhibit “F” - Civil Plan 2

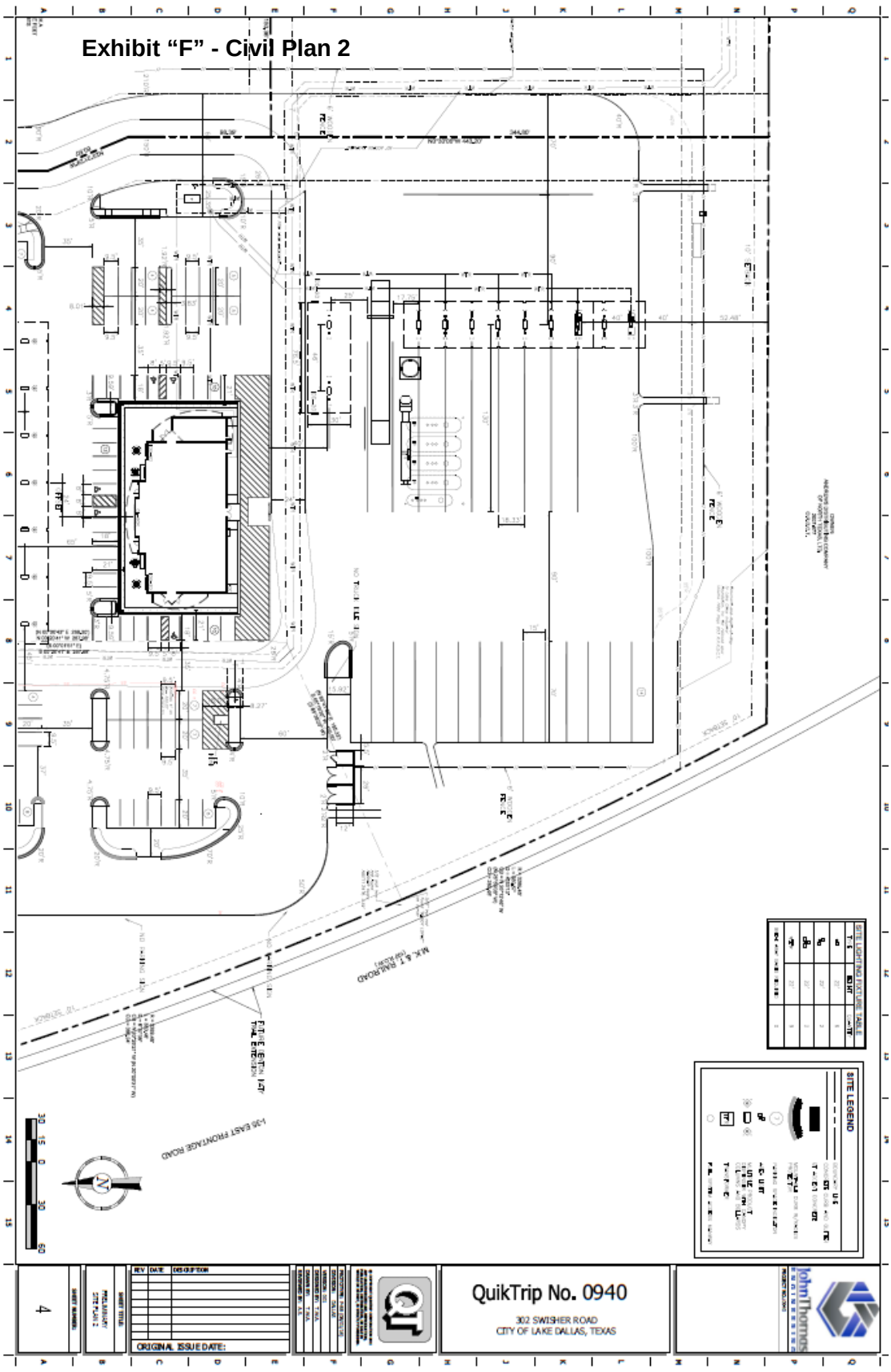


Exhibit "G"- Grading Plan 1

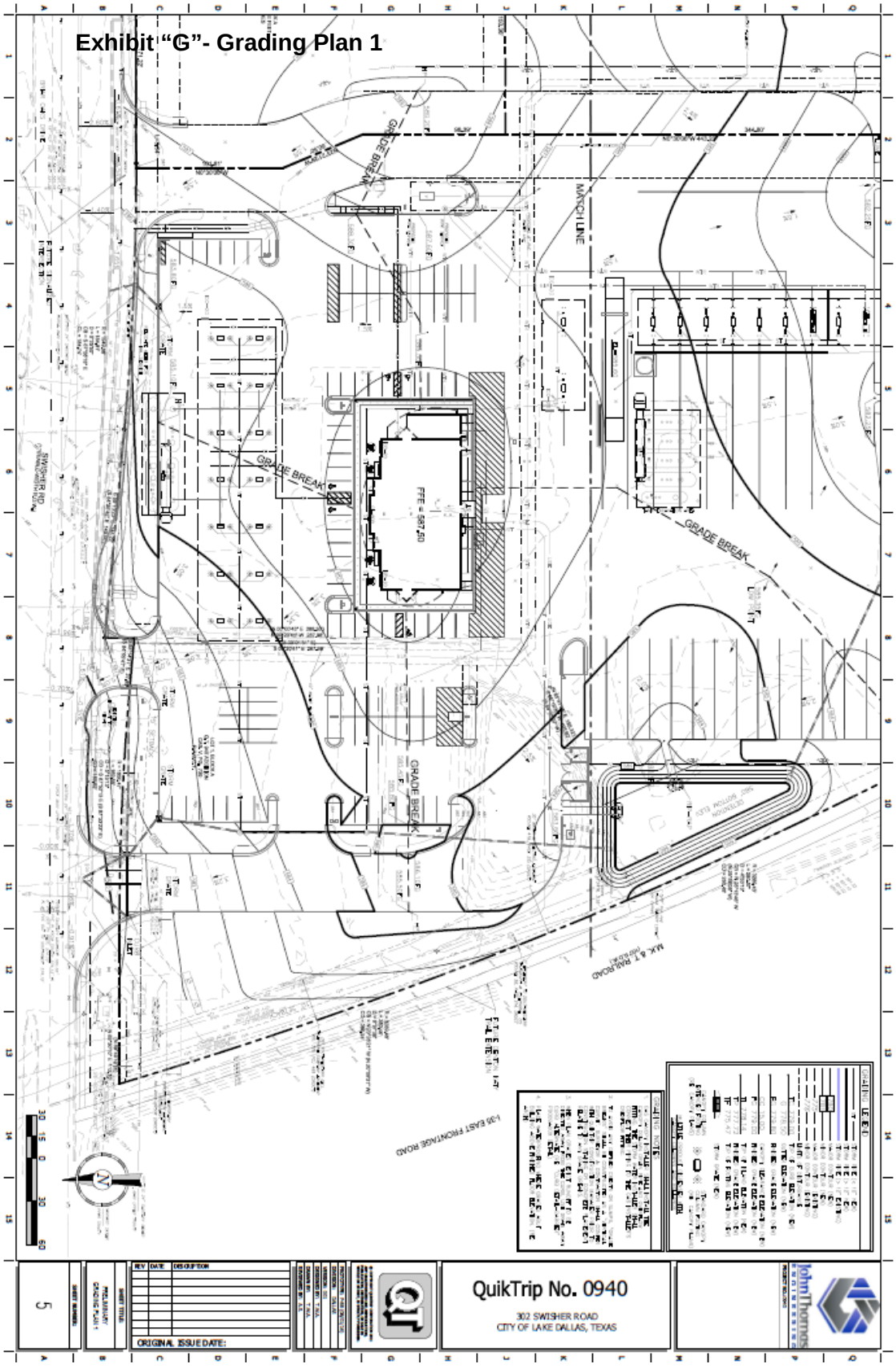


Exhibit “H”- Grading Plan 2

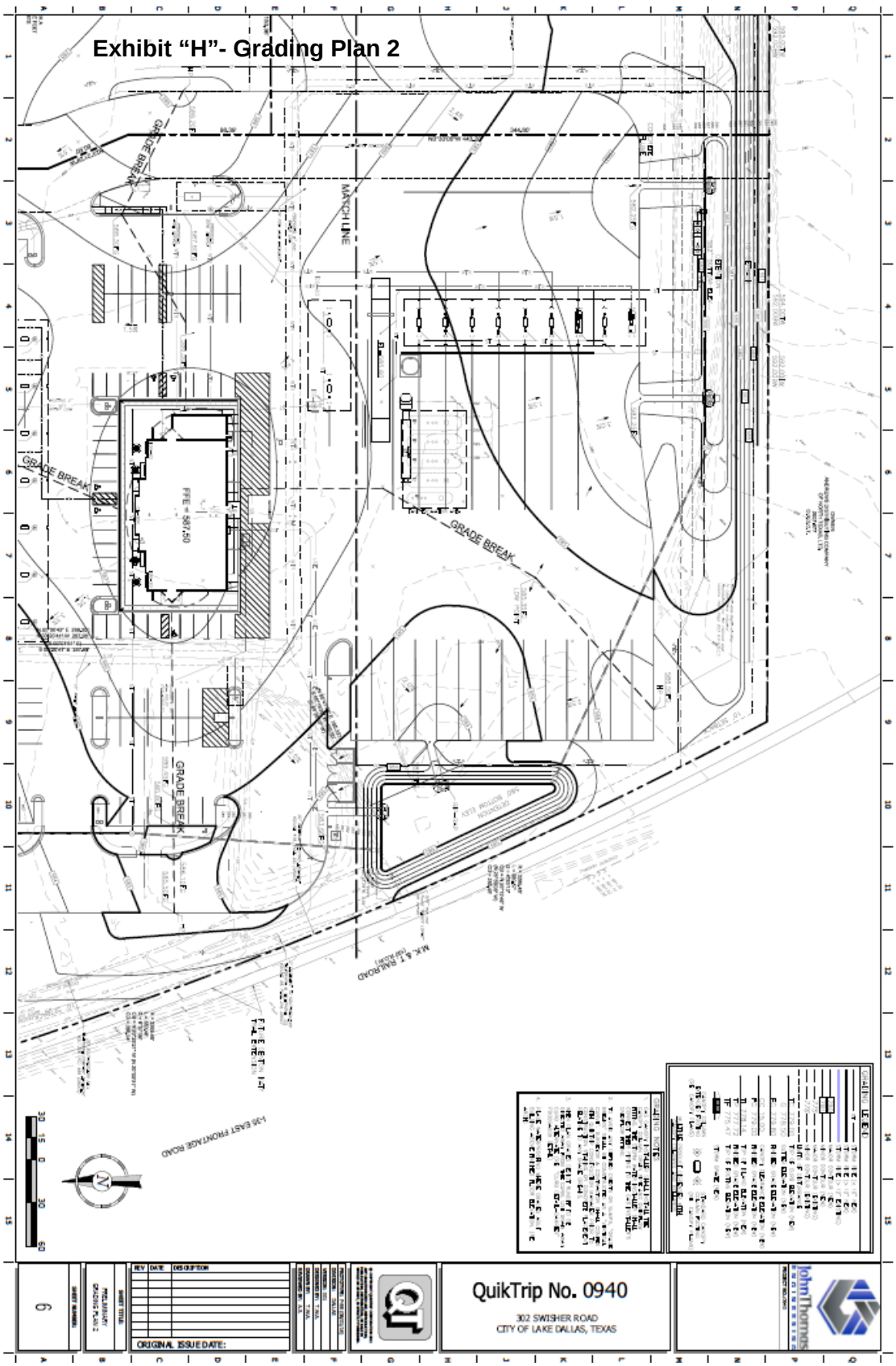


Exhibit "I"- Landscape Plan 1

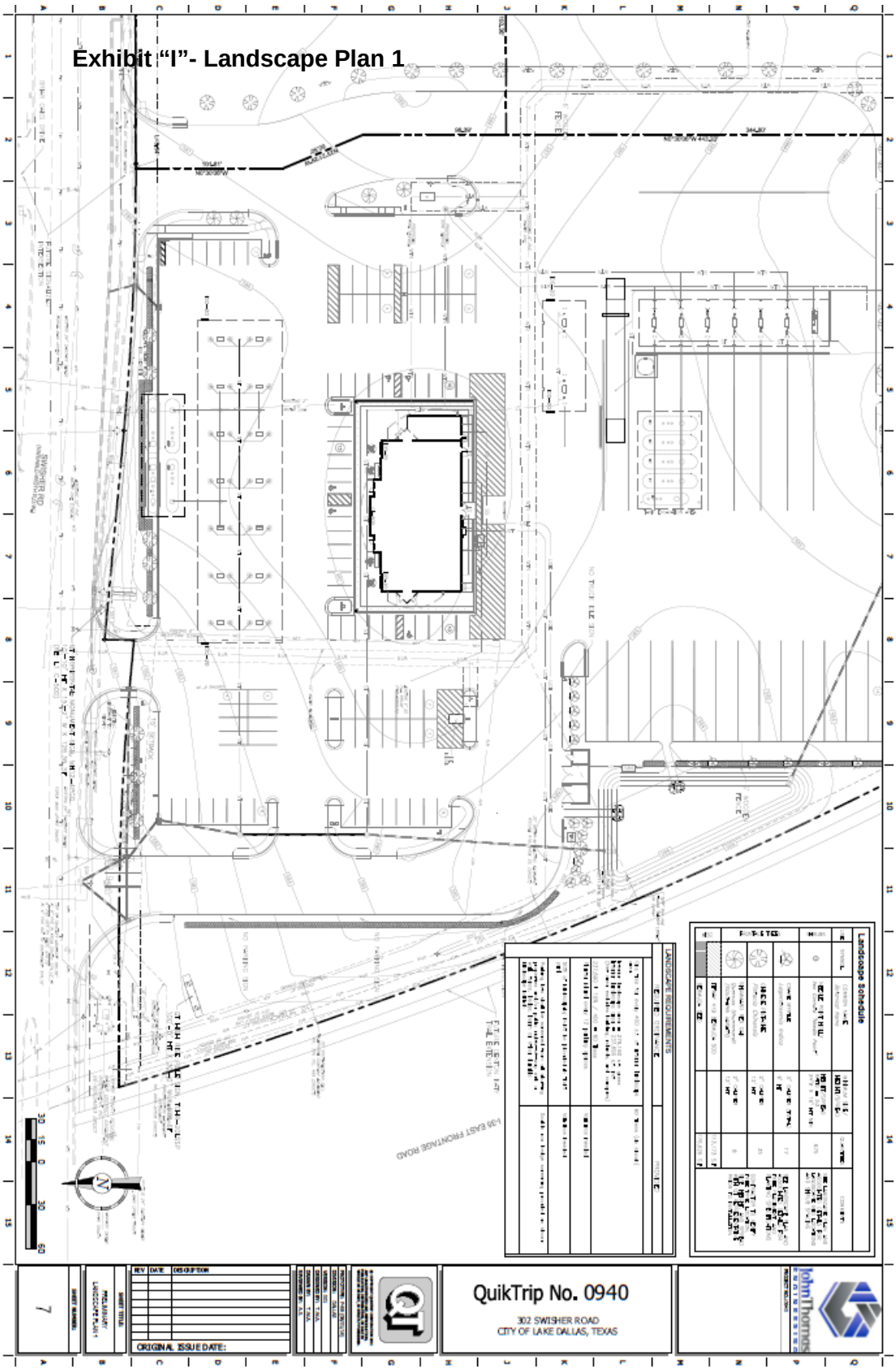


Exhibit "J"- Landscape Plan 2

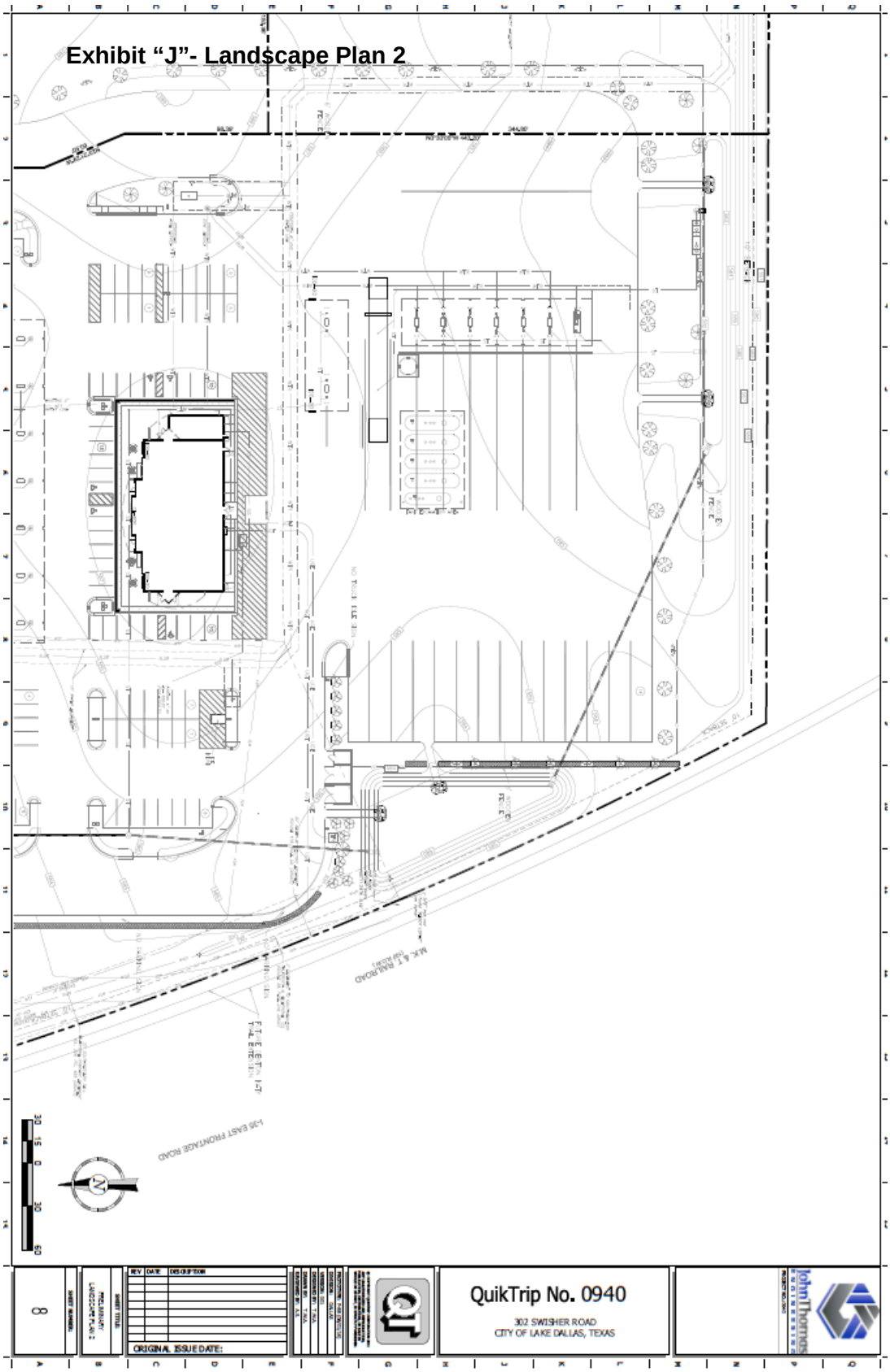
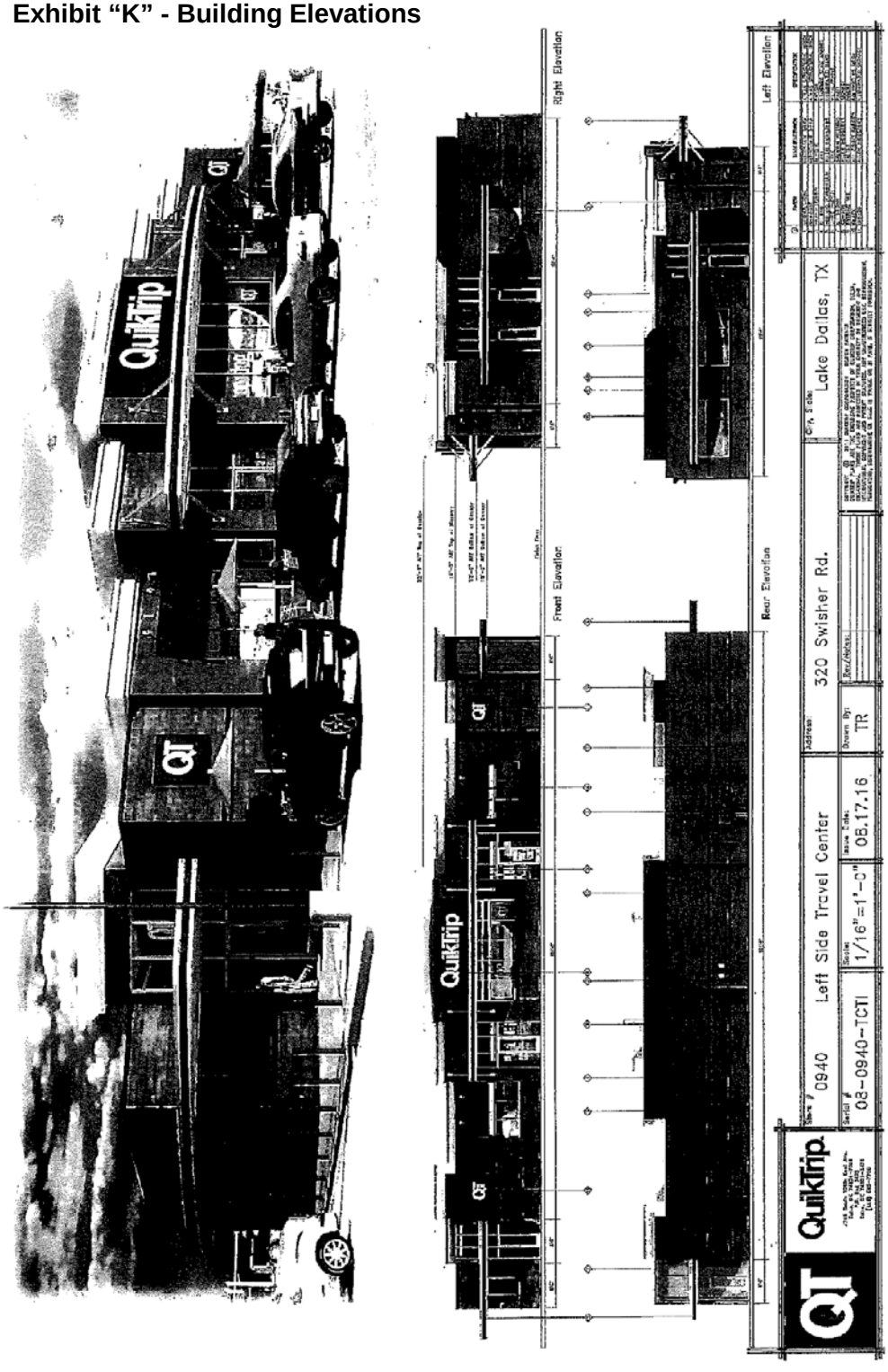


Exhibit "K" - Building Elevations



AGENDA ITEM 8

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Proposed Preliminary Plat of River Oak Addition

DESCRIPTION:

PUBLIC HEARING: Consider a Resolution granting approval of a Preliminary Plat of River Oak Addition, being 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, being more commonly known as the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County Texas. (The applicant is George M. Bown)

BACKGROUND INFORMATION:

George M. Bown, owner of Mentor Custom Homes, is revising an existing preliminary plat for the property with the intent of building 15 new single family homes. The previous preliminary plat showed 18 single family lots with minimum of 7,200 SF each. Six proposed lots were shown to be fronting on Dobbs Road with the remaining lots facing River Oak Way.

This revised layout reflects 15 single family lots facing River Oak Way containing and average lot size of 12,000 SF. No lots are facing Dobbs Road due to the location of a flood plain area running in a generally parallel direction with the road alignment. The applicant will be formally dedicating forty-feet (40') of right-of-way width from the apparent centerline of Dobbs Road.

The buildable area for the southernmost lots (Lots 14 and 15) are impacted by the existence of a 75-foot wide gas line easement and an open drainage culvert. The applicant has analyzed these constraints and has determined a minimum 2,800 SF residential floor plate can be constructed on these lots. The applicant will also be providing four-foot wide concrete sidewalks along River Oak Way.

The open space lot contains 2.15 acres and is located in the northwest corner of the platted area. The applicant will be petitioning the city to accept this lot for use as a future park site.

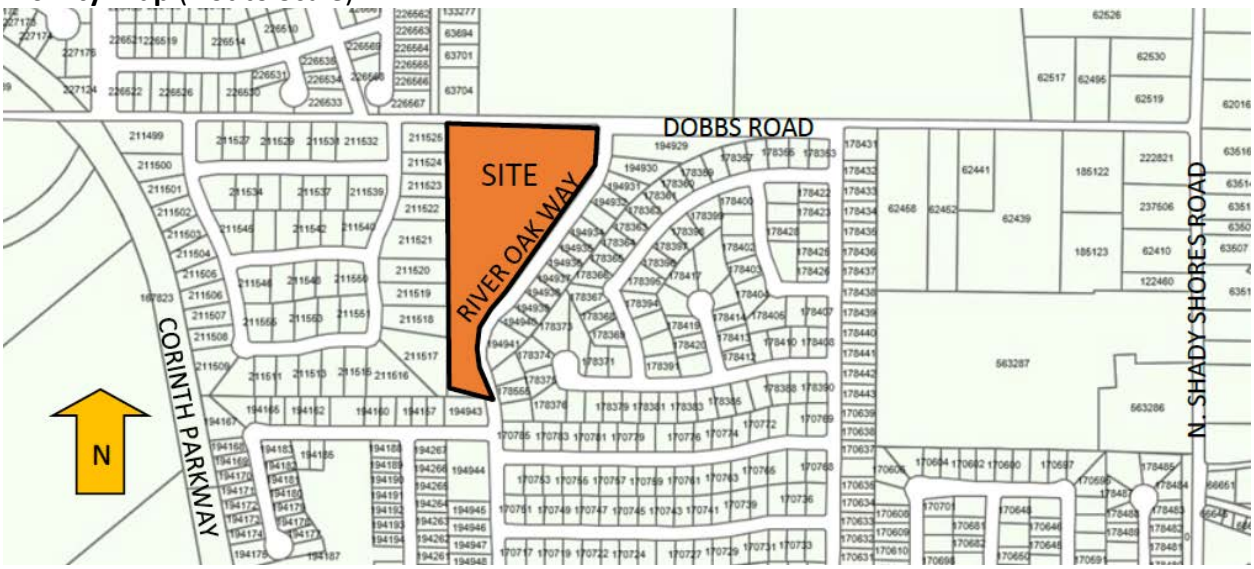
FINANCIAL CONSIDERATION: N/A

RECOMMENDED MOTIONS:

On March 16, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 4 to 0.

Section 212.005 of the Texas Local Government Code requires the municipal authority responsible for reviewing plats to approve a plat that is in compliance with the municipality's subdivision regulations. The subject preliminary plat application submitted for River Oak Addition, being 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, is in conformance with Chapter 94, "Subdivisions" of the Lake Dallas Code of Ordinances. Staff therefore recommends the City Council approves this preliminary plat application.

Vicinity Map (Not to Scale)



ATTACHMENT(S): Draft Resolution with Exhibits "A" and "B"

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS GRANTING APPROVAL OF A PRELIMINARY PLAT OF RIVER OAK ADDITION, BEING 6.75 ACRES OF LAND OUT OF THE THOMAS WHITE JR. SURVEY, ABSTRACT NO. 1376, FOR FIFTEEN (15) SINGLE FAMILY RESIDENTIAL LOTS AND ONE (1) OPEN SPACE LOT, BEING MORE COMMONLY KNOWN AS THE SOUTHWEST CORNER OF DOBBS ROAD AND RIVER OAK WAY IN THE CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS.

WHEREAS, the Preliminary Plat of River Oak Addition, being 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, being more commonly known as the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County, Texas, as substantially shown in Exhibits "A" and "B", incorporated herein by reference, has been reviewed and considered in compliance with the laws of the State of Texas and the ordinances of the City of Lake Dallas, Texas, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof; and,

WHEREAS, On March 16, 2017, the Planning and Zoning Commission of the City of Lake Dallas recommended approval of this Preliminary Plat by a vote of 4 to 0.

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

SECTION 1

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

That the City Council for the City of Lake Dallas, Texas hereby grants approval of the Preliminary Plat of River Oak Addition, being 6.75 acres of land out of the Thomas White Jr. Survey, Abstract No. 1376, for fifteen (15) single family residential lots and one (1) open space lot, being more commonly known as the southwest corner of Dobbs Road and River Oak Way in the City of Lake Dallas, Denton County, Texas.

PASSED AND APPROVED this the 23rd day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit "A" - Revised Preliminary Plat.

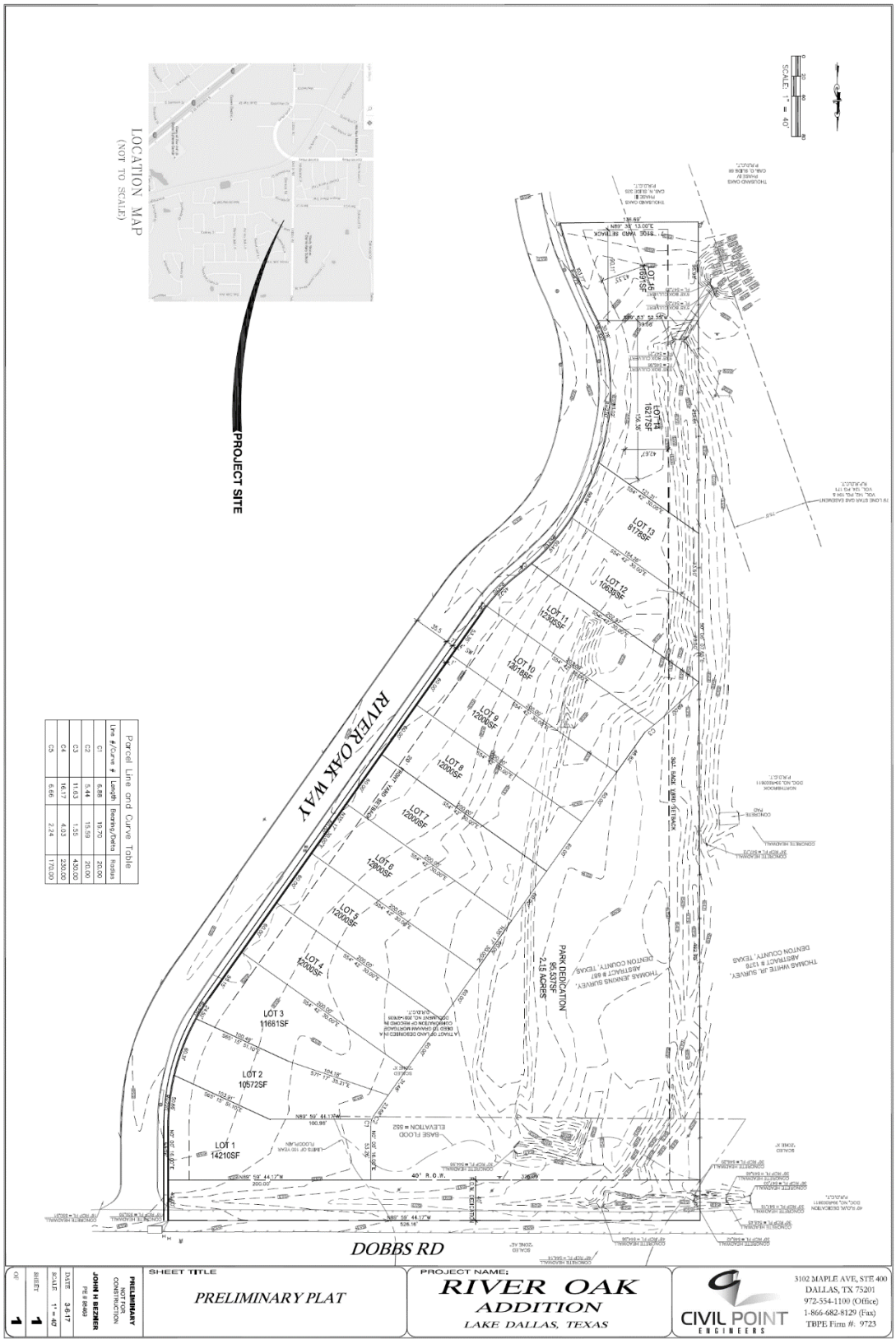
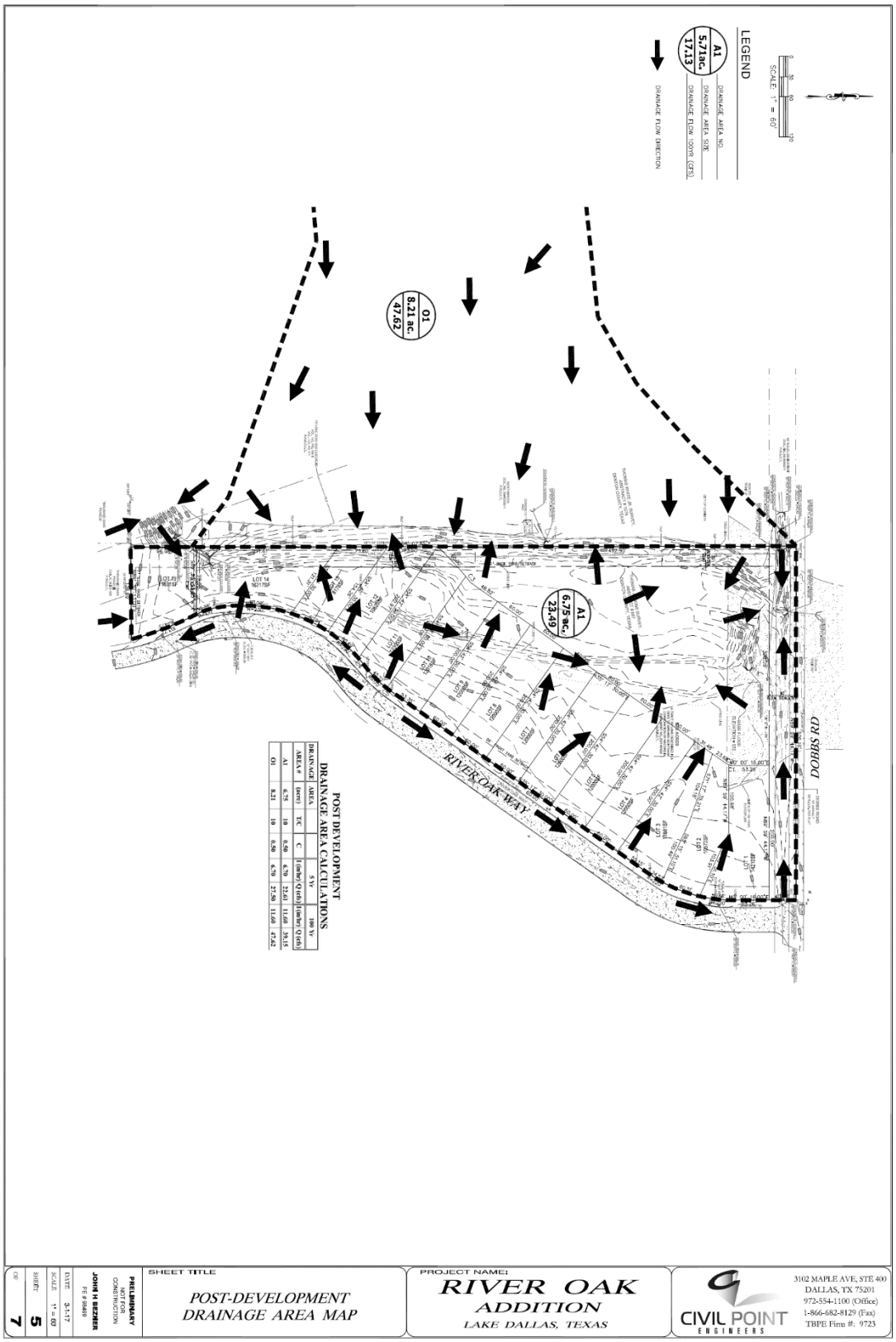


Exhibit “B” - Drainage Area Map – Post Development



AGENDA ITEM 9

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Public Hearing for Zoning change for 100 block of Market Street

DESCRIPTION:

PUBLIC HEARING: Consider an Ordinance amending the City of Lake Dallas Zoning Map relating to the use and development of approximately 0.94 acres of land ("the property") out of the Thomas White Jr. Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, and Lots 1 through 4 of Block 5, O.T. Garza Addition, (commonly known as being located on the north side of the 100 block of Market Street, West Alamo Avenue), from C-1 Commercial District to a Planned Development (PD) District for all uses permitted in the R-2 Two-Family Dwelling and the Downtown District; and adopting Development Regulations. (The applicant is Terry Lantrip)

BACKGROUND INFORMATION:

Mr. Terry Lantrip, owner of the subject property, is seeking a zoning change from C-1 Commercial District to R-2 Two-Family district for the development of a 14-unit duplex community. If approved, a unit density of 14.89 units per acre will be established for the property. The subject property is also located in the Division 3. Downtown District overlay. Land uses permitted within the Downtown overlay will generally conform to the underlying base zoning for the property, with certain uses being prohibited. In this case, the applicant is requesting the following zoning arrangements for this proposed Planned Development:

1. Establish a base zoning district of R-2 Two-Family District,

2. Allow the majority of density and dimensions standards prescribed in the Division 3. Downtown District overlay to govern the development of the duplex community, and

3. Allow certain variances (3) to the base R-2 dimensional standards to achieve the desired unit density.

A comparison of standards for the existing C-1 district, the proposed R-2 district, and the Downtown overlay are shown in the table below along with the noted three (3) variance appeals (shown in the shaded cells). Section 122-676, (d), "Division 3. Downtown District," of the Code of Ordinances states: *"The regulations, provisions and requirements of the underlying zoning shall be applicable to properties, uses, buildings and structures within the Downtown District except as may be excepted or modified by this division."* Where a conflict exists between the base R-2

standard and the Downtown standards, the Downtown standard is to be applied in accordance with this section of the Code of Ordinances.

ORDINANCE PROVISION	EXISTING C-1 COMMERCIAL DISTRICT	R-2 TWO-FAMILY DISTRICT	DIVISION 3. DOWNTOWN DISTRICT	PROVIDED/COMPLIANCE
LOT SIZE	7,000 SF	3,600 SF for each 2-plex., 7,200 SF for single family	(Shall conform to R-2 base requirement)	6,000 SF Appeal required.
LOT WIDTH	60 FT	60 FT	(Shall conform to R-2 base requirement)	50 FT Appeal required.
FRONT YARD SETBACK	25 FT	25 FT	10 FT (from street curb)	30 FT IN COMPLIANCE with R-2 and Downtown.
SIDE YARD	10 FT	15 FT	0 FT	8 FT No appeal required as Downtown standard applies per 122-676, (d).
REAR YARD SETBACK	25 FT	30 FT	0 FT	8 FT No appeal required as Downtown standard applies per 122-676, (d).
LOT DEPTH	90 FT	100 FT	(Shall conform to R-2 base requirement)	120 FT IN COMPLIANCE
MIN. DWELLING SIZE	N/A	1,200 SF	(Shall conform to R-2 base requirement)	750 SF Appeal required.
PARKING	1 SPACE / 200 SF	2 SPACES FOR EACH RESIDENCE 28 REQ'D.	(Shall conform to R-2 base requirement. On street parking to be credited.)	34 Provided IN COMPLIANCE
BLDG. HEIGHT	50 FT	35 FT	50 FT	14 FT IN COMPLIANCE

MASONRY REQUIRED	80%	80%	(Masonry and Hardi allowed – no percentages specified)	IN COMPLIANCE

From the above compliance analysis, the following three variances from the Code of Ordinances will be required as a condition of approval.

1. Section 122-238: Requires a lot area of 3,600 SF shall be allocated for each living unit for a total lot size of 7,200 SF for each detached duplex structure. ***Applicant is requesting a minimum 6,000 SF lot size.***

2. Section 122-239: Requires a lot width of 60 feet in R-2. ***Applicant is requesting a minimum 50-foot width.***

3. Section 122-241: Requires a minimum dwelling size on 1,200 SF of living area for each duplex living unit. **Applicant is requesting One-bedroom units to have a minimum of 750 square feet of living area, and Two-bedroom units to have a minimum of 1,100 square feet of living area.** ***The minimum unit size for the city's R-3 Multi-family District is 900 square feet of living area.***

Board/Citizen Input: On February 16, 2017, the Planning and Zoning Commission discussed this request with the applicant and provided comments. City Council action is scheduled for March 23rd.

FINANCIAL CONSIDERATION: N/A

RECOMMENDED MOTIONS:

On March 16, 2017, the Planning and Zoning Commission recommended approval of this request by a vote of 3 to 1.

Although staff understands the applicant's need to achieve the desired unit density of 14.89 units per acre, a larger minimum unit size, that is more aligned with the city's 900 square foot minimum required for multi-family development, is considered to be more appropriate for this area. The following motions by the City Council can be considered as follows:

1. Move approval with some or all appeals being granted,
2. Move approval with all appeals being denied,
3. Move to deny in total, or
4. Move to table this application for further study and revision.

Vicinity Map (Not to Scale)

Attachments:

1. **Fact Sheet (from applicant)**
2. **Draft PD Ordinance with Exhibits "A" through "C"**

1. Fact Sheet (from applicant)

Lake Dallas Bungalows Fact Sheet

Location:

Almost 1 acre (.94)

Four lots

Market Street between Gotcher and Alamo

One house on one of the lots will be removed when final two duplexes are built

House located at the corner of Market and Alamo isn't part of this project or zoning change but completes the block. It originally was a classroom building at First Baptist Church and was moved to the Market Street site and renovated into a home. My goal is to hire a full-time manager who will live in the home.

Project:

Seven 1,700 square foot duplexes, roughly 25 by 80 feet

Total of 14 units (previous Mixed Use Plan called for 18 units with 600 to 1000 square foot units

Each will have a one bedroom unit of about 700 square feet and one two bedrooms of about 1,000 square feet

Original design by myself but creatively augmented by Mike Mayberry who will be drawing plans

Design calls for two duplexes to face each other to allow shared courtyard with picnic table and fire pit. The remaining duplex will have its own courtyard.

About a 30-foot front setback and about an 8-foot rear set back.

Each duplex will have three exterior designs to give them a smaller scale

Desire is that it doesn't look like a big complex

Small scale design better fits Lake Dallas

All designs will have a vintage look in keeping with downtown district design requirement

Overall layout of buildings approved by Lake Cities Fire Department

Concrete parking around perimeter with parking dedicated to Lake Dallas Bungalows

Brick sidewalks with multi-colored brick in an artistic design

Landscaping feature area at the corner of Alamo and Market

Parking count of 2 spaces per individual residential unit. There's space for more than that but a minimum of two spaces will be built per unit as phases are completed.

Brick and wood or metal shared trash bin (will be shared with all Urban-Retro holdings)

Project will be built in phases

Phase 1 – Two duplexes on one lot. This lot is located at corner of Market and Alamo and is platted.

Phase 2 – Three duplexes on one lot

Phase 3 – Two duplexes on one lot

Finish outs:

High quality finish outs inside and out

Most units will have brick, rock, slate or stone on bottom half of sides seen from street

Most units will have Hardie products on top half of sides seen from street

Hardie products will include traditional lap siding, shingle siding and board and batten

Some units will have slate tile or clay tile

Wrought iron signage posts

Residential Density

.0671428

Timeline

Timeline depends on financing. Financing a project in downtown Lake Dallas is a challenge.

There won't be any problem filling the units as fast as they are completed.

Phase 1 – One year from city council approval

Phase 2- Three years from city council approval

Phase 3 – Unknown. There is a home on that lot so there's no hurry to get this phase done, especially if there are other future projects that could be completed on empty lots.

Landscaping

Full landscaping plan depends on what's on the Lowe's clearance rack

Dianthus – does require watering but provides flowers year-round, very hardy in this climate

Lantana – New Gold type is recommended for this area, perennial, summer and fall flowers, there are lantana plants at the corner of Market and Alamo that have been there for decades and most likely planted by the residents of the home located there. It was torn down about 20 years ago.

Dwarf Buford holly – low maintenance, low water shrub

Rosemary – low maintenance, low water usage

Cornwell Farm irises – irises harvested from the home on Gotcher Street. These plants must be thinned out from time to time.

Johnson House irises – Mrs. Eva Johnson's irises located at the Johnson House on Main need to be thinned out.

Robertson House irises – Robertson house, located at the corner of Alamo and Sycamore need to be thinned out.

Robertson House rose plants – This need to be thinned out as well.

Eastern Red Cedar – don't know much about these but there are many cedar trees downtown. Highly recommended by Neil Sperry and the Dirt Doctor/Howard Garrett

Shumard Red Oak –

Pecan -

Red cactus – low maintenance, low water usage

Materials:

Austin stone – from old Hickory Creek Town Hall (circa 1950) torn down to make way for I-35E expansion, from previous office of Attorney Domingo Garcia located on 12th Street in Oak Cliff (he's the attorney with all the billboards), and from a home torn down in Fort Worth

Sandstone – from the Fisher Family Home (circa 1930) located just south of the old Hickory Creek Town Hall, also torn down to make way for I-35E expansion

Slate shingles – from the Highland Park United Methodist Church, replaced during a renovation, cannot be used as roofing shingles but can be used for siding

Slate shingles – from a turn of the century music store building in downtown Dallas, torn down to make way for One Main Place, cannot be used as roofing shingles but can be used for siding

Blue pearl granite – from Lone Star Oldsmobile-Cadillac Co. located 2301 Ross Avenue in Dallas from the 1930s to the early 1970s. The granite was used on the exterior. The Prather family owned the dealership and also built and owned Highland Park Village in Dallas. When the dealership was sold and moved in the 1970s a man named John bought most of the old and obsolete stock and started Honest John's Cadillac located in Justin. The dealership's location is now Hall Arts, a high rise in the Dallas Arts District. The marble was purchased by a building renovator who stored the granite at his Deep Ellum warehouse for decades until he retired and sold his excess stock.

Marble – from the Tarrant County Courthouse, removed during renovation.

Iron railing – from the 1912 Trammell Crow mansion torn down in February 2017. Some of the railing was a stairway but some was from stairs between the Crow master bedroom to the master bathroom.

Red bricks – custom made scratch (vertical lines) red bricks left over from a repair project. A woman drove her car through the side of one of the historic Fort Worth Stockyards buildings and the bricks were left over from that project.

Dilbeck brick – brick originally part of a chimney at a 1940s M-Street Dallas home designed by well-known Dallas architect Charles Dilbeck. His office was located at Highland Park Village. Dilbeck designed more than 600 houses in the Dallas area from 1932 to 1970. The chimney was removed to provide space for a bathroom.

Onyx – from the massive master bathroom at the Penson House in Dallas that was designed by O'Neil Ford. The house, located on Armstrong near Preston Road, was torn down in 2016. Little was saved from the home except for the onyx.

High end White Oak doors – New doors that were set to go into a Highland Park mansion that was being renovated by the family that owns the Luna de Noche restaurant. The renovation of the multi-million-dollar home was stopped when someone offered the family as much as a million more for the home and valuable, sought-after lot. The new owner bulldozed the home and built a new home and the Luna de Noche family told an employee to just get rid of the building materials however he wanted to and to keep the cash. The kitchen materials were said to have cost in excess of $100,000. These doors were purchased for $500 each.

Future Commercial Aspects

There is a 30-foot setback along Market and Alamo Streets that would be a good location for small office buildings ranging from 200 to 600 feet. The commercial aspect is not a part of this project but by leaving space, there's always a future opportunity. If built, the office buildings would resemble the mixed-use brick buildings across the street. These smaller units would be one story. There is enough space to provide required parking for commercial space.

2. Draft PD Ordinance

CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2017-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CITY OF LAKE DALLAS ZONING MAP RELATING TO THE USE AND DEVELOPMENT OF APPROXIMATELY 0.94 ACRES OF LAND (THE PROPERTY) OUT OF THE THOMAS WHITE JR. SURVEY, ABSTRACT NO. 1355, INCLUDING A PORTION OF LOT 9 OF BLOCK 1, GOTCHER ADDITION, AND LOTS 1 THROUGH 4 OF BLOCK 5, O.T. GARZA ADDITION, (COMMONLY KNOWN AS BEING LOCATED ON THE NORTH SIDE OF THE 100 BLOCK OF MARKET STREET, WEST OF ALAMO AVENUE), FROM C-1 COMMERCIAL DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT FOR ALL USES PERMITTED IN THE R-2 TWO-FAMILY DWELLING, AND THE DOWNTOWN DISTRICT; ADOPTING DEVELOPMENT REGULATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Zoning Map of the City of Lake Dallas, Texas, as previously amended, be further amended relating to the use and development of approximately 0.94 acres of land out of the Thomas White Jr Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, and Lots 1 through 4 of Block 5, O.T. Garza Addition, commonly known as being located on the north side of the 100 block of Market Street, west of Alamo Avenue as shown on Exhibit “A” attached hereto and incorporated herein by reference (“the Property”), from C-1 Commercial District to a Planned Development (PD) District for R-2 Two-Family Dwelling District, and Downtown District subject to the development and use regulations set forth in Section 2 of this ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS

The Property shall be developed and used in accordance with the applicable provisions of the R-2 Two-Family Dwelling District and the Downtown District as set forth in the Code of Ordinances, Chapter 122, as amended, ("Zoning Regulations") except to the extent modified below:

A. **Site Plan**: The arrangement of dwelling units within the Property shall be substantially as shown on the Site Plan in Exhibit "B," attached hereto and incorporated herein by reference.

B. **Minimum Lot Size**: Each detached, duplex dwelling structure shall be located on a lot with an area of not less than 7,200 square feet. ***[Applicant is requesting a minimum 6,000 SF lot size.]***

(1) Minimum Lot Width: Not less than 60 Feet. ***[Applicant is requesting a minimum 50-foot width.]***

C. **Architectural Design**: The exterior of the structures constructed on the Property shall be constructed with Cementous fiberboard material (i.e. Hardie Board™ siding) as the primary building material and shall be substantially as shown on the Building Elevations in Exhibit "C," attached hereto and incorporated herein by reference.

(1) The use of metal siding as an exterior building material shall be prohibited.

(2) Exterior walls fronting and facing parallel to a public street right-of-way shall be constructed with a masonry wainscot base, composed of brick, stone or a combination thereof, shall be constructed along the lower portion of the building elevations for each duplex dwelling structure substantially as shown on the Building Elevations in Exhibit "C."

(3) All other exterior walls not conforming to the locational conditions described in Section 2. C. (2) above may be constructed with one-hundred percent (100%) Cementious fiberboard material (i.e. Hardie Board™ siding) as substantially as shown on the Building Elevations in Exhibit "C."

D. **Setbacks**: Building setbacks shall comply with the setbacks applicable to the R-2 Two-Family Dwelling District, except as follows:

(1) Front (street facing) yard and side yard facing street: Not less than thirty feet (30').

(2) Distance between duplex dwelling structures: Not less than fifteen feet (15').

(3) Side and Rear yard setback: Not less than eight feet (8')

E. **Dwelling Unit Size**:

(1) One-bedroom unit: Not less than 750 Square Feet of living area.

(2) Two-bedroom unit: Not less than 1,100 Square Feet of living area.

[Applicant is requesting an appeal from the more restrictive R-2 standard of 1,200 SF. The minimum unit size for the city's R-3 Multi-family District is 900 SF.]

F. **Parking**: Paved head-in (90 degree) parking to be provided within the street rights-of-way of Market Street and Alamo Avenue shall be credited to the required parking requirement for the duplex development at a ratio of two spaces for each living unit.

G. **Fencing**:

(1) Prior to issuance of the first certificate of occupancy for any building constructed on the Property, a board on board wood screening fence, not less than six feet (6.0') high, measured from the average grade of the nearest ground surface elevation within the Property, shall be constructed along the northern most property line, including its meanders.

(2) The fence required by Paragraph (1), above, shall be constructed of #1 full cut grade cedar pickets on treated 2"× 4" wood rails attached to steel posts of .095 gauge with a minimum 2 3/8" diameter.

(3) A hedgerow of evergreen shrubs, of a variety that will normally grow to a height of six feet, shall be planted inside of said fence. All plants shall have a minimum height at the time of planting of one-half of the required screening height, and shall be irrigated by means of a sprinkler system, or other water system adequate to sustain the health of said evergreen shrubs as determined by the Director of Community Development or designee.

H. **Tree Preservation**: No building permit shall be issued for any building to be constructed on the Property until a Tree Preservation Permit is obtained by making application in accordance with the requirements established in Article XXII, Division 3, of the Lake Dallas Code of Ordinances, as amended.

I. **Platting Requirements**: No building permit shall be issued for any duplex unit or structure until the portion of the Property upon which it is to be constructed is platted in accordance with all requirements established in Chapter 94 of the Lake Dallas Code of Ordinances, as amended.

J. **Property Maintenance Required**. A centralized property management entity shall be created to enforce the restrictions contained in this ordinance and to maintain required

screening walls, parking areas, sidewalks, street landscaping, signage, common irrigation and other common areas within the Property.

K. **Uses**. The Property may be used and developed for the purposes permitted in both the R-2 Two-Family Dwelling District and Downtown District as set forth in the Zoning Regulations. If the use is permitted in either zoning district, it is a permitted use on the Property.

SECTION 3. CONFLICTS.

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

SECTION 4. SEVERABILITY CLAUSE.

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

SECTION 5. SAVINGS CLAUSE.

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

SECTION 6. PENALTY.

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

SECTION 7. EFFECTIVE DATE.

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

PASSED AND APPROVED this the 23rd day of March, 2017.

_____
Michael Barnhart, Mayor

ATTEST:

_____
Codi Delcambre, City Secretary

APPROVED AS TO FORM:

_____
Kevin B. Laughlin, City Attorney

Exhibit "A"

The Property

Legal Description:

Being approximately 0.94 acres of land (The Property) out of the Thomas White Jr Survey, Abstract No. 1355, including a portion of Lot 9 of Block 1, Gotcher Addition, and Lots 1 through 4 of Block 5 of the O.T. Garza Addition, commonly known as being located on the north side of the 100 block of Market Street, west of Alamo Avenue, and being composed of the following four tracts of land:

1. Being a portion of Lot 9 of Block 1, Gotcher Addition, specifically the south 70 feet (70') of the eastern ½ of lot, containing 0.29 acres of land and being addressed as 103 Market Street.

2. Being Tract 23 out of the Thomas White Jr Survey, Abstract No. 1355, containing 0.25 acres of land and being addressed as 105 Market Street.

3. Being Tract 24 out of the Thomas White Jr Survey, Abstract No. 1355, containing 0.12 acres of land and being situated on the north side of Market Street.

4. Being platted as Lots 1 through 4 of Block 5 of the O.T. Garza Addition, containing 0.28 acres of land and being situated at the northwest corner of Market Street and Alamo Avenue.

Exhibit "B"

Site Plan

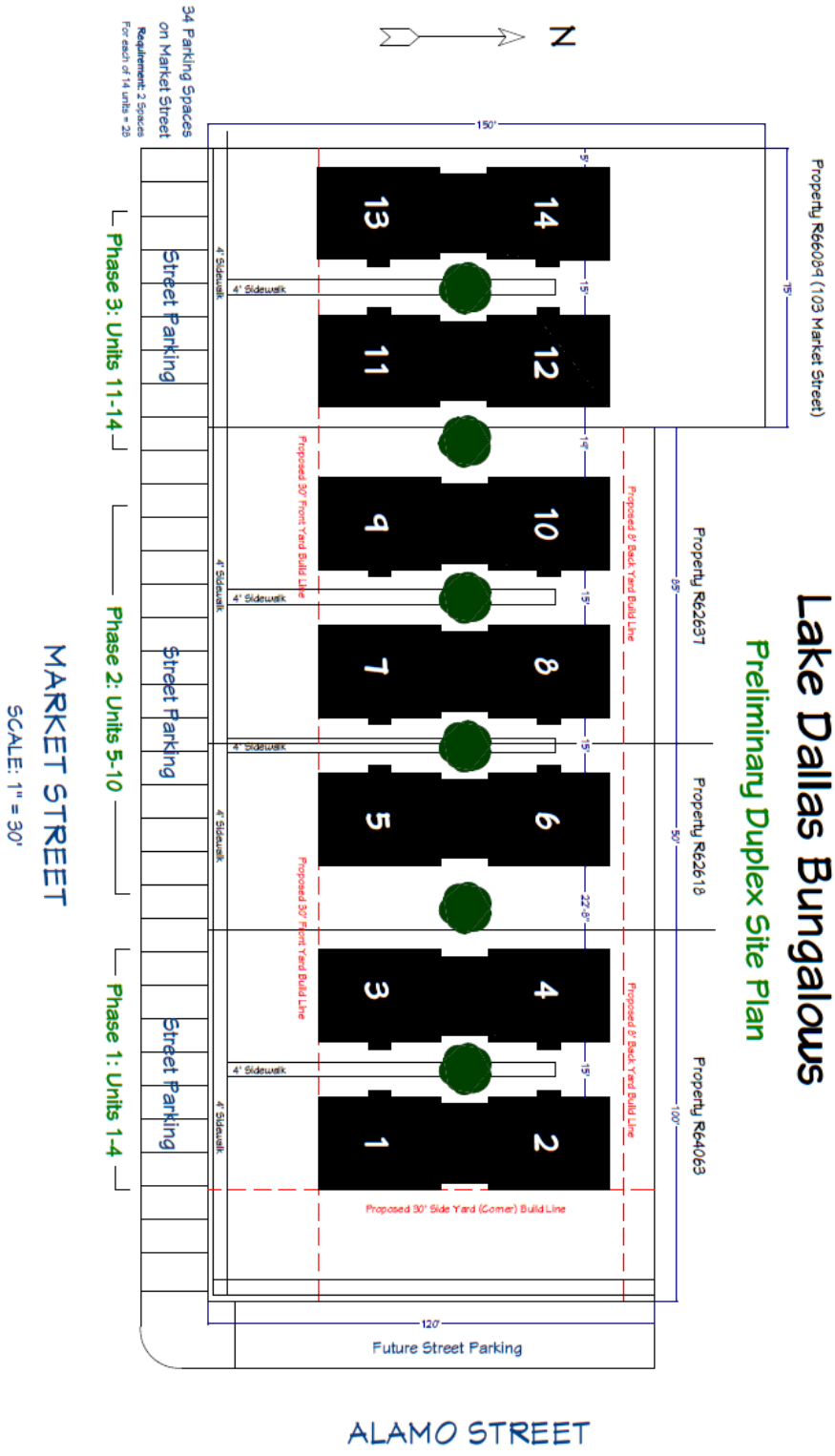
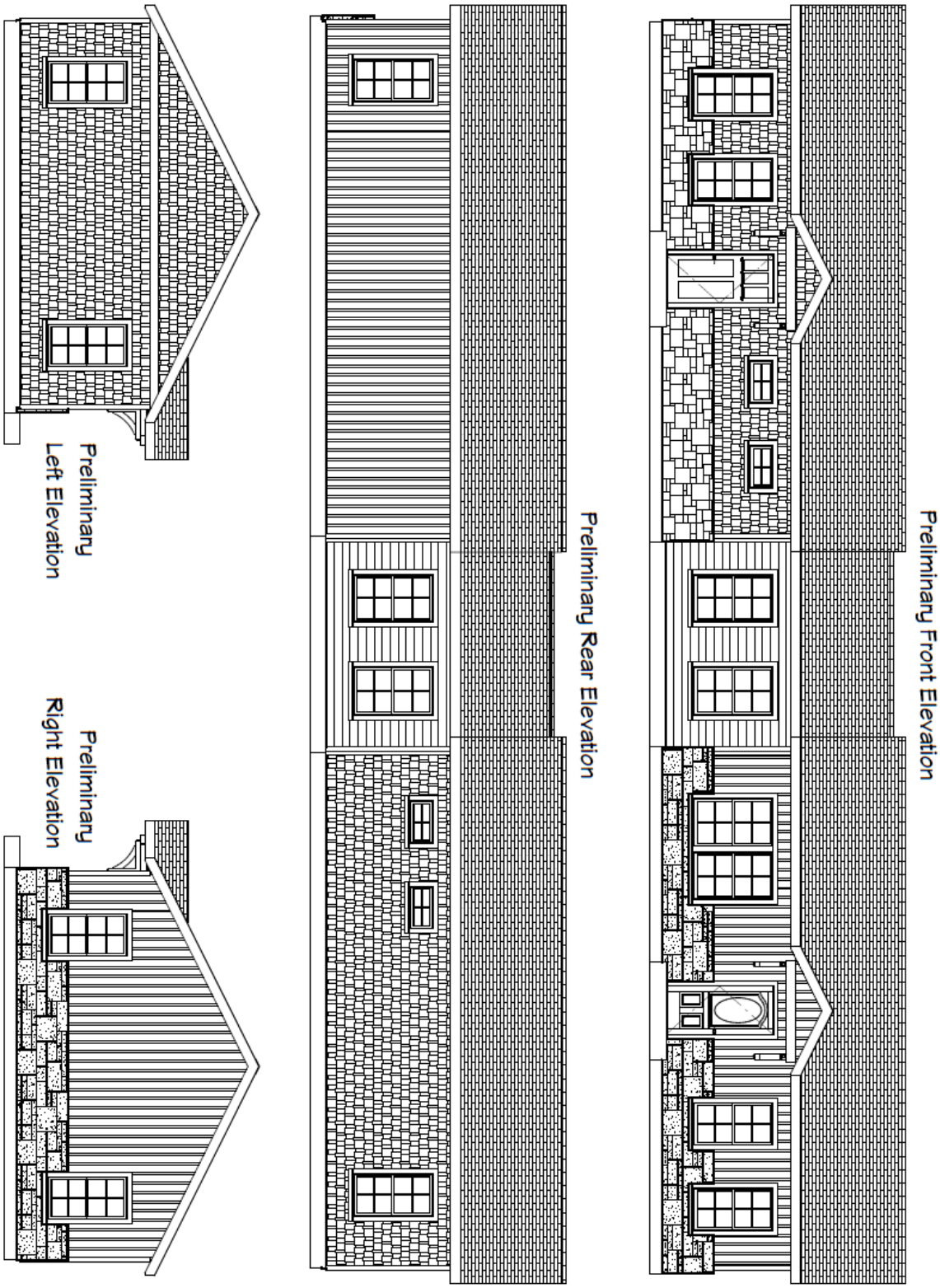


Exhibit "C"
Building Elevations



AGENDA ITEM 10

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Discussion on proposed zoning change for 214 Gotcher Avenue, from C-1 Commercial District and Division 3. Downtown District, to an R-2 Two-Family Dwelling District, and Division 3. Downtown District.

DESCRIPTION:

DISCUSSION on proposed rezoning of approximately 0.214 acres of land out of the M. Wright Survey, Abstract No. 1355, commonly known as 214 Gotcher Avenue, from C-1 Commercial District and Division 3. Downtown District, to an R-2 Two-Family Dwelling District, and Division 3. Downtown District. (The applicant is Mike Mayberry)

BACKGROUND INFORMATION:

Mr. Mayberry, owner of the subject property, is seeking this zoning change for the purpose of developing two duplex buildings as shown in Attachment 1. The differences in the density and dimensional requirements between the C-1, R-2 and Downtown Districts are shown below:

ORDINANCE PROVISION	EXISTING C-1 COMMERCIAL DISTRICT	R-2 TWO-FAMILY DISTRICT	DIVISION 3. DOWNTOWN DISTRICT
LOT SIZE	7,000 SF	3,600 SF for 2-plex 7,200 SF for single	(Shall conform to R-2 base requirement)
LOT WIDTH	60 FT	60 FT	(Shall conform to R-2 base requirement)
FRONT YARD SETBACK	25 FT	25 FT	10 FT (from street curb)
SIDE YARD	10 FT	15 FT	0 FT
REAR YARD SETBACK	25 FT	30 FT	0 FT
LOT DEPTH	90 FT	100 FT	(Shall conform to R-2 base requirement)

MIN. DWELLING SIZE	N/A	1,200 SF	(Shall conform to R-2 base requirement)
PARKING	1 SPACE / 200 SF	2 SPACES FOR EACH RESIDENCE	(Shall conform to R-2 base requirement. On street parking to be credited.)
BLDG. HEIGHT	50 FT	35 FT	50 FT
MASONRY REQUIRED	80%	80%	(Masonry and Hardi allowed – no percentages specified)

FINANCIAL CONSIDERATION: N/A

RECOMMENDED MOTIONS:

This item is for discussion only, no action needed**.** Discussion Items allow the applicant to receive preliminary comments from the City Council. The Council can take no action or vote and can only act in an advisory capacity in deliberating such items.

Vicinity Map (Not to Scale) 214 Gotcher Avenue

Proposed Rezoning

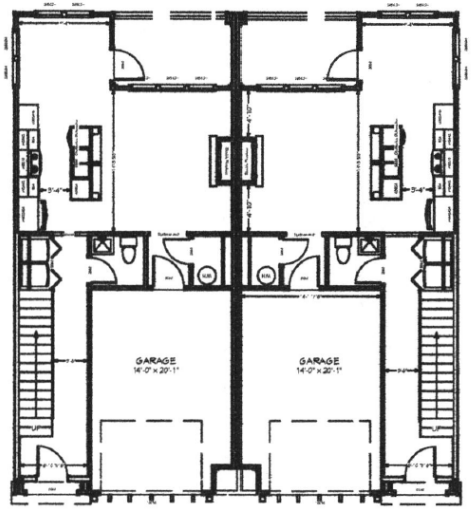
214 Gotcher Ave
Lake Dallas, TX 75065

From C-1 to R-2

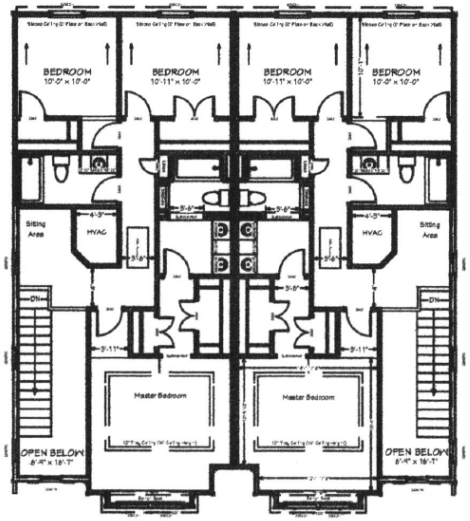
2 Buildings with a total of 4 two story Residential Rental Units approx. 1,400 to 1,500 square feet each.

3 Bedroom, 2 Bath with 1 Car Garage & approx. 16 Parking Spaces along Gotcher Ave & Market St.

Preliminary Floor Plan and Elevations



First Floor



Second Floor

AGENDA ITEM 12

CITY COUNCIL
AGENDA MEMO

Prepared By: Donna Boner, Finance/HR Director **March 23, 2017**

Receive Monthly Budget &Financial Report

DESCRIPTION:

Receive Monthly Budget & Financial Report.

BACKGROUND INFORMATION:

February Budget and Financial report.

FINANCIAL CONSIDERATION:

N/A

RECOMMENDED MOTIONS:

No action needed

ATTACHMENT(S):

Financials

Financial Reports

February 2017

City of Lake Dallas - Financial Report

Month	February	Revenue - All Fund			
Fund Number	Fund Name	FY Budget	Mo. Revenue	YTD Revenue	% of Budget
Major Funds					
1	General	$ 4,727,197	$ 514,864	$ 2,933,586	62.1%
2	Debt Service	$ 689,823	$71,064	$458,495	66.5%
Special Revenue Funds					
3	Court- Child Safety	362,743	398	10,698	2.9%
4	Court - Juvenile Case Management	143,523	279	1,247	0.9%
5	Court - Security	53,876	605	2,783	5.2%
6	Court - Technology	40,758	788	3,630	8.9%
7	Donations	2,500	276	4,827	193.1%
8	Drainage	0	0	0	#DIV/0!
9	Grant	6,000	0	0	0.0%
10	Police - Seizure	14,754	11	54	0.4%
11	Police - Training	7,635	1,510	1,532	20.1%
12	Tourism & Special Events	110,100	18,639	45,577	41.4%
13	Willow Grove Park	25,500	8,083	31,948	125.3%
Internal Service Funds					
14	Abatement Fund	24,000	0	0	0.0%
15	Capital/Equipment Replacement	0	0	0	#DIV/0!
16	Emergency Disaster Reserve	0	0	0	#DIV/0!
17	Personnel Support	0	0	0	#DIV/0!
Component Unit of Government					
18	Lake Dallas Community Development Corporation (Type B EDC)	340,316	30,608	133,209	39.1%

*Inactive

City of Lake Dallas - Financial Report					
Month	February	Expenses - All Fund			
Fund Number	Fund Name	FY Budget	Mo. Expenses	YTD Expenses	% of Budget
Major Funds					
1	General	$ 4,721,167	$459,580	$1,832,015	38.8%
2	Debt Service	$ 689,823	$27,204	$88,953	12.9%
Special Revenue Funds					
3	Court- Child Safety	32,743	$527	$15,774	48.2%
4	Court - Juvenile Case Management	143,523	$0	$0	0.0%
5	Court - Security	53,876	$150	$1,203	2.2%
6	Court - Technology	40,758	$1,117	$6,383	15.7%
7	Donations	2,500	$0	$0	0.0%
8	Drainage	0			#DIV/0!
9	Grant	6,000	$0	$0	0.0%
10	Police - Seizure	14,754	$1,048	$1,048	7.1%
11	Police - Training	7,635	$285	$835	10.9%
12	Tourism & Special Events	110,100	$5,834	$10,836	9.8%
13	Willow Grove Park	25,500	$1,670	$9,113	35.7%
Internal Service Funds					
14	Abatement Fund	24,000	$0	$0	0.0%
15	Capital/Equipment Replacement	0	$0	$0	#DIV/0!
16	Emergency Disaster Reserve	0	$0	$0	#DIV/0!
17	Personnel Support	0	$0	$0	#DIV/0!
Component Unit of Government					
18	Lake Dallas Community Development Corporation (Type B EDC)	340,316	$9,875	$137,094	40.3%

*Inactive

City of Lake Dallas
Monthly Financial Summary
February 2017

	Current Month	Year to Date	Amended Budget
Revenues	$ 604,568.00	$ 3,448,482.80	$5,527,120.00
Expenses	492,618.69	1,931,803.68	5,521,090.00
Net	111,949.31	1,516,679.12	6,030.00

Sales Tax Revenue for the month of February was $121,531.84 with $60,765.92 going to the General Fund. This is approx. a 16% increase over last year. The portion going to the Road Maintenance & Repair Fund is $15,191.48.

The General Fund has the following cash available as of February 28, 2017:

Texpool Investment Account	1,191,792.47
Northstar Checking Account	987,301.33
Total funds available	$ 2,179,030.80

Property Tax Revenue received in February was $401,696.22, an increase of approx. 80% over February 2016.

Willow Grove Park revenue for the month of February 2017 was $800 for park use and $7,755 for camping.

Lake Dallas Community Development Corporation

Monthly Financial Summary

February 2017

	Current Month	Year to Date	Original Budget
Revenues	$30,607.90	$133,208.64	$ 340,316.00
Expenses	9,875.06	137,093.50	340,316.00
Net	20,732.84	(3,884.86)	.00

Sales Tax Revenue for the month of February was $30,382.86

CDC has the following cash available as of February 28, 2017:

CDC Investment Account	302,158.86
CDC Checking Account	129,793.82
Net Funds	$ 431,952.68
Projects Pending:	
Available Fund Balance	$ 431,952.68

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	48,394
January	22,430	36,937	35,554	37,690	57,786	51,333	49,207	37,737	49,924
February	38,642	55,122	51,454	56,784	70,254	71,087	69,095	52,453	60,766
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***	***263,797***

	2013	2014	2015	2016	2017
1/30		$28,601.03			
1/31	$122,862.03	$56,079.95			
2/1	$9,864.80	$41,433.43		$31,784.99	$50,599.40
2/2	$47,900.41		$23,025.98	$27,338.66	$44,686.90
2/3		$34,583.00	$31,525.34	$91,646.35	$15,464.01
2/4	6241.74	$11,462.33	$18,706.68	$31,046.28	$40,397.51
2/5			$34,186.60	$18,094.27	
2/6	14621.52	$9,786.25	$22,645.37		$26,621.59
2/5	24599.87	$26,646.86			
2/7	$29,291.80	$15,700.95			$45,824.87
2/8	$2,637.79			$1,633.83	$47,974.47
2/9			7777.13	3235.66	$41,604.36
2/10		$3,317.64	$1,860.08	$1,456.09	$56,218.06
2/11	$5,110.38		$4,523.16	$2,674.41	
2/12	$28,802.92	$1,120.87	$790.25	$787.85	
2/13	$1,007.83	$1,311.19	$26.81		$2,773.92
2/14	$1,099.40	$3,587.23			$4,628.79
2/15	$4,595.73				$1,263.08
2/16				($399.86)	$1,735.14
2/17			$2,229.69	$2,068.42	$878.41
2/18		$1,584.84	$3,037.32	$270.08	
2/19		$2,213.37	605.4	764.54	
2/20	1004.26	$17,272.67	1381.71		
2/21	612.54	$572.40			$1,413.36
2/22	$13,460.59			$1,227.20	$2,429.31
2/23				$5,126.40	$14,207.26
2/24		$13,356.64		$1,347.14	$2,301.10
2/25	$3,658.76	($2,547.49)	$4,251.30	$1,882.81	
2/26	911.94	$1,137.20		$42.22	
2/27	5444.63	$14,255.54			$674.68
2/28		$5,776.12			
2/29					
	$323,728.94	$287,252.02	$156,572.82	$222,027.34	$401,696.22

Deposited in March
Deposited in March

TOTAL

Willow Grove Park Revenue Trending: 2017

Pay Station -- Park Day Use and Boat Launch

		Cash	Credit Card	Total
2016	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
	December	$110.00	$85.00	$195.00
	January	$261.00	$158.00	$419.00
2017	February	$518.00	$282.00	$800.00
			YTD Total	**$12,371.00**

Source: VenTek 'Monthly Transactions Summary' Report

Camping

		Total
2016	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
	December	$4,296.81
	January	$5,554.37
	February	$7,755.00
	YTD Total	**$55,528.64**

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 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
4104	I & S Property - Prior	0.00	1,563.11	83.80	100.00%
4105	I & S Property Tax	470,857.00	455,212.39	70,290.79	96.67%
4106	M & O Property Tax Current Year	2,198,494.00	2,125,788.53	328,196.85	96.69%
4107	M & O Property Tax Prior Year	10,992.00	(5,136.46)	312.82	(46.72)%
4108	City Sales Tax	597,222.00	263,797.00	60,766.02	44.17%
4109	Penalty and Interest - Taxes	10,992.00	6,422.44	2,345.74	58.42%
4110	Mixed Beverage Tax	20,000.00	10,708.37	0.00	53.54%
4113	Penalty and Interest - I & S	0.00	1,112.58	468.22	100.00%
4114	Hotel Occupancy Tax	75,000.00	39,896.50	16,914.44	53.19%
4115	Road Maint & Repair Fund	147,889.00	65,949.21	15,191.48	44.59%
4116	Ad Valorem Tax Relief	147,889.00	65,949.21	15,191.48	44.59%
4214	Franchise Fees - Atmos Energy	47,500.00	0.00	0.00	0.00%
4215	Franchise Fees - CenturyTel	7,700.00	1,562.81	1,562.81	20.29%
4216	Franchise Fees - TXU Electric	209,000.00	0.00	0.00	0.00%
4217	Franchise Fees - Charter Communications	56,000.00	1,416.23	0.00	2.52%
4218	Franchise Fees - Waste Management	75,000.00	35,528.32	17,367.37	47.37%
4219	Miscellaneous Franchise Fees	2,000.00	208.90	38.50	10.44%
4230	Library Contributions	0.00	17.95	0.00	100.00%
4231	Library Grants	0.00	4,178.37	0.00	100.00%
4232	Friends of the Library	0.00	175.00	0.00	100.00%
4233	Library Fines	3,600.00	889.57	184.80	24.71%
4234	Library Memberships	2,000.00	475.00	100.00	23.75%
4235	Shady Shores Funding	29,046.00	14,523.00	0.00	50.00%
4320	Animal Services	13,000.00	5,942.00	843.00	45.70%
4321	Application Fees-Admin/PZ/BOA	6,000.00	10,138.31	1,300.00	168.97%
4322	Mobile Home Permits	400.00	250.00	0.00	62.50%
4323	Health Department Fees	8,000.00	8,050.00	1,275.00	100.62%
4324	Building Permits	30,000.00	23,430.20	3,624.25	78.10%
4325	Beer, Wine and Liquor Licenses	1,500.00	1,472.50	0.00	98.16%
4326	Alarm Permits	8,000.00	6,462.74	541.68	80.78%
4328	Other Permits and Fees	5,000.00	8,317.66	360.00	166.35%
4329	Park Improvement Fees	3,000.00	1,514.05	800.17	50.46%
4330	Court Receipts, Fines, and Bonds	371,196.00	124,910.62	29,620.33	33.65%
4331	Administrative Fees	30,066.00	17,654.89	1,016.10	58.72%
4332	Arrests/Warrant Fees	31,817.00	18,824.58	5,607.00	59.16%

City of Lake Dallas
Summary Budget Comparison
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
4337	MVBA Collections	12,000.00	19,178.35	6,783.69	159.81%
4345	Staff/Office Services to 4A/4B	42,000.00	17,500.00	3,500.00	41.66%
4346	4B Parks Maintenance & Operation	30,000.00	12,500.00	2,500.00	41.66%
4349	Building Permits-Sub Contractors	30,000.00	10,290.62	3,264.40	34.30%
4350	Business Permits	2,000.00	2,000.00	1,125.00	100.00%
4351	Contractor Registration	12,000.00	3,025.00	900.00	25.20%
4352	Drainage Improvement Fees	3,000.00	0.00	0.00	0.00%
4353	Plan Review	19,500.00	8,227.18	2,225.56	42.19%
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	3,658.00	36.58%
4463	Park Rentals	2,000.00	157.50	0.00	7.87%
4464	Vendor Fees	4,600.00	2,130.00	825.00	46.30%
4465	Entry Fees	300.00	100.00	100.00	33.33%
4466	Event Proceeds	4,600.00	0.00	0.00	0.00%
4467	Event Sponsorships	15,000.00	3,450.00	800.00	23.00%
4468	Fireworks	10,600.00	0.00	0.00	0.00%
4473	Police Reports	900.00	502.00	143.00	55.77%
4474	Community Room Rental Fees	3,000.00	575.00	0.00	19.16%
4475	Other Revenue	6,000.00	915.60	14.30	15.26%
4476	Interest Income - General Fund	1,644.00	1,582.85	658.78	96.28%
4480	Sale of Vehicles and Equipment	3,000.00	0.00	0.00	0.00%
4481	Interest Income - 4A	0.00	1,714.66	166.44	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	0.00	0.00	0.00%
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	606.71	221.60	100.00%
4802	Rental Income	44,675.00	22,077.48	3,679.58	49.41%
Report Difference		5,527,120.00	3,448,482.80	604,568.00	62.39%

City of Lake Dallas
Summary Budget Comparison
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual $	Percent Total Budget $ Used - Original
5500	Certification Pay	9,450.00	3,761.95	530.84	39.80%
5501	Salaries - Full Time	1,843,740.00	681,520.49	123,846.22	36.96%
5502	Retirement	243,506.00	109,048.79	37,664.62	44.78%
5503	Salaries - Part Time	0.00	23,305.00	4,431.30	100.00%
5504	Longevity	12,516.00	14,682.00	0.00	117.30%
5505	Overtime	12,150.00	11,543.41	4,175.94	95.00%
5506	Contract Labor	20,000.00	1,567.30	0.00	7.83%
5508	Group Health Insurance	294,300.00	109,456.36	22,565.10	37.19%
5509	Life Insurance	9,357.00	4,888.76	810.71	52.24%
5511	Worker's Compensation	33,375.00	6,836.13	1,168.52	20.48%
5513	Stipend/Auto Allowance	12,600.00	1,523.06	276.92	12.08%
5516	Physicals & Evaluations	500.00	0.00	0.00	0.00%
5517	Accrued Comp & Vacation	14,000.00	99,639.89	19,879.71	711.71%
5520	FICA Expense	2,556.00	1,444.91	274.75	56.53%
5521	TEC (SUTA Payable)	7,011.00	5,921.66	1,923.77	84.46%
5522	Medicare Tax Expense	27,029.00	12,315.20	2,176.66	45.56%
5530	Property & Liability	42,250.00	17,971.60	6,910.50	42.53%
5536	Office Supplies	15,700.00	2,868.71	1,064.37	18.27%
5537	Operating Supplies	15,200.00	5,181.32	888.87	34.08%
5538	Advertising	8,100.00	1,851.28	128.80	22.85%
5539	Subscriptions & Pub	2,310.00	1,850.00	50.00	80.08%
5540	Dues and Memberships	9,850.00	10,324.64	3,780.01	104.81%
5541	Printing	6,150.00	2,208.02	710.49	35.90%
5543	Travel & Training	18,100.00	2,785.27	1,000.70	15.38%
5544	Govt & Misc Operating	53,950.00	3,284.68	1,039.26	6.08%
5546	Postage	5,500.00	1,780.21	584.39	32.36%
5548	Uniforms	6,900.00	3,780.86	1,388.18	54.79%
5552	Information Technology	12,700.00	3,003.58	677.00	23.65%
5554	Technology:Office & Field	15,300.00	419.99	0.00	2.74%
5555	Flowers/Gifts/Plaques	2,500.00	1,057.30	575.09	42.29%
5556	Safety Equipment & Supplies	20,000.00	247.77	193.50	1.23%
5557	Permits & Applications	2,000.00	171.00	0.00	8.55%
5558	Communications	7,400.00	6,300.00	0.00	85.13%
5561	Govt & Misc Supplies	10,000.00	1,404.66	200.30	14.04%
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	17,246.72	1,125.00	68.16%

City of Lake Dallas
Summary Budget Comparison
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual $	Percent Total Budget $ Used - Original
5599	Accounting & Auditor	10,000.00	0.00	0.00	0.00%
5600	Consultants & Prof	1,119,774.00	429,040.92	80,259.06	38.31%
5603	Legal Services	63,320.00	16,319.13	1,050.00	25.77%
5606	Tax Appraisal	0.00	4,109.55	0.00	100.00%
5619	Community Events	26,000.00	7,246.99	5,238.12	27.87%
5649	Telephone-Mobile	12,600.00	6,071.75	1,232.47	48.18%
5650	Telephone	16,100.00	5,059.20	1,215.97	31.42%
5651	Utilities	99,500.00	31,222.67	8,383.89	31.37%
5698	Minor Equipment Field	300.00	0.00	0.00	0.00%
5699	Repairs & Maintenance	38,200.00	9,149.72	2,157.35	23.95%
5700	Equipment Maintenance	0.00	168.88	156.98	100.00%
5701	Building Maintenance	20,500.00	4,705.92	465.40	22.95%
5702	Software Maintenance	0.00	1,469.00	0.00	100.00%
5705	Vehicle Maintenance	13,500.00	8,619.66	3,262.76	63.84%
5706	Vehicle Fuel	21,500.00	8,239.91	2,273.00	38.32%
5707	Drainage Maintenance	20,000.00	30.97	0.00	0.15%
5708	Street Maintenance	166,309.00	15,460.09	593.37	9.29%
5711	Rentals	22,700.00	8,461.83	2,873.23	37.27%
5712	Park Maintenance	2,000.00	304.25	263.28	15.21%
5953	1998 Street Bond Principal	145,000.00	0.00	0.00	0.00%
5954	1998 Street Bond Interest	9,775.00	4,887.50	4,887.50	50.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	36,210.00	18,069.50	0.00	49.90%
5960	Paying Agent Fees	389.00	400.00	0.00	102.82%
5962	2006 Bonds Interest	38,584.00	19,292.00	19,292.00	50.00%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	29,891.00	14,919.18	0.00	49.91%
5969	Property Loss	0.00	30.00	0.00	100.00%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	25,200.00	12,576.67	0.00	49.90%
5974	2012 Refunding Bonds Principal	220,000.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	6,709.37	0.00	49.99%
5977	Government Capital Loan	36,355.00	12,098.28	3,024.57	33.27%
6005	Capital Improvements	18,100.00	0.00	0.00	0.00%
6060	Streets	304,564.00	115,948.22	115,948.22	38.07%
Report Difference		5,521,090.00	1,931,803.68	492,618.69	34.99%

City of Lake Dallas
Summary Budget Comparison - Administration-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5500	Certification Pay	1,800.00	253.88	46.16	14.10%
5501	Salaries - Full Time	225,855.00	63,415.45	12,284.92	28.07%
5502	Retirement	30,762.00	9,046.77	2,587.33	29.40%
5504	Longevity	540.00	540.00	0.00	100.00%
5508	Group Health Insurance	25,500.00	7,256.23	1,482.99	28.45%
5509	Life Insurance	1,175.00	461.21	174.13	39.25%
5511	Worker's Compensation	547.00	159.39	28.98	29.13%
5513	Stipend/Auto Allowance	6,600.00	1,523.06	276.92	23.07%
5521	TEC (SUTA Payable)	513.00	336.38	22.23	65.57%
5522	Medicare Tax Expense	3,405.00	1,011.85	182.38	29.71%
5536	Office Supplies	3,600.00	867.31	107.22	24.09%
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	876.72	0.00	43.83%
5541	Printing	1,200.00	176.40	0.00	14.70%
5543	Travel & Training	5,000.00	644.53	275.70	12.89%
5544	Govt & Misc Operating	1,500.00	1,221.98	483.50	81.46%
5552	Information Technology	1,500.00	0.00	0.00	0.00%
5554	Technology:Office & Field	5,000.00	419.99	0.00	8.39%
5598	Government Services	20,000.00	14,713.72	0.00	73.56%
5599	Accounting & Auditor	10,000.00	0.00	0.00	0.00%
5600	Consultants & Prof	9,000.00	2,008.24	78.00	22.31%
5606	Tax Appraisal	0.00	4,109.55	0.00	100.00%
5649	Telephone-Mobile	1,200.00	180.90	51.42	15.07%
5699	Repairs & Maintenance	8,500.00	3,435.90	687.18	40.42%
5702	Software Maintenance	0.00	1,469.00	0.00	100.00%
Report Difference		366,597.00	114,128.46	18,769.06	31.13%

City of Lake Dallas
Summary Budget Comparison - Animal Services-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5501	Salaries - Full Time	89,223.00	30,690.77	5,740.95	34.39%
5502	Retirement	11,700.00	4,273.29	1,202.35	36.52%
5503	Salaries - Part Time	0.00	3,990.00	598.50	100.00%
5504	Longevity	90.00	90.00	0.00	100.00%
5505	Overtime	1,000.00	508.66	107.71	50.86%
5508	Group Health Insurance	16,800.00	7,050.74	1,444.86	41.96%
5509	Life Insurance	437.00	188.70	37.74	43.18%
5511	Worker's Compensation	2,400.00	989.45	178.07	41.22%
5520	FICA Expense	664.00	247.38	37.11	37.25%
5521	TEC (SUTA Payable)	513.00	320.66	122.50	62.50%
5522	Medicare Tax Expense	1,294.00	486.22	88.85	37.57%
5530	Property & Liability	1,250.00	1,215.60	0.00	97.24%
5536	Office Supplies	600.00	0.00	0.00	0.00%
5537	Operating Supplies	2,500.00	827.71	30.63	33.10%
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	412.75	82.62	68.79%
5650	Telephone	1,000.00	0.00	0.00	0.00%
5651	Utilities	7,500.00	3,236.82	548.48	43.15%
5698	Minor Equipment Field	300.00	0.00	0.00	0.00%
5701	Building Maintenance	1,000.00	776.46	64.98	77.64%
5705	Vehicle Maintenance	500.00	0.00	0.00	0.00%
5706	Vehicle Fuel	1,000.00	403.18	86.89	40.31%
Report Difference		144,771.00	55,708.39	10,372.24	38.48%

City of Lake Dallas
Summary Budget Comparison - Community Relations-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5501	Salaries - Full Time	43,551.00	16,980.45	3,237.24	38.98%
5502	Retirement	6,108.00	2,338.54	671.08	38.28%
5504	Longevity	78.00	78.00	0.00	100.00%
5508	Group Health Insurance	8,400.00	3,525.37	722.43	41.96%
5509	Life Insurance	227.00	102.70	20.54	45.24%
5511	Worker's Compensation	105.00	42.02	7.64	40.01%
5513	Stipend/Auto Allowance	3,000.00	0.00	0.00	0.00%
5521	TEC (SUTA Payable)	171.00	153.75	61.50	89.91%
5522	Medicare Tax Expense	676.00	255.60	46.26	37.81%
5536	Office Supplies	350.00	0.00	0.00	0.00%
5540	Dues and Memberships	200.00	1,815.00	45.00	907.50%
5600	Consultants & Prof	4,500.00	0.00	0.00	0.00%
5649	Telephone-Mobile	600.00	257.32	51.42	42.88%
Report Difference		67,966.00	25,548.75	4,863.11	37.59%

City of Lake Dallas
Summary Budget Comparison - Debt-SEB
From 2/1/2017 Through 2/28/2017

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	4,887.50	4,887.50	50.00%
5957	2009 CO Bond Principal	50,000.00	0.00	0.00	0.00%
5958	2009 CO Bond Interest	36,210.00	18,069.50	0.00	49.90%
5960	Paying Agent Fees	389.00	400.00	0.00	102.82%
5962	2006 Bonds Interest	38,584.00	19,292.00	19,292.00	50.00%
5965	2008 Street GO Bonds Principal	45,000.00	0.00	0.00	0.00%
5966	2008 Street GO Bonds Interest	29,891.00	14,919.18	0.00	49.91%
5972	2008 FS/AS Bonds Principal	40,000.00	0.00	0.00	0.00%
5973	2008 FS/AS Bonds Interest	25,200.00	12,576.67	0.00	49.90%
5974	2012 Refunding Bonds Principal	220,000.00	0.00	0.00	0.00%
5975	2012 Refunding Bonds Interest	13,419.00	6,709.37	0.00	49.99%
5977	Government Capital Loan	36,355.00	12,098.28	3,024.57	33.27%
Report Difference		689,823.00	88,952.50	27,204.07	12.89%

City of Lake Dallas
Summary Budget Comparison - Development Services-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5500	Certification Pay	600.00	161.56	0.00	26.92%
5501	Salaries - Full Time	104,291.00	38,258.09	8,532.62	36.68%
5502	Retirement	13,928.00	9,424.34	5,156.27	67.66%
5504	Longevity	1,428.00	1,428.00	0.00	100.00%
5505	Overtime	0.00	27.71	0.00	100.00%
5508	Group Health Insurance	16,800.00	6,450.43	2,108.12	38.39%
5509	Life Insurance	543.00	320.06	1.22	58.94%
5511	Worker's Compensation	252.00	51.61	20.14	20.48%
5517	Accrued Comp & Vacatior	0.00	30,337.26	0.00	100.00%
5521	TEC (SUTA Payable)	342.00	418.41	162.64	122.34%
5522	Medicare Tax Expense	1,542.00	1,020.65	114.48	66.19%
5536	Office Supplies	300.00	354.83	149.27	118.27%
5539	Subscriptions & Pub	610.00	0.00	0.00	0.00%
5540	Dues and Memberships	200.00	170.00	0.00	85.00%
5541	Printing	50.00	0.00	0.00	0.00%
5543	Travel & Training	1,150.00	60.48	0.00	5.25%
5544	Govt & Misc Operating	0.00	27.00	27.00	100.00%
5552	Information Technology	2,200.00	0.00	0.00	0.00%
5574	Interfund Transfer-Abatement	20,000.00	0.00	0.00	0.00%
5598	Government Services	4,000.00	2,158.00	1,125.00	53.95%
5600	Consultants & Prof	25,000.00	5,979.45	0.00	23.91%
5649	Telephone-Mobile	400.00	285.00	79.10	71.25%
5705	Vehicle Maintenance	1,500.00	516.78	0.00	34.45%
5706	Vehicle Fuel	500.00	37.38	0.00	7.47%
Report Difference		195,636.00	97,487.04	17,475.86	49.83%

City of Lake Dallas
Summary Budget Comparison - Fire & Emergency Mgmt-SEB
From 2/1/2017 Through 2/28/2017

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	380,054.58	76,010.92	37.06%
Report Difference		1,032,924.00	380,054.58	76,010.92	36.79%

City of Lake Dallas
Summary Budget Comparison - Legislative - SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5500	Certification Pay	900.00	311.49	0.00	34.61%
5501	Salaries - Full Time	82,619.00	34,067.93	5,230.76	41.23%
5502	Retirement	11,111.00	7,708.37	4,182.32	69.37%
5504	Longevity	1,296.00	1,296.00	0.00	100.00%
5508	Group Health Insurance	8,400.00	2,265.65	10.00	26.97%
5509	Life Insurance	430.00	415.14	0.00	96.54%
5511	Worker's Compensation	200.00	127.75	12.34	63.87%
5517	Accrued Comp & Vacatior	0.00	20,110.36	0.00	100.00%
5521	TEC (SUTA Payable)	171.00	268.08	99.92	156.77%
5522	Medicare Tax Expense	1,198.00	796.66	76.24	66.49%
5536	Office Supplies	0.00	16.85	13.49	100.00%
5538	Advertising	3,600.00	202.40	0.00	5.62%
5540	Dues and Memberships	2,550.00	2,749.00	2,024.00	107.80%
5541	Printing	1,000.00	0.00	0.00	0.00%
5543	Travel & Training	4,000.00	1,295.26	0.00	32.38%
5544	Govt & Misc Operating	10,000.00	1,354.91	300.24	13.54%
5548	Uniforms	600.00	940.00	940.00	156.66%
5555	Flowers/Gifts/Plaques	2,500.00	1,057.30	575.09	42.29%
5598	Government Services	1,300.00	375.00	0.00	28.84%
5600	Consultants & Prof	15,000.00	1,060.00	0.00	7.06%
5603	Legal Services	35,000.00	6,866.57	0.00	19.61%
5649	Telephone-Mobile	300.00	27.68	27.68	9.22%
Report Difference		182,175.00	83,312.40	13,492.08	45.73%

City of Lake Dallas
Summary Budget Comparison - Library-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5501	Salaries - Full Time	79,346.00	19,020.73	3,714.46	23.97%
5502	Retirement	6,411.00	2,684.87	770.01	41.87%
5503	Salaries - Part Time	0.00	11,797.00	2,388.00	100.00%
5504	Longevity	102.00	102.00	0.00	100.00%
5508	Group Health Insurance	8,400.00	3,716.02	760.56	44.23%
5509	Life Insurance	254.00	117.40	23.48	46.22%
5511	Worker's Compensation	192.00	48.18	8.76	25.09%
5520	FICA Expense	1,892.00	731.41	148.06	38.65%
5521	TEC (SUTA Payable)	684.00	344.33	110.51	50.34%
5522	Medicare Tax Expense	1,152.00	463.93	87.56	40.27%
5536	Office Supplies	1,000.00	154.36	154.36	15.43%
5537	Operating Supplies	2,000.00	271.20	89.96	13.56%
5538	Advertising	650.00	292.18	0.00	44.95%
5540	Dues and Memberships	4,200.00	4,453.92	1,671.01	106.04%
5541	Printing	200.00	0.00	0.00	0.00%
5543	Travel & Training	1,450.00	275.00	275.00	18.96%
5546	Postage	500.00	269.03	84.39	53.80%
5552	Information Technology	5,000.00	2,187.00	677.00	43.74%
5554	Technology:Office & Field	8,500.00	0.00	0.00	0.00%
5561	Govt & Misc Supplies	10,000.00	1,404.66	200.30	14.04%
5600	Consultants & Prof	750.00	612.76	61.25	81.70%
5649	Telephone-Mobile	300.00	257.32	51.42	85.77%
5650	Telephone	600.00	685.07	136.93	114.17%
5651	Utilities	8,000.00	3,984.75	1,008.35	49.80%
5701	Building Maintenance	8,000.00	900.00	200.00	11.25%
5711	Rentals	7,000.00	3,702.59	1,498.61	52.89%
Report Difference		156,583.00	58,475.71	14,119.98	37.34%

City of Lake Dallas
Summary Budget Comparison - Municipal Court-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5500	Certification Pay	900.00	253.88	46.16	28.20%
5501	Salaries - Full Time	57,260.00	33,112.55	6,383.06	57.82%
5502	Retirement	7,649.00	4,653.72	1,332.78	60.84%
5504	Longevity	228.00	228.00	0.00	100.00%
5508	Group Health Insurance	10,500.00	7,111.88	1,457.00	67.73%
5509	Life Insurance	298.00	209.72	40.30	70.37%
5511	Worker's Compensation	139.00	40.46	7.34	29.10%
5517	Accrued Comp & Vacatior	2,000.00	0.00	0.00	0.00%
5521	TEC (SUTA Payable)	342.00	321.71	125.64	94.06%
5522	Medicare Tax Expense	830.00	548.39	98.49	66.07%
5536	Office Supplies	800.00	322.03	160.91	40.25%
5538	Advertising	700.00	0.00	0.00	0.00%
5540	Dues and Memberships	250.00	260.00	40.00	104.00%
5541	Printing	200.00	0.00	0.00	0.00%
5543	Travel & Training	1,300.00	20.00	0.00	1.53%
5600	Consultants & Prof	12,000.00	12,603.76	2,522.07	105.03%
5603	Legal Services	28,320.00	9,452.56	1,050.00	33.37%
Report Difference		123,716.00	69,138.66	13,263.75	55.88%

City of Lake Dallas
Summary Budget Comparison - Police Department-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5500	Certification Pay	5,250.00	2,781.14	438.52	52.97%
5501	Salaries - Full Time	1,012,776.00	389,020.42	68,819.45	38.41%
5502	Retirement	135,457.00	60,653.14	19,448.44	44.77%
5503	Salaries - Part Time	0.00	7,518.00	1,444.80	100.00%
5504	Longevity	8,148.00	10,314.00	0.00	126.58%
5505	Overtime	5,000.00	9,224.83	3,667.04	184.49%
5508	Group Health Insurance	165,900.00	57,130.32	11,663.84	34.43%
5509	Life Insurance	5,219.00	2,734.55	456.98	52.39%
5511	Worker's Compensation	21,132.00	3,119.64	543.94	14.76%
5513	Stipend/Auto Allowance	3,000.00	0.00	0.00	0.00%
5516	Physicals & Evaluations	500.00	0.00	0.00	0.00%
5517	Accrued Comp & Vacation	12,000.00	48,049.25	18,736.69	400.41%
5520	FICA Expense	0.00	466.12	89.58	100.00%
5521	TEC (SUTA Payable)	3,591.00	3,237.34	1,015.98	90.15%
5522	Medicare Tax Expense	14,685.00	6,823.04	1,317.03	46.46%
5536	Office Supplies	4,000.00	963.62	479.12	24.09%
5537	Operating Supplies	6,000.00	2,173.37	438.91	36.22%
5538	Advertising	800.00	0.00	0.00	0.00%
5539	Subscriptions & Pub	500.00	1,850.00	50.00	370.00%
5540	Dues and Memberships	250.00	0.00	0.00	0.00%
5541	Printing	1,500.00	114.35	114.35	7.62%
5543	Travel & Training	2,600.00	40.00	0.00	1.53%
5548	Uniforms	5,000.00	1,517.65	0.00	30.35%
5552	Information Technology	3,000.00	816.58	0.00	27.21%
5556	Safety Equipment & Supplies	20,000.00	247.77	193.50	1.23%
5557	Permits & Applications	2,000.00	171.00	0.00	8.55%
5558	Communications	7,400.00	6,300.00	0.00	85.13%
5600	Consultants & Prof	22,500.00	17,668.13	276.96	78.52%
5649	Telephone-Mobile	7,400.00	3,925.61	743.79	53.04%
5699	Repairs & Maintenance	4,000.00	108.63	65.88	2.71%
5705	Vehicle Maintenance	7,000.00	6,993.70	3,104.26	99.91%
5706	Vehicle Fuel	18,000.00	5,711.84	1,684.41	31.73%
5711	Rentals	6,300.00	560.75	109.84	8.90%
5969	Property Loss	0.00	30.00	0.00	100.00%
Report Difference		1,510,908.00	650,264.79	134,903.31	43.04%

City of Lake Dallas

Summary Budget Comparison - Public Works-Parks & Facilities-SEB

From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5501	Salaries - Full Time	29,295.00	11,467.48	2,220.00	39.14%
5502	Retirement	4,278.00	1,698.52	460.21	39.70%
5504	Longevity	114.00	114.00	0.00	100.00%
5505	Overtime	3,250.00	697.22	176.91	21.45%
5508	Group Health Insurance	8,400.00	3,525.37	722.43	41.96%
5509	Life Insurance	152.00	69.85	13.97	45.95%
5511	Worker's Compensation	1,655.00	720.18	135.41	43.51%
5521	TEC (SUTA Payable)	171.00	108.81	45.54	63.63%
5522	Medicare Tax Expense	472.00	186.54	34.76	39.52%
5537	Operating Supplies	1,200.00	109.18	0.00	9.09%
5548	Uniforms	200.00	628.93	322.78	314.46%
5600	Consultants & Prof	0.00	949.50	0.00	100.00%
5649	Telephone-Mobile	300.00	156.21	31.20	52.07%
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	445.58	46.29	22.27%
5711	Rentals	1,000.00	0.00	0.00	0.00%
5712	Park Maintenance	2,000.00	304.25	263.28	15.21%
Report Difference		62,987.00	21,181.62	4,472.78	33.63%

City of Lake Dallas
Summary Budget Comparison - Public Works-Streets & Drainage-SEB
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5501	Salaries - Full Time	119,524.00	45,486.62	7,682.76	38.05%
5502	Retirement	16,102.00	6,567.23	1,853.83	40.78%
5504	Longevity	492.00	492.00	0.00	100.00%
5505	Overtime	2,900.00	1,084.99	224.28	37.41%
5506	Contract Labor	0.00	1,567.30	0.00	100.00%
5508	Group Health Insurance	25,200.00	11,424.35	2,192.87	45.33%
5509	Life Insurance	622.00	269.43	42.35	43.31%
5511	Worker's Compensation	6,753.00	1,537.45	225.90	22.76%
5517	Accrued Comp & Vacation	0.00	1,143.02	1,143.02	100.00%
5521	TEC (SUTA Payable)	513.00	412.19	157.31	80.34%
5522	Medicare Tax Expense	1,775.00	722.32	130.61	40.69%
5536	Office Supplies	3,500.00	11.32	0.00	0.32%
5537	Operating Supplies	2,000.00	396.81	115.93	19.84%
5538	Advertising	150.00	128.80	128.80	85.86%
5543	Travel & Training	1,300.00	450.00	450.00	34.61%
5544	Govt & Misc Operating	10,000.00	452.27	0.00	4.52%
5548	Uniforms	600.00	694.28	125.40	115.71%
5600	Consultants & Prof	0.00	200.00	0.00	100.00%
5649	Telephone-Mobile	1,200.00	568.96	113.82	47.41%
5651	Utilities	54,000.00	15,310.13	4,505.12	28.35%
5699	Repairs & Maintenance	5,000.00	5.19	4.29	0.10%
5700	Equipment Maintenance	0.00	168.88	156.98	100.00%
5701	Building Maintenance	500.00	86.58	17.04	17.31%
5705	Vehicle Maintenance	3,500.00	1,109.18	158.50	31.69%
5706	Vehicle Fuel	0.00	1,641.93	455.41	100.00%
5707	Drainage Maintenance	20,000.00	30.97	0.00	0.15%
5708	Street Maintenance	166,309.00	15,460.09	593.37	9.29%
5711	Rentals	1,000.00	2,535.95	900.00	253.59%
6060	Streets	304,564.00	115,948.22	115,948.22	38.07%
Report Difference		747,504.00	225,906.46	137,325.81	30.22%

City of Lake Dallas
Summary Budget Comparison - Support Services
From 2/1/2017 Through 2/28/2017

Account Code	Account Title	Total Amended Budget	YTD Actual	Current Period Actual	Percent Total Budget $ Used - Original
5530	Property & Liability	41,000.00	16,756.00	6,910.50	40.86%
5536	Office Supplies	1,500.00	178.39	0.00	11.89%
5537	Operating Supplies	1,500.00	1,403.05	213.44	93.53%
5541	Printing	2,000.00	(443.62)	0.00	(22.18)%
5544	Govt & Misc Operating	0.00	228.52	228.52	100.00%
5546	Postage	5,000.00	1,511.18	500.00	30.22%
5600	Consultants & Prof	5,000.00	7,904.50	1,309.86	158.09%
5649	Telephone-Mobile	300.00	0.00	0.00	0.00%
5650	Telephone	14,500.00	4,374.13	1,079.04	30.16%
5651	Utilities	30,000.00	8,690.97	2,321.94	28.96%
5699	Repairs & Maintenance	18,200.00	5,600.00	1,400.00	30.76%
5701	Building Maintenance	6,000.00	2,942.88	183.38	49.04%
5711	Rentals	4,400.00	1,662.54	364.78	37.78%
Report Difference		129,400.00	50,808.54	14,511.46	39.26%

City of Lake Dallas
Summary Budget Comparison - Tourism & Special Events
From 2/1/2017 Through 2/28/2017

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	1,227.90	0.00	122.79%
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	2,360.89	596.14	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	7,246.99	5,238.12	27.87%
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	10,835.78	5,834.26	9.84%

Accounts Payable Check Register

Checks Processed During
Posting
Of
Accounts Payable

City of Lake Dallas
Check/Voucher Register
From 2/1/2017 Through 2/28/2017

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58598	2/1/2017	Aflac	591.84	Monthly billing for Jan 17
58599	2/1/2017	Anderson's Auto Repair	842.00	Catalytic converter-Unit 303
58600	2/1/2017	Blue Cross Blue Shield of TX	21,188.28	Monthly health ins premium - Feb
	2/1/2017	Blue Cross Blue Shield of TX	1,379.62	Monthly health ins premium - Jan
58601	2/1/2017	Carlisle's Engraving Company	514.94	Retirement plaques-Ristagno, Vaughn & Dupree
58602	2/1/2017	Choo Choo Express	100.00	Deposit for Kids N Cops
58603	2/1/2017	Colonial Life &	181.36	Supplemental insurance PPE013117
58604	2/1/2017	City of Corinth	76,010.92	Fire/EMS services for February 2017
58605	2/1/2017	Daniel Hansen	50.00	Training for Hansen
58606	2/1/2017	Dawn M. Sawyer	230.77	Child Support PPE0131
58607	2/1/2017	Don't Let IT Break, LLC	312.00	Anti virus for Library
58608	2/1/2017	Fidelity Security Life Ins	130.89	Monthly billing for February 2017
58609	2/1/2017	TX Child Support SDU	114.00	Child Support 2 - PPE013117
58610	2/1/2017	Hartford Life Co.	1,104.17	Monthly billing for February 2017
58611	2/1/2017	Kris Tee's	230.00	T Shirts for PW
58612	2/1/2017	TX Child Support SDU	391.38	Child Support 3 - PPE013117
58613	2/1/2017	NovaCopy, Inc.	99.50	Monthly billing-library
58614	2/1/2017	Nationwide Retirement Solution	361.53	Deferred Compensation PPE 013117
58615	2/1/2017	Roy Wallace	800.00	City hall cleaning 1/16-1/27; Library 1/19 & 1/26
58616	2/1/2017	TX Child Support SDU	595.86	Child Support Farrell PPE 013117
58617	2/1/2017	Special Insurance Services	856.02	Monthly billing for GAP insurance
58618	2/1/2017	Sound Wagon Pro	482.50	Deposit for Mardi Gras
58619	2/1/2017	Staples Advantage	51.26	CD envelopes, ink, stickies
	2/1/2017	Staples Advantage	73.98	Ink cartridge
	2/1/2017	Staples Advantage	307.09	Toilet paper, paper towels, tones, copy paper
58620	2/1/2017	Stephanie Berry	750.00	Municipal court judge services for Feb 2017
58621	2/1/2017	Sun Life Financial	685.63	Monthly dental premium - Feb
58622	2/1/2017	Unifirst Holdings, L.P.	47.80	Uniform cleanings
58623	2/1/2017	TX Child Support SDU	73.85	Child Support 1 PPE013117
58624	2/1/2017	Walmart Community	204.62	Monthly billing
58625	2/9/2017	Atmos Energy	425.16	Monthly billing
58626	2/9/2017	Cash	84.39	Replenish petty cash-Library

City of Lake Dallas
Check/Voucher Register
From 2/1/2017 Through 2/28/2017

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58627	2/9/2017	CenturyLink	547.46	Monthly billing
58628	2/9/2017	Charter Communications	84.98	Monthly billing for PW
58629	2/9/2017	CIT	365.00	Monthly billing-library
58630	2/9/2017	DEMCO	89.25	Dr Seuss celebration
58631	2/9/2017	Eagle Recognition	80.76	Service award for Butler
	2/9/2017	Eagle Recognition	147.76	Service award for Korpal
58632	2/9/2017	First Check App Screening	24.00	Background checks
58633	2/9/2017	New Benefits, Ltd	336.49	Monthly billing
58634	2/9/2017	Halff Associates, Inc.	6,574.28	Engineer fees - Project 32011
	2/9/2017	Halff Associates, Inc.	716.53	Engineer fees-Project 31017
58635	2/9/2017	Town of Hickory Creek	108,657.41	Main Reconstruction (payment 2)
58636	2/9/2017	Higginbotham & Associates, Inc	54.00	Jan Admin Fees for 125 Plan
58637	2/9/2017	John Glover	765.00	Health inspections
58638	2/9/2017	Lake Cities Municipal Utility	1,014.59	Monthly billing-Main, City Yd, AS. WGP, Library
58639	2/9/2017	Leisure Interactive, LLC	332.17	Reservation fees for January
58640	2/9/2017	MailFinance	78.57	Monthly billing
58641	2/9/2017	Card Service Center	2,364.81	Monthly billing
	2/9/2017	Card Service Center	21.90	Monthly billing-PW
58642	2/9/2017	McCreary,Veselka,Bragg & Allen	265.50	MVBA fees
58643	2/9/2017	Neofunds by Neopost	500.00	Postage
58644	2/9/2017	North Texas Polygraph Services	125.00	Polygraph exam
58645	2/9/2017	Reliant	6,496.41	Monthly billing
58646	2/9/2017	Staples Advantage	84.89	Toner for library
58647	2/9/2017	Tarrant County College	235.00	Training for Hansen, Thompson, & Works
58648	2/9/2017	Texas Municipal League	16,816.00	4th qtr 2016
58649	2/9/2017	TMRS	56,742.39	TMRS for January 2017
58650	2/9/2017	US Storage Centers-Corinth	193.00	Storage rental for library
58651	2/9/2017	Verizon Wireless	1,329.07	Monthly billing
58652	2/9/2017	Tarah Rys	640.00	Balance due on City of Lake Dallas shirts
58653	2/9/2017	AAA-Denton	304.27	Annual fire ext maintenance
58654	2/9/2017	Anderson's Auto Repair	169.99	Battery-Unit 304
58655	2/9/2017	Carlisle's Engraving Company	18.45	Name plates

City of Lake Dallas
Check/Voucher Register
From 2/1/2017 Through 2/28/2017

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
	2/9/2017	Carlisle's Engraving Company	31.50	Nameplates for council
58656	2/9/2017	CenturyLink	531.58	Monthly billing
58657	2/9/2017	Classic of Denton	115.00	Repairs to Unit 351
58658	2/9/2017	Discount Tire Co.	64.00	Mount & balance tires-Unit 330
58659	2/9/2017	John Glover	360.00	Health inspections
58660	2/9/2017	Kauffman Tire	968.40	Tires for PD
58661	2/9/2017	Card Service Center	122.60	Monthly billing-PD
58662	2/9/2017	RED The Uniform Tailor	158.50	Badge
	2/9/2017	RED The Uniform Tailor	11.95	Stars for Carolla
	2/9/2017	RED The Uniform Tailor	877.18	Vest for Carolla
58663	2/9/2017	Staples Advantage	131.62	Copy paper, post its, cd box
58664	2/9/2017	TCAP	25.00	Rabies vaccine
58665	2/9/2017	Unifirst Holdings, L.P.	143.40	Uniform cleanings
58666	2/16/2017	Ace Hardware	399.12	Monthly billing
58667	2/16/2017	ADT Security Services	61.25	Monthly billing-Library
58668	2/16/2017	All Area Mech & Elec, Inc	97.50	Reset overloads at pond pump
58669	2/16/2017	American Society of Composers,	341.00	2017 License renewal
58670	2/16/2017	Anderson's Auto Repair	688.90	Front & rear brakes-Unit 352
	2/16/2017	Anderson's Auto Repair	25.50	State inspection-Unit 370
58671	2/16/2017	Awesome Parties & Events	400.00	Balloon twister at Mardi Gras
58672	2/16/2017	Big City Crushed Concrete	59.60	Asphalt
58673	2/16/2017	Brodart Co.	7.55	Library books
58674	2/16/2017	Charter Communications	331.77	Monthly billing
58675	2/16/2017	CIT	0.00	Final payment plus property tax
58676	2/16/2017	Citizens 1st Bank	3,024.57	Loan payment
58677	2/16/2017	Colonial Life &	142.85	Supplemental insurance PPE021117
58678	2/16/2017	Dawn M. Sawyer	230.77	Child Support PPE 0211
58679	2/16/2017	Denton Publishing Company	128.80	Ad for crew member-PW
58680	2/16/2017	Discount Tire Co.	158.50	Replace tire-PW
58681	2/16/2017	Don't Let IT Break, LLC	365.00	Managed service for Library
58682	2/16/2017	Eleven Hundred Springs	2,400.00	Entertainment for July 4
58683	2/16/2017	TX Child Support SDU	114.00	Child Support 2 - PPE021117

City of Lake Dallas
Check/Voucher Register
From 2/1/2017 Through 2/28/2017

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58684	2/16/2017	TX Child Support SDU	391.38	Child Support 3 - PPE021117
58685	2/16/2017	Legal Shield	97.65	Prepaid legal insurance premium
58686	2/16/2017	Local Circuit	687.18	Managed services-February
58687	2/16/2017	Lowe's Business Account	27.22	Monthly billing
58688	2/16/2017	Lowery Motor Service	515.95	Pole pruner
58689	2/16/2017	McCreary,Veselka,Bragg & Allen	2,256.57	MVBA fees
58690	2/16/2017	Michelle French	14.25	Registration for Chief's car
	2/16/2017	Michelle French	14.25	Registration for Communications truck
	2/16/2017	Michelle French	14.25	Registration for Unit 380 (traffic car)
58691	2/16/2017	N'Awlins Gumbo Kings	1,000.00	Balance due for Mardi Gras
58692	2/16/2017	NTLC, Inc.	1,525.01	Annual membership
58693	2/16/2017	O'Reilly Auto Parts	42.01	Monthly billing
58694	2/16/2017	Nationwide Retirement Solution	386.53	Deferred Compensation PPE 021117
58695	2/16/2017	GE Capital c/o Ricoh USA Prog.	396.05	Monthly billing
58696	2/16/2017	Roy Wallace	800.00	City hall cleaning 1/30-2/10; Library 2/2 & 2/9
58697	2/16/2017	TX Child Support SDU	595.86	Child Support PPE 021117
58698	2/16/2017	Sound Wagon Pro	482.50	Balance due on Mardi Gras
58699	2/16/2017	Staples Advantage	98.69	Copy paper, glue sticks, binders, pens
	2/16/2017	Staples Advantage	(11.99)	Credit for pens
	2/16/2017	Staples Advantage	89.99	Toner
58700	2/16/2017	Texas Municipal League	1,764.00	Annual membership 3/1/17-2/28/18
58701	2/16/2017	Unifirst Holdings, L.P.	48.52	Uniform cleanings
58702	2/16/2017	Utility Data Systems, Inc.	756.00	MCRS premium remote backup service-MC
58703	2/16/2017	TX Child Support SDU	73.85	Child Support 1 PPE021117
58704	2/16/2017	VenTek International	3.75	Interim gateway service monthly fee
58705	2/16/2017	WiFiAA	313.73	Wifi for WGP
58706	2/16/2017	Wex Bank	2,273.00	Monthly billing
58707	2/16/2017		30.00	Larry Shirey-WGP key deposit refund
58708	2/16/2017	CIT	841.11	Final payment plus property tax
58709	2/24/2017	Amigo Energy	764.17	Monthly billing for library
58710	2/24/2017	Charter Communications	274.12	Internet & voice for library
58711	2/24/2017	Home Depot Credit Services	85.41	Monthly billing

City of Lake Dallas
Check/Voucher Register
From 2/1/2017 Through 2/28/2017

Check Number	Check Date	Vendor Name	Check Amount	Transaction Description
58712	2/24/2017	Sam's Club	107.84	Monthly billing
58713	2/24/2017	Thomson Reuter - West	96.00	West Information charges
58714	2/27/2017	Card Service Center	2,991.52	Monthly billing-City
	2/27/2017	Card Service Center	2,280.88	Monthly billing-Police
	2/27/2017	Card Service Center	1,432.03	Monthly billing-Public Works
58715	2/27/2017	Cash	176.00	Travel per diems Denton Co Day-Barnhart,Ray,Nolan,Shaffstall
Report Total			351,698.98	

AGENDA ITEM 13

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Resolution for Development of the 2018 Comprehensive Plan.

DESCRIPTION:

Discuss and consider a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for Development of the 2018 Comprehensive Plan and authorizing the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

BACKGROUND INFORMATION:

The Texas Local Government Code establishes the legal basis for the comprehensive plan. In particular, Section 211.004. "COMPLIANCE WITH COMPREHENSIVE PLAN," of the Code requires the city's zoning regulations be adopted in accordance with a comprehensive plan. The code states that a municipality may adopt a comprehensive plan for long-range development, and that it must be used as the basis of subsequent zoning amendments. The comprehensive plan is described as a plan for the orderly growth and development of the city and its environs. The plan should "facilitate the movement of people and goods, and the health, safety, and general welfare for the citizens of the city." This Plan would become the City of Lake Dallas' official guide for making decisions about growth and development.

The existing comprehensive plan was created in the late 90's, and some minor sector and specialty plans have been produced since that time. Today, Lake Dallas finds itself in the heart of what is now one of the fastest growing metropolitan areas in the country. Considering the current pace of the area's development activity, now is a good opportunity to revisit the plan so to enable current and future "decision-makers" to make informed decisions about budget, capital improvement programs and development standards in line with the plan's vision.

FINANCIAL CONSIDERATION:

The attached fee proposal, submitted by Halff Associates, Inc., reflects a total fee of $81,500.00. This fee is composed of a maximum (not-to-exceed) lump-sum fee of $80,000.00, with $1,500.00 in reimbursable amounts for printing and production costs. A breakdown of these fees is enumerated in the attached Exhibit C.

RECOMMENDED MOTIONS:

I move to approve a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for Development of the 2018 Comprehensive Plan and authorizing the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

ATTACHMENT(S): Draft Resolution with Exhibits "A," "B," "C" and "D."

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT WITH HALFF ASSICIATES, INC., FOR DEVELOPMENT OF THE 2018 COMPREHENSIVE PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATED THERETO ON BEHALF OF THE CITY OF LAKE DALLAS.

WHEREAS, upon review and consideration, the City Manager recommends that the City Council authorize the City Manager to negotiate a contract, as shown in Exhibits "A," "B," "C," and "D," included herein by reference, with Halff Associates, Inc. in the amount not to exceed $81,500.00 for professional services to be performed in the development of the Lake Dallas 2018 Comprehensive Plan, and authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas; and

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

SECTION 1

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

That the City Council of the City of Lake Dallas, Texas hereby authorize the City Manager to negotiate a contract with Halff Associates, Inc. in the amount not to exceed $81,500.00 for professional services to be performed in the development of the Lake Dallas 2018 Comprehensive Plan, and authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

PASSED AND APPROVED this the 23rd day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit "A"

Comprehensive Plan
Lake Dallas, Texas

Exhibit A - Project Scope 7 March 2017

Phase I - Project Initiation and the Status of Lake Dallas
Communicate though the community and to the leadership of Lake Dallas the role of a Comprehensive Plan. This phase will provide the energy and define community issues for previous phases. Initiates the project and establishes the more factual basis on which the rest of the plan is developed.

Phase II - City Wide Vision Plan
Identifies needs based on technical analysis of data developed in phase one and involves citizens, community groups and Lake Dallas leadership in refining technical issues and identifying issues and refining goals and objectives concerning community planning and development. Establishes the preferred city wide Vision.

Phase III - Comprehensive Plan & Implementation
Develops plan elements, policies and programs to address critical issues and achieve community goals and objectives. Develops the implementation tools necessary to focus actions needed to ensure plans, guidelines, policies and programs are recommended.

Phase I – Project Initiation and the Status of Lake Dallas

TASK 1 COMMUNICATION, OUTREACH, AND MANAGEMENT

1.1 Kick-off Introduction Meeting
The team will meet with the City and their team to review and agree on process for the following: project management, project schedule and project meetings. A graphic project schedule will be presented.

1.2 Base Mapping and Aerial Photography
The Halff team will create a digital base for the project from files and aerial data provided to the consultant from the City. The most recent base and aerial information is best for increased accuracy during the city wide planning process.

1.3 Analysis of Lake Dallas Reports and Data Sets
The team will review and study existing data and reports that relate to development potential and redevelopment of targeted areas. The City will provide copies (hard and electronic) of existing reports and data for the Halff Team to review. This information will be provided by the client at the start of the project.

The following documents should serve as input for plan's development:

- City of Lake Dallas, Future Land Use Map
- City of Lake Dallas, Zoning Map
- Lewisville Lake, Parks and Recreation Master Plan
- City of Lake Dallas, Planning and Zoning Ordinance
- City of Lake Dallas, Capital Improvement Plan

1.4 Stakeholder Interviews (30 minutes each)

The Halff Team will conduct 15 interviews of the following people individually to solicit input regarding the Comprehensive Plan. The Halff Team will produce the interview questions prior to the interviews. The client (City of Lake Dallas) will contact and confirm a time for the stakeholder. Client will provide invitations and meeting rooms for the interviews. Interview should include people such as the following:

- Mayor
- Lake Dallas City Council
- Planning & Zoning Commission (Chairman)
- City Manager
- Economic Development Leadership
- Representatives of existing development
- Downtown Stakeholders
- Key Senior Staff

TASK 2 PUBLIC PARTICIPATION / CONSENSUS BUILDING

2.1 City Presentations & Meetings

The Halff team will be conducting regularly scheduled presentations to a series of interested stakeholders. These presentations will be focused on the specific topic of the month as the process evolves. The presentations will be aided with a power point presentation and will include paper handouts. With the proposed schedule in mind, handouts will be distributed 48-hrs. prior to the presentation.

2.1.1 Joint City Council / Planning & Zoning Commission – Meeting

This joint meeting of the Lake Dallas City Council / Planning & Zoning Commission will serve as a review, input, and approval process for the Comprehensive Plan. This meeting will be regularly scheduled. The meetings can be schedule for afternoon or evening depending upon topic and need for public participation.

2.1.2 Steering Committee

The Steering Committee (identified by the City with assistance from Halff) will serve as a review, input, and directional body for the Comprehensive Plan throughout the planning process. The Halff Team will meet monthly during the planning process to present materials for committee background, discuss critical issues related to the development of the Comprehensive Plan, and obtain feedback and direction from the Committee. The team will attend all meetings, either in person or via web-ex. The schedule of these meetings is noted on the graphic project schedule. The City will be responsible for providing a venue for the committee meetings and notifying committee members of meeting dates and times. The Halff Team will provide agendas and materials for facilitated discussion at each meeting.

2.2 Communication & Consensus

The Halff Team will develop and maintain a series of communication systems that are specifically targeted for Lake Dallas to receiving input during the planning process. The modes of communication target the many different social-economic groups in the community.

2.2.1 Media News Release

The team will develop a written news release for the several local Lake Dallas newspapers and television networks that will define upcoming events and planning topics looking for community input. The Halff Team will write a piece that totals two (2) over the plan period as instructed by the client. Distribution of the copy will be uploaded on the city website and reviewed by the client.

2.2.2 Community Survey

Survey Monkey (www.surveymonkey.com) provides the capability to invite participants to share their views through an online survey they can access whenever they choose.

These surveys supplement meeting discussions because they allow input from people who either can't participate in the larger meeting sessions or choose not to. The team will design and upload a survey to solicit community input regarding desires for future community development, Downtown needs and growth and development viewpoints.

2.3 Goals & Objectives Statement - Preliminary

The team will develop a preliminary set of goals and objectives to evaluate the alternative comprehensive plan scenarios and eventual preferred scenario, and land use plan against. The initial goals and objectives statement will come from the stakeholder interviews. The team will attempt to get the goals and objectives to be measurable, such as an example level of service, as possible. These goals and objectives will be organized in a series of categories, such as transportation, land use, infrastructure systems, quality of life, and others.

TASK 3 OPPORTUNITIES AND CONSTRAINTS ANALYSIS

3.1 Vision Opportunities – Physical Framework

The Halff Team will develop a series (2) of graphic plans (natural systems and man-made systems) that will establish growth and development zones for the City of Lake Dallas, based on the collective set of goals and objectives as established by the stakeholders of Lake Dallas. The plans will physically define areas for growth as related to an analysis of the opportunities and constraints analysis.

3.2 Existing Land Use

The Halff Team will develop a plan graphic that defines the location and influence of existing land uses in the comprehensive planning area. Halff Team will complete a visual reconnaissance of the City of Lake Dallas, taking digital photographs to record issues. The following systems will be mapped in a single graphic plan in color for the City (with relationships to current plans in Lake Dallas).

Residential (3 to 5 density/building typologies)
Mixed Use
Retail - Neighborhood
Retail - Regional
Office
Industrial
Public Facilities
Public Parks

3.3 Population & Demographics

Demographic data required for analysis. Data sources will be gathered from local sources and using their current population models.

3.3.1 Historical Perspective
3.3.2 Projections and Trends
3.3.3 Lewisville Lake Use Overview / Trends

TASK 4 PUBLIC PARTICIPATION / CONSENSUS BUILDING SERIES #1

4.1 Public Workshop #1 – Current Status & Existing Analysis

This workshop meeting of Lake Dallas citizens & stakeholders will serve as a review, input, and approval process for specific tasks related to the development of the Comprehensive Plan. This meeting will be regularly scheduled. The workshop will be schedule for evening to increase public participation and will include solicitation events to maximize engagement. The workshop will be advertised on our city web page and in local newspapers.

4.2 Steering Committee Meeting

The Halff team will conduct a meeting with the Steering Committee prior or after the Public Workshop to review content and discuss future tasks.

Deliverables Phase 1:
a. Base maps (City and Downtown)
b. Stakeholder Interview Results
c. Steering Committee Meetings
d. Goals & Objective Statements – Preliminary
e. Opportunities and Constraints Analysis
f. Public Workshop #1

Phase II – City Wide Vision Plan

TASK 5 ALTERNATIVE SCENARIOS (3)

5.1 Alternative City-wide Scenarios (3)
The Halff Team will develop three (3) comprehensive Vision scenarios for the city. The scenarios will project land uses as a total percentage of a gross acreage, there will be several land uses that will identify with a unique region of the community. Each scenario will generate an implication to many of the following issues and other elements that may result from stakeholder input:

1) Plan Goals and Objectives
2) Community Vision
3) Future Land Use
4) Lewisville Lake Recreation
5) Neighborhood Integrity
6) Infrastructure and Long Range Capital Improvements
7) Pedestrian Mobility
8) Parks, Open Space and Environment
9) Economic Development
10) Redevelopment Planning
11) Alternative Transportation Options (bicycle/pedestrian)
12) Streetscaping and PlaceMaking
13) Sustainable Communities

5.2 Alternative Downtown Scenarios (2-3)
The Halff Team will develop two to three (2-3) comprehensive redevelopment scenarios for Downtown. These scenarios will look to achieve the community's goals by leveraging from existing opportunities. The options will explore growing economic development, increasing housing, creating quality public space and amenities and opportunities for new employment. Plans will be created that define buildings, parking, access, public space and other downtown features.

TASK 6 PUBLIC PARTICIPATION / CONSENSUS BUILDING SERIES #2

6.1 Public Workshop #2 – Alternatives (City and Downtown)
This workshop meeting of Lake Dallas citizens & stakeholders will serve as a review, input, and approval process for specific tasks related to the development of the Comprehensive Plan. This meeting will be regularly scheduled. The workshop will be schedule for evening to increase public participation and will include solicitation events to maximize engagement. The workshop will be advertised on our city web page and in local newspapers.

6.2 Steering Committee Meeting
The Halff team will conduct a meeting with the Steering Committee prior to the Public Workshop to review content and discuss future tasks.

TASK 7 PREFERRED SCENARIO (1)

7.1 Preferred City-wide Scenario (1)

The Halff Team will develop one preferred (1) comprehensive Vision scenario for the city from the community input me have gathered. The scenario will project land uses as a total percentage of a module, there will be several modules that will identify with the unique / regions of the community. The scenario will project land uses as a total percentage of a module, there may be several modules that will identify with the unique / regions of the community. The scenario will generate an implication to many of the following issues and other elements that may result from stakeholder input:

1) Plan Goal and Objectives
2) Future Land Use
3) Neighborhood Integrity
4) Economic Development
5) Redevelopment Planning
6) Sustainable Communities

7.2 Preferred Downtown Scenario (1)

The Halff Team will develop one (1) comprehensive redevelopment scenarios for Downtown. These scenarios will look to achieve the community's goals by leveraging from existing opportunities. The concept will explore growing economic development, increasing housing, creating quality public space and amenities and opportunities for new employment. A plan will be created that define buildings, parking, access, public space and other downtown features.

7.3 Goals & Objectives Statement - Final

The team will develop a final set of goals and objectives to evaluate the alternative comprehensive plan scenarios and eventual preferred scenario, and land use plan against. The initial goals and objectives statement will come from the stakeholder interviews. The team will attempt to get the goals and objectives to be measurable, such as an example level of service, as possible. These goals and objectives will be organized in a series of categories, such as transportation, land use, infrastructure systems, quality of life, and others.

Deliverables Phase 2:

a. Alternative City-wide Scenarios (3)
b. Alternative Downtown Scenarios (2-3)
c. Public Workshop #2
d. Steering Committee Meeting
e. Preferred City-wide Scenario (1)
f. Preferred Downtown Scenario (1)
g. *Goals & Objectives Statement - Final*

Phase III – Comprehensive Plan & Implementation

TASK 8 FUTURE LAND USE PLAN

Develop a Future Land Use Plan Element, as a part of the Comprehensive Plan that defines the relationship of a future development to other systems. The data will include a graphic map including all land use categories. This element will include the following data, plan graphics, and supporting information:

8.1 Future Land Use Plan

The team will develop a land use plan that responds to the input received on the preferred alternative scenario and related City and MPO growth model. Land uses are listed and will have supporting tablature data and text:

Residential (3 to 5 density/building typologies)
Mixed Use
Retail - Neighborhood
Retail - Regional
Office
Industrial
Public Facilities
Public Parks

TASK 9 TRANSPORTATION ELEMENT

9.1 Thoroughfare Mobility Plan

Develop a Transportation Plan Element, as a part of the Comprehensive Plan that defines the relationship of a proposed system to the Land Use Plan Element. Also, recommendations for this Plan will emphasize a multimodal approach to include vehicular, pedestrian mobility, hike/bike trails, and public transit. The chapter will include a graphic plan to identify future transportation alignments, cross-sections of a typical roadway hierarchy network and supporting text /charts to support recommendations.

The Transportation Plan Element update should consider future infrastructure improvements including:

- Public Transportation
- Multi-modal mobility (vehicular/bike/pedestrian)

TASK 10 PARKS AND TRAILS ELEMENT

10.1 Recommendations will be made, relating to the modifications needed to integrate the park/trails and future land use plan together. Review and offer recommendations for better utilization of the parks and open spaces. This task shall also include a general evaluation of the existing parks and recreation opportunities in the City and make recommendations for expansion or improvement to serve the projected population and existing and future development patterns.

- Parks
- Pedestrian Trails
- Lewisville Lake

TASK 11 URBAN DESIGN ELEMENT

11.1 The Halff Team shall develop strategies that address community image and preservation of community attributes and character. The strategies should consider enhancing the aesthetics of the city through streetscape design, community design guidelines, wayfinding/branding opportunities along major corridors and identification of significant areas of interests. A focus will include these areas:

- Streetscaping
- PlaceMaking
- Community Gateways

TASK 12 DOWNTOWN PLAN ELEMENT

12.1 The Halff Team shall evaluate the area generally known as Downtown and create a specific area plan for the district based on community input from the alternatives. Recommendations based on the evaluation will include how to address improvements through implementable action steps.

This plan shall include growth strategies to:

a) Integration of developments to encourage a live, work, play environment
b) Enhance linkages to surrounding neighborhoods
c) Create a desirable urban environment that promotes private investment
d) Special events and programming of public spaces
e) Preservation of the character of the area
f) Grow economic development
g) Develop recommendations regarding pedestrian access

TASK 13 IMPLEMENTATION STRATEGIES

13.1 Draft Strategies

Based on feedback from the draft comprehensive plan elements and final direction received from the stakeholders, the Halff Team will prepare a matrix that identifies specific short (1-year), medium (3-years) and long-term (10-years) implementation actions and strategies, responsible parties, supporting parties, timeframes, and potential funding sources for the goals associated with each element, along with recommendations related to additional studies that should be undertaken by the City.

Comprehensive Plan goals will be prioritized relative to local resources (time, money, manpower) and desired outcomes. In addition, certain goals may need to be advanced during a specific timeframe in order to avoid missing a market opportunity. Finally, the goals will need to be flexible enough to respond to certain strategic initiatives that might present themselves (i.e., private investment in targeted catalyst area).

13.2 Review Meeting

Meeting to review and discuss draft implementation strategies and actions.

13.3 Final Strategies

Based on feedback from the review meeting, the Halff Team will prepare a matrix that identifies specific short, medium and long-term implementation actions and strategies, responsible parties, supporting parties, timeframes, and potential funding sources for the goals associated with each element, along with recommendations related to additional studies that should be undertaken by the City.

TASK 14 COMPREHENSIVE PLAN PREPARATION & ADOPTION

14.1 Draft Lake Dallas Comprehensive Plan

A. Prepare a draft comprehensive plan report including a map of the City, surveys, charts, graphics, and photographs in the plan which help explain and support the planning process and conclusions.
B. Meet with Client to review the draft document and receive direction for revisions.

14.2 Steering Committee – Approval Meeting

The Halff team will conduct a meeting with the Steering Committee to solicit approval of the Draft Comprehensive Plan and move forward for an adoption hearing.

14.3 Planning & Zoning Commission – Approval Meeting

The Halff team will conduct a meeting with the Planning & Zoning Commission to solicit approval of the Draft Comprehensive Plan and move forward for an adoption hearing.

14.4 Lake Dallas City Council Hearing – Adoption Hearing
The Halff team will conduct a Public Hearing with the City Council to solicit approval of the Draft Comprehensive Plan and move forward on final printing.

14.5 Final Lake Dallas Comprehensive Plan Report

A. Prepare a final comprehensive plan report including a map of the City, surveys, charts, graphics, and photographs in the plan which helps explain and support the planning process and conclusions as approved by City Council

<u>Deliverables Phase 3:</u>
a. Future Land Use Plan (FLUP)
b. Transportation Element
c. Parks and Trails Element
d. Urban Design Element
e. Downtown Plan
f. Steering Committee Meetings
g. Implementation Plan and Strategies
h. Draft Comprehensive Plan Reports
i. Final Comprehensive Plan Reports (10 color bound copies)
j. CD's (3 CD's of adopted report)
k. Adoption Presentations (2)

End of Scope Work

Exhibit "B"
Project Schedule

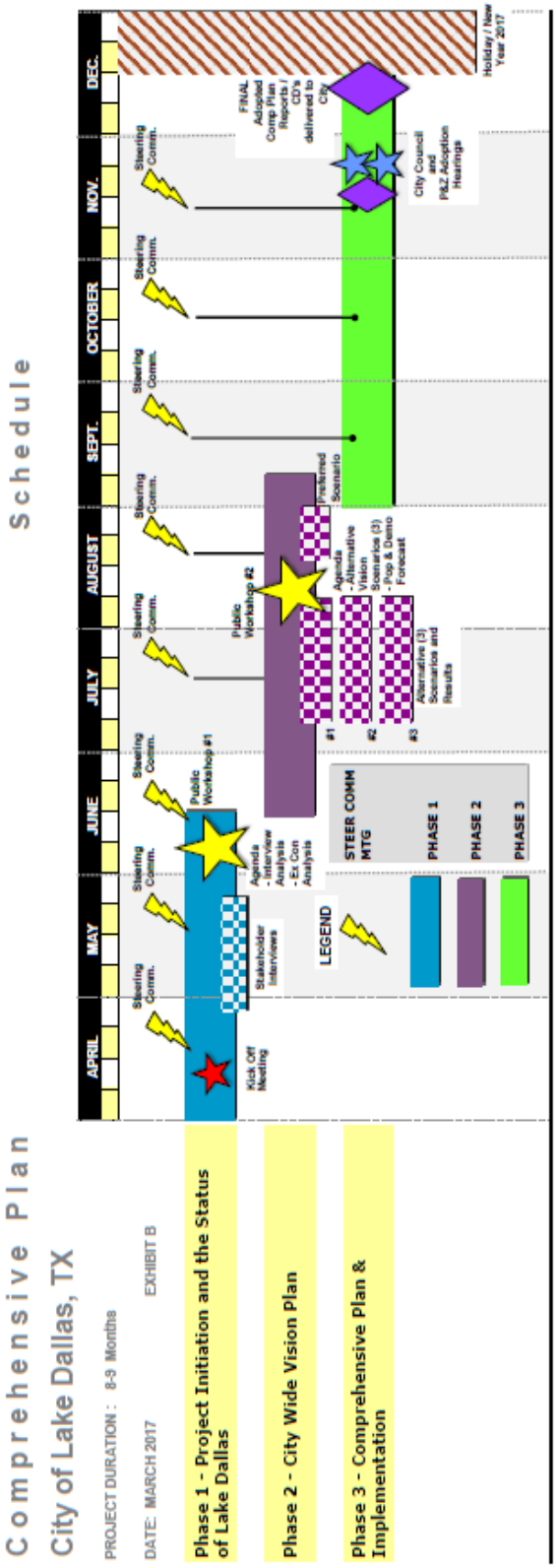


Exhibit "C"

Comprehensive Plan
Lake Dallas, Texas

Exhibit C - Project Professional Fee 7 March 2017

LUMP SUM FEE

Phase I - Project Initiation and the Status of Lake Dallas

TASK 1	COMMUNICATION, OUTREACH AND MANAGEMENT
TASK 2	PUBLIC PARTICIPATION / CONSENSUS BUILDING
TASK 3	OPPORTUNITIES AND CONSTRAINTS ANALYSIS
TASK 4	PUBLIC PARTICIPATION / CONSENSUS BUILDING SERIES #1

Sub-total: $ 18,000

Phase II - City Wide Vision Plan

TASK 5	ALTERNATIVE SCENARIOS (3)
TASK 6	PUBLIC PARTICIPATION / CONSENSUS BUILDING SERIES #2
TASK 7	PREFERRED SCENARIO (1)

Sub-total: $ 27,500

Phase III - Comprehensive Plan & Implementation

TASK 8	FUTURE LAND USE PLAN
TASK 9	TRANSPORTATION ELEMENT
TASK 10	PARKS AND TRAILS ELEMENT
TASK 11	URBAN DESIGN ELEMENT
TASK 12	DOWNTOWN PLAN ELEMENT
TASK 13	IMPLEMENTATION STRATEGIES
TASK 14	COMPREHENSIVE PLAN PREPARATION & ADOPTION

Sub-total: $ 34,500

Lump Sum Fee: $ 80,000

Expenses (direct costs) related solely to the development, research, production, mileage, copies and planning tasks listed above for this project.

Expenses (Estimate): $ 1,500

Grand Total: $ 81,500

Lump Sum Fee Tasks will be billed monthly based on a percentage of work that has been completed. Direct costs shall be billed at 1.1 times actual costs.

Exhibit "D"

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES ON A DEFINED SCOPE OF SERVICES BASIS

This Agreement for Professional Engineering Services, hereinafter called "Agreement," is entered into by the **City of Lake Dallas, Texas**, a Municipality, duly authorized to act by the City Council of said Client, hereinafter called "Client," and **Halff Associates, Inc.**, a Texas corporation, acting through a duly authorized officer, herein called "Engineer," relative to Engineer providing professional engineering services to the Client. Client and Engineer when mentioned collectively shall be referred to as the "Parties".

W I T N E S S E T H:

For the mutual promises and benefits herein described, the Client and Engineer agree as follows:

1. Term of Agreement. This Agreement shall become effective on the date of its execution by both Parties, and shall continue in effect thereafter until terminated as provided herein.

2. Services to be Performed by Engineer. Engineer shall provide to the Client basic engineering services as described in the scope of services attachment and fully incorporated herein as "**Exhibits A - C"** which services may include, but will not be limited to, those services normally rendered by an engineer to a Municipality. Engineer shall perform its obligations under this agreement as an independent contractor and not as an agent or fiduciary of any other party.

3. Compensation - Client agrees to pay monthly invoices or their undisputed portions within 30 days of receipt. Payment later than 30 days shall include interest at 1 percent (1%) per month or lesser maximum enforceable interest rate, from the date the Client received the invoice until the date Engineer receives payment. Such interest is due and payable when the overdue payment is made.

It is understood and agreed by the Parties that Engineer's receipt of payment(s) from Client is not contingent upon Client's receipt of payment, funding, reimbursement or any other remuneration from others.

Time-related charges will be billed as specified in this Agreement. Unless stated otherwise in this Agreement, direct expenses, subcontracted services and direct costs will be billed at actual cost plus a service charge of 10 percent. Mileage will be billed at current IRS rates.

4. Client's Obligations. The Client agrees that it will (i) designate a specific person to act as the Client's representative, (ii) provide Engineer with any previous studies, reports, data, budget constraints, special Client requirements, or other pertinent information known to the Client, when necessitated by a project, (iii) Client agrees to provide site access, and to provide those services described in the attached Scope of Services assist Engineer in obtaining access to property necessary for performance of Engineer's work for the Client, (iv) make prompt payments in response to Engineer's statements and (v) respond in a timely fashion to requests from Engineer. Engineer is entitled to rely upon and use, without independent verification and without liability, all information and services provided by the Client or the Client's representatives.

5. Termination of Work - Either the Client or the Engineer may terminate this Agreement at any time with or without cause upon giving the other Party ten (10) calendar days' prior written notice. Client agrees that termination of Engineer for Client's convenience shall only be utilized in good faith, and shall not be utilized if either the purpose or the result of such termination is the performance of all or part of Engineer's services under this Agreement by Client or by another service provider. Following Engineer's receipt of such termination notice the Client shall, within ten (10) calendar days of Client's receipt of Engineer's final invoice, pay the Engineer for all services rendered and all costs incurred up to the date of Engineer's receipt of such notice of termination.

6. Ownership of Documents - Upon Engineer's completion of services and receipt of payment in full, Engineer shall grant to Client a non-exclusive license to possess the final drawings and instruments

produced in connection with Engineer's performance of the work under this Agreement, if any. Said drawings and instruments may be copied, duplicated, reproduced and used by Client for the purpose of constructing, operating and maintaining the improvements. Client agrees that such documents are not intended or represented to be suitable for reuse by Client or others for purposes outside the Scope of Services of this Agreement. Notwithstanding the foregoing, Client understands and agrees that any and all computer programs, GIS applications, proprietary data or processes, and certain other items related to the services performable under this Agreement are and shall remain the sole and exclusive property of Engineer and may not be used or reused, in any form, by Client without the express written authorization of Engineer. Client agrees that any reuse by Client, or by those who obtain said information from or through Client, without written verification or adaptation by Engineer, will be at Client's sole risk and without liability or legal exposure to Engineer or to Engineer's employees, agents, representatives, officers, directors, affiliates, shareholders, owners, members, managers, attorneys, subsidiary entities, advisors, subconsultants or independent contractors or associates. Engineer may reuse all drawings, reports, data and other information developed in performing the services described by this Agreement in Engineer's other activities.

7. Notices. Any notices to be given hereunder by either party to the other may be affected either by personal delivery, in writing, or by registered or certified mail.

8. Sole Parties and Entire Agreement. This Agreement shall not create any rights or benefits to anyone except the Client and Engineer, and contains the entire agreement between the parties. Oral modifications to this Agreement shall have no force or effect.

9. Indemnification. Engineer does hereby agree to, indemnify Client and its officials, officers, agents, representatives, employees and invitees from and against liability, claims, suits, demands and/or causes of action, (including, but not limited to, reasonable attorney's fees and costs of litigation), which arise by reason of death or injury to property or persons but only to the extent caused by the negligent act or omission or willful misconduct of Engineer, Engineer's employees, agents, representatives, officers, directors, affiliates, shareholders, owners, members, managers, attorneys, subsidiary entities, advisors, subconsultants or independent contractors or associates.

In the event that the Client and Engineer are alleged or found to be concurrently negligent, the Parties agree that all liability shall be calculated on a comparative basis of fault and responsibility and that neither Party shall be required to defend or indemnify the other Party for that Party's negligent or intentional acts, errors or omissions.

10. Insurance. Engineer shall, at its own expense, purchase, maintain and keep in force throughout the duration of this Agreement and for a period of three years thereafter, professional liability insurance. The limits of liability shall be $1,000,000 per claim and in the aggregate. For coverage provided on a claims-made basis, Engineer agrees to use its best efforts to maintain this policy for a period of four (4) years after the cessation of any work for the Client or shall purchase the extended reporting period or "tail" coverage insurance providing equivalent coverage for the same period of time. Engineer shall submit to the Client a certificate of insurance prior to commencing any work for the Client.

11. Prompt Performance by Engineer. All services provided by Engineer hereunder shall be performed in accordance with the degree of care and skill ordinarily exercised under similar circumstances by competent members of the engineering profession in the State of Texas applicable to such engineering services contemplated by this Agreement.

12. Client Objection to Personnel. If at any time after entering into this Agreement, the Client has any reasonable objection to any of Engineer's personnel, or any personnel, professionals and/or consultants retained by Engineer, Engineer shall promptly propose substitutes to whom the Client has no reasonable objection, and Engineer's compensation shall be equitably adjusted to reflect any difference in Engineer's costs occasioned by such substitution.

13. Assignment and Delegation. Neither the Client nor Engineer may assign their rights or delegate their duties without the written consent of the other party. This Agreement is binding on the Client and

Engineer to the fullest extent permitted by law. Nothing herein is to be construed as creating any personal liability on the part of any Client officer, employee or agent.

14. Jurisdiction and Venue - This Agreement shall be administered under the substantive laws of the State Texas (and not its conflicts of law principles) which shall be used to govern all matters arising out of, or relating to, this Agreement and all of the transactions it contemplates, including without limitation, its validity, interpretation, construction, performance and enforcement. Exclusive venue shall lie in **Denton** County, Texas.

15. Integration, Merger and Severability – This Agreement and the Scope of Services, including fee and schedule are fully incorporated herein and represent the entire understanding of Client and Engineer. No prior oral or written understanding shall be of any force or effect with respect to those matters covered herein. The Agreement may not be modified or altered except in writing signed by both Parties. This Agreement constitutes, represents and is intended by the Parties to be the complete and final statement and expression of all of the terms and arrangements between the Parties to this Agreement with respect to the matters provided for in this Agreement. This Agreement supersedes any and all prior or contemporaneous agreements, understandings, negotiations, and discussions between the Parties and all such matters are merged into this Agreement. Should any one or more of the provisions contained in this Agreement be determined by a court of competent jurisdiction or by legislative pronouncement to be void, invalid, illegal, or unenforceable in any respect, such voiding, invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be considered as if the entirety of such void, invalid, illegal, or unenforceable provision had never been contained in this Agreement.

16. Exclusivity of Remedies – The Parties acknowledge and agree that the remedies set forth in this Agreement, including those set forth in Article 9. Indemnification and Article 20. Agreed Remedies are and shall remain the Parties' sole and exclusive remedy with respect to any claim arising from, or out of, or related to, the subject matter of this Agreement. The Parties agree that Engineer is to have no liability or responsibility whatsoever to Client for any claim(s) or loss(es) of any nature, except as set forth in this Agreement. No Party shall be able to avoid the limitations expressly set forth in this Agreement by electing to pursue some other remedy.

17. Timeliness of Performance - Engineer shall perform its professional services with due and reasonable diligence consistent with sound professional practices.

18. Dispute Resolution. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to schedule a series of no less than two meetings of senior personnel of Client and Engineer in which the disagreement or conflict will be discussed. The first of such meetings will be scheduled as soon as possible following identification of such disagreement or conflict and the second meeting must occur within thirty (30) days following the initial meeting. Subsequent meetings, if any may be scheduled upon mutual agreement of the parties. The parties agree that these two meetings are conditions precedent to the institution of legal proceedings unless such meetings will adversely affect the rights of one or more of the parties as such rights relate to statutes of limitation or repose.

19. Signatories. The Client and Engineer mutually warrant and represent that the representation of each who is executing this Agreement on behalf of the Client or Engineer, respectively, has full authority to execute this Agreement and bind the entity so represented.

20. AGREED REMEDIES - IN RECOGNITION OF THE RELATIVE RISKS AND BENEFITS OF THE PROJECT TO BOTH THE CLIENT AND THE ENGINEER, AND ACKNOWLEDGING THAT THE ALLOCATION OF RISKS AND LIMITATIONS OF REMEDIES ARE BUSINESS UNDERSTANDINGS BETWEEN THE PARTIES AND THESE RISKS AND REMEDIES SHALL APPLY TO ALL POSSIBLE LEGAL THEORIES OF RECOVERY. CLIENT FURTHER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, AND NOTWITHSTANDING ANY OTHER PROVISIONS OF THIS AGREEMENT OR ANY REFERENCE TO INSURANCE OR THE EXISTENCE OF APPLICABLE INSURANCE COVERAGE, THAT THE TOTAL LIABILITY, IN THE AGGREGATE, OF THE ENGINEER AND ENGINEER'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS TO THE CLIENT OR TO ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT, FOR ANY AND ALL

CLAIMS, LOSSES, COSTS OR DAMAGES WHATSOEVER ARISING OUT OF, RESULTING FROM, OR IN ANY WAY RELATED TO, THE SERVICES UNDER THIS AGREEMENT FROM ANY CAUSE OR CAUSES OF THE ENGINEER OR THE ENGINEER'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS, AND SUBCONSULTANTS, SHALL NOT EXCEED THE ENGINEER'S FEE FOR THE SERVICES PERFORMED UNDER THIS AGREEMENT OR $50,000, WHICHEVER IS GREATER. INCREASED LIMITS MAY BE NEGOTIATED FOR ADDITIONAL FEE.

Further, it is the intent of the Parties to this Agreement that Engineer's services under this Agreement shall not subject Engineer's individual employees, officers or directors to any personal legal exposure for claims and risks associated with the services performed or performable under this Agreement.

21. WAIVER - Any failure by Engineer to require strict compliance with any provision of this Agreement shall not be construed as a waiver of such provision, and Engineer may subsequently require strict compliance at any time, notwithstanding any prior failure to do so.

IN WITNESS WHEREOF, the parties, having read and understood this Agreement, have executed such in duplicate copies, each of which shall have full dignity and force as an original, on the _____ day of _____, 20___.

HALFF ASSOCIATES, INC.	**CITY OF LAKE DALLAS, TEXAS**
By: _____	By: _____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Title	Title
_____	_____
Date	Date

AGENDA ITEM 14

CITY COUNCIL
AGENDA MEMO

Prepared By: Kevin Lasher, AICP, Director of Development Services **March 23, 2017**

Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for the development of an Engineering Design Manual with Standard Construction Details.

DESCRIPTION:

Discuss and consider a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for the development of an Engineering Design Manual with Standard Construction Details and authorizing the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

BACKGROUND INFORMATION:

The purpose of having an engineering design manual with standard construction details is to provide engineers and developers with direction resulting in increased consistency in the construction and delivery of site work improvements. Such standards aid in streamlining the design process, and foster increased efficiency by establishing a centralized source of up-to-date references for current construction standards and requirements. The overall quality in street paving, utility construction, drainage and sidewalk designs will be enhanced by requiring engineers to adhere to a consistent set of design requirements governing typical site work improvements.

FINANCIAL CONSIDERATION:

The attached fee proposal reflects a total fee of $25,000.00 that would be billed monthly based on percentage complete.

RECOMMENDED MOTIONS:

I move to approve a Resolution authorizing the City Manager to negotiate a contract with Halff and Associates, Inc. for the development of an Engineering Design Manual, with Standard Construction Details, and authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

ATTACHMENT(S): Draft Resolution with Exhibit “A.”

CITY OF LAKE DALLAS, TEXAS
RESOLUTION 03232017- _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT WITH HALFF ASSICIATES, INC., FOR DEVELOPMENT OF AN ENGINEERING DESIGN MANUAL WITH STANDARD CONSTRUCTION DETAILS AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL DOCUMENTS RELATED THERETO ON BEHALF OF THE CITY OF LAKE DALLAS.

WHEREAS, upon review and consideration, the City Manager recommends that the City Council authorize the City Manager to negotiate a contract, as shown in Exhibit "A" incorporated herein by reference, with Halff Associates, Inc. in the amount not to exceed $25,000 for professional services to be performed in the development of an Engineering Design Manual, with Standard Construction Details, for the City of Lake Dallas, and authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

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

SECTION 1

That the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

SECTION 2

That the City Council of the City of Lake Dallas, Texas hereby authorize the City Manager to negotiate a contract with Halff Associates, Inc. in the amount not to exceed $25,000.00 for professional services to be performed in the development of an Engineering Design Manual, with Standard Construction Details, and authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas.

PASSED AND APPROVED this the 23rd day of March, 2017.

City of Lake Dallas, Texas

_____
Michael Barnhart, Mayor

ATTEST:

_____
Codi Delcambre, TRMC
City Secretary

APPROVED AS TO FORM & LEGALITY:

_____
Kevin Laughlin
City Attorney

Exhibit "A"

City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

Engineering Design Manual
FY 2017 Work Order Authorization No. 1
February 8, 2017 (Updated March 9, 2017)

Scope of Work:	Create an Engineering Design Manual for the City of Lake Dallas. The following will be included: 1. Engineering Design Manual a) The engineering design manual will provide guidelines for designing streets, drainage facilities, other public improvements and for preparing construction plans for such facilities that will be owned and/or operated by the City. b) The engineering design manual will cover paving, water, wastewater, and drainage design guidelines. c) The 2006 iSWM Storm Water Drainage Manual would be referenced for drainage. Modifications to the iSWM Storm Water Drainage Manual would be referenced in the Engineering Design Manual. d) Lake Cities Municipal Utility Authority (LCMUA) owns and operates the water and wastewater facilities in the city. Halff will coordinate with LCMUA to make sure the city and LCMUA water and wastewater guidelines comply with each other. In many cases, the city's engineering design manual will refer to the LCMUA for water and wastewater guidelines. e) Engineering design manual will be provided in a PDF format to the city. 2. Construction Specifications a) Construction specifications will be created for the city. Construction Specifications will refer to the North Central Texas Council of Governments (NCTCOG) and/or Texas Department of Transportation (TxDOT) Specifications. Special Provisions will be provided as necessary to the NCTCOG Specifications. Halff will use the upcoming NCTCOG that are supposed to be released in 2017 or 2018 for updating the specifications. b) Construction specifications will be reviewed to make sure they matched the specifications in the standard details. c) Construction specifications will be provided in a Word File format (*.doc) to the city.

	3. Standard Details a) Standard detail drawings will be prepared for paving and storm drainage facilities. b) Paving details will include necessary information to construct roadways including: general notes, typical sections, curb details, construction joint details, driveway details, sidewalk details, alley details (if necessary), pavement markings, and signage. c) Storm drain details will include necessary information to construct drainage facilities including: general notes, backfill/embedment, headwalls, pipe collars, junction boxes, inlets, manholes, channel linings, pilot channels, and erosion control details. d) LCMUA will be referred to for water and wastewater standard detail drawings. e) Standard details will be reviewed to make sure they match the specifications in the standard details. f) Standard details will be developed with Computer Aided Design (CAD) and provided to the city in a PDF format. 4. Construction Contract Documents a) A set of standard construction contract documents (Project Manual) will be prepared for the city. These construction contract documents will be used for public works projects. The construction contract documents will include the Contractual Documents (notice to bidders, proposal, bond forms, contract agreement, general conditions, and special conditions) and other forms necessary for Construction Contract Documents. b) Standard construction contract documents will be provided in a Word File format (*.doc) to the city. 5. Code of Ordinances a) Chapter 50 (Floods), Chapter 90 (Streets, Sidewalks, and Other Public Places) and Chapter 94 (Subdivisions) will be reviewed to see if there will be any conflicts between the Engineering Design Manual and the code of ordinances. b) Recommendations to remedy conflicts between the code of ordinances and engineering design manual will be provided to the city for revisions or replacements in these chapters.

City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

Scope Exclusions:	City Attorney to prepare the following: 1. Prepare ordinance to adopt the Engineering Design Manual 2. Revise or replace subdivision ordinance to eliminate conflicts or redundancy. 3. Review, edit, and approve the Standard Construction Contract Documents.
Deliverables:	1. Two (2) Draft Copies of the Engineering Design Manual 2. Four (4) Hard Copies (3 ring binder) of the Engineering Design Manual 3. One (1) CD with the Engineering Design Manual in PDF format
Assumptions:	1. Wastewater Design Criteria – We will refer to Lake Cities Municipal Utility Authority and TCEQ design standards 2. Water Design Criteria – We will refer to Lake Cities Municipal Utility Authority and TCEQ design standards
Schedule:	Complete within sixty (60) calendar days of receiving Notice to Proceed by the City. • Submit Draft Engineering Design Manual 30 days • Review by City 15 days • Submit Final Engineering Design Manual 15 days Anticipated City review time is 15 days. Additional review time not included in calendar days.

City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

Fees:	Task # 1 – Engineering Design Manual: $7,500.00 Task # 2 – Construction Specifications: $5,000.00 Task # 3 – Standard Details: $5,000.00 Task # 4 – Construction Contract Documents: $5,000.00 Task # 5 – Code of Ordinances: $2,500.00 **Total Fee: $25,000.00** This is a **Lump Sum** Fee and will be billed monthly based on percent complete. Direct costs are included in the lump sum fees.

Halff Associates is performing the services above under the terms and conditions described in the **Agreement for Professional Engineering Services**, dated June 25, 2015 between Halff Associates and the City of Lake Dallas. Halff Associates will bill the above described services under **AVO 32011, WO01**.

Submitted:

HALFF ASSOCIATES, INC.

By: _____
Signature

BRIAN HAYNES
Printed Name

VICE PRESIDENT
Title

3/9/2017
Date

Approved:

CITY OF LAKE DALLAS, TEXAS

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

Engineering Design Manual
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3. Standard Details

   a) Standard detail drawings will be prepared for paving and storm drainage facilities.

   b) Paving details will include necessary information to construct roadways including: general notes, typical sections, curb details, construction joint details, driveway details, sidewalk details, alley details (if necessary), pavement markings, and signage.

   c) Storm drain details will include necessary information to construct drainage facilities including: general notes, backfill/embedment, headwalls, pipe collars, junction boxes, inlets, manholes, channel linings, pilot channels, and erosion control details.

   d) LCMUA will be referred to for water and wastewater standard detail drawings.

   e) Standard details will be reviewed to make sure they match the specifications in the standard details.

   f) Standard details will be developed with Computer Aided Design (CAD) and provided to the city in a PDF format.

4. Construction Contract Documents

   a) A set of standard construction contract documents (Project Manual) will be prepared for the city. These construction contract documents will be used for public works projects. The construction contract documents will include the Contractual Documents (notice to bidders, proposal, bond forms, contract agreement, general conditions, and special conditions) and other forms necessary for Construction Contract Documents.

   b) Standard construction contract documents will be provided in a Word File format (*.doc) to the city.

5. Code of Ordinances

   a) Chapter 50 (Floods), Chapter 90 (Streets, Sidewalks, and Other Public Places) and Chapter 94 (Subdivisions) will be reviewed to see if there will be any conflicts between the Engineering Design Manual and the code of ordinances.

   b) Recommendations to remedy conflicts between the code of ordinances and engineering design manual will be provided to the city for revisions or replacements in these chapters.

City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

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City of Lake Dallas
Work Order Authorization Agreement
For
Professional Engineering Services with Halff Associates, Inc.

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Halff Associates is performing the services above under the terms and conditions described in the **Agreement for Professional Engineering Services**, dated June 25, 2015 between Halff Associates and the City of Lake Dallas. Halff Associates will bill the above described services under **AVO 32011, WO01**.

Submitted:

HALFF ASSOCIATES, INC.

By: _____
Signature

BRIAN HAYNES
Printed Name

VICE PRESIDENT
Title

3/9/2017
Date

Approved:

CITY OF LAKE DALLAS, TEXAS

By: _____
Signature

_____
Printed Name

_____
Title

_____
Date

AGENDA ITEM 15

CITY COUNCIL
AGENDA MEMO

Prepared By: Matt Staffshall, City Manager **March 23, 2017**

Budget Supplement

DESCRIPTION:

Discuss and consider the need for Supplemental Budget Appropriation for $111,500 for a Comprehensive Plan and Standard Construction Details.

BACKGROUND INFORMATION:

Comprehensive Plan cost $85,000 in contract services + $1,500 in supplemental fees

Standard Construction Details cost $25,000

FINANCIAL CONSIDERATION:

$111,500 to be added to FY 2016-17 Annual Budget
Funds to be paid from excess revenue and General Fund undedicated fund balance.

RECOMMENDED MOTIONS:

I move to approve the Supplemental Budget Appropriation for the FY 2016-17 Annual Budget by the amount of $111,500

ATTACHMENT(S):

Supplement Budget form

CITY OF LAKE DALLAS
BUDGET AMENDMENT FORM

Date: March 23, 2017

Fund: General
Department: Development Services

Account Number: 5601
Account Title: City Engineer & Engineering

Original Budget: $ -0-

Amount of Budget Amendment: $ 111,500

Reason for Amendment: Development of Comprehensive "Master" Plan and Standard Construction Details

EXPENDITURES			
Fiscal Year	**FUND**	**DEPARTMENT**	
FY 2016-17	GENERAL	Development Services	
Account Number	Line Item Name	**FY 2016-2017 BUDGET APPROVED**	**FY 2016-2017 BUDGET AMENDED**
5601	City Engineer & Engineering	$0	$111,5000

Requested by: __Development Services_____

City Manager Approval: _____

City Council Approval: _____
Date

ZONING USE CHART

PROPERTY USE **ZONING DISTRICTS**

	R1-4000C	R1-4000R	R1-6000	R1-7200	R1-10000	R-2	R-3	C-1	C-2	C-3
Administrative Office Bldg.								X	X	X
Alcoholic Sales & Private Club								X	X	X
Amusement Park								X	X	X
Antique Shop								X	X	X
Applicance Store									X	X
Art Gallery								X	X	X
Auto Parts (no outside storage)								X	X	X
Auto Parts Sales w/Outside Storage									X	X
Auto Repair (minor)								X	X	X
Auto Repair Shop (major)									X	X
Auto Sales, Rental, Repair & Storage										X
Automatic Food & Beverage Machines										
Bank, Savings & Loan or Credit Union								X	X	X
Beauty or Barber Shop								X	X	X
Bed & Breakfast Inn								X	X	X
Boat Sales, Rental, Repair & Storage										X
Bus and/or Rail Terminal										X
Cabinet Shop									X	X
Car/Truck Wash										X
Cemetery								X	X	X
Church/Places of Worship	X	X	X	X	X	X	X	X	X	X
Civic/Convention Center								X	X	X

Clubhouse/Meeting Room Bldg.	X	X	X	X	X	X	X			
College, University or Trade School								X	X	X
Commercial Baseball & Athletic Fields, Driving Ranges, Arcades, Riding Stables & Miniture Golf Park										
Commercial Parking Lot								X	X	X
Community Center								X	X	X
Contractor Shop & Storage Yard										
Convenience Store with or without gas pumps								X	X	X
Dance Studio								X	X	X
PROPERTY USE	**R1-4000C**	**R1-4000R**	**R1-6000**	**R1-7200**	**R1-10000**	**R-2**	**R-3**	**C-1**	**C-2**	**C-3**
Day Care Failities for Child & Elder Care										
Dental Office								X	X	X
Drive-up Services									X	X
Dry Cleaning								X	X	X
Dwelling - 2 Family						X	X			
Equipment & Machinery Sales & Rental										
Farmers Market								X	X	X
Feed Store (no outisde storage)								X	X	X
Feed Store w/Outside Storage									X	X
Fire Station								X	X	X
Flea Market									X	X
Fraternal, Civic Organization Clubhouse										
Freight Terminals										
Furniture Restoration Shop									X	X

Furniture, Home Furnishings Store									X	X
Golf Course/Facilities	X	X	X	X	X					
Government Office								X	X	X
Grocery Store								X	X	X
Group Homes for Disabled										
Gun Clubs, Target Ranges										
Hardware Store (no outside storage)								X	X	X
Hardware Store w/Outside Storage									X	X
Health/Fitness Center								X	X	X
Hospital, Rehab Center, Halfway House or Penal Code Institutions										
Hotel/Motel									X	X
Household Applicance Service & Repair									X	X
Insurance Office								X	X	X
Launching & Mooring of Boats/Watercraft										
Laundromat								X	X	X
Laundry Facilities for Residents	X	X				X	X			
Lending Establishments									X	X
Library								X	X	X
Locksmith								X	X	X
PROPERTY USE	**R1-4000C**	**R1-4000R**	**R1-6000**	**R1-7200**	**R1-10000**	**R-2**	**R-3**	**C-1**	**C-2**	**C-3**
Manufacturing, Processing, Fabrication & Assembly										
Massage Therapy, Licensed									X	X
Medical Office								X	X	X
Mobile Home Park Office	X	X								

Mobile /Manufactured Home	X	X								
Model Home			X	X	X	X				
Mortuary/Funeral Parlor									X	X
Motorcyle Sales, Rental, Repair & Storage										X
Multi-Family Dwelling						X	X			
Museum/Art Gallery								X	X	X
Nursery/Greenhouse (no outisde storage)								X	X	X
Nursery/Greenhouse w/Outside Storage									X	X
Office Showroom										
Office Warehouse/Distribution Center										
One or Two Family Dwellings						X	X			
Outside/Inside Boat Display & Sales										
Outside/Inside Boat Storage										
Parks & Playgrounds	X	X	X	X	X	X	X	X	X	X
Pawn Shop									X	X
Police Station	X	X	X	X	X	X	X	X	X	X
Print Shop								X	X	X
Professional Office								X	X	X
Public Community Buildings			X	X	X	X	X			
Public Laundry Facilities	X	X								
Public or Private Schools	X	X	X	X	X	X				
Radio, TV & Microwave Antenna										
Recreational Vehicle Sales, Rental, Repair or Storage										X
Recycling (no processing)								X	X	X
Repair Shops (minor)								X	X	X
Research & Development Center										
Restaurant								X	X	X

Retail Sales: Food, Drinks & Boating Supplies										
Retirement/Assisted Living							X			
School Bus Storage										
PROPERTY USE	**R1-4000C**	**R1-4000R**	**R1-6000**	**R1-7200**	**R1-10000**	**R-2**	**R-3**	**C-1**	**C-2**	**C-3**
Sewage Treatment Plant										
Sexually Oriented Business										
Single Family Dwelling	X	X	X	X	X	X				
Taxidermist									X	X
Theatre									X	X
Tool Storage Building	X	X	X	X	X					
Truck (heavy)/Bus Sales, Rental, Repair, & Storage										
Upholstery Shop									X	X
Utilities, Pubic or Private										
Veterinarian Clinic (no outside kennels)								X	X	X
Veterinarian Clinic w/Outdoor Kennels									X	X
Warehouse										
Warehouse, Including Mini-Warehouse Storage - SUP Required										
Water Treatment Plant										
Wholesale Uses								X	X	X

Planned Development Use:

For single or mixed use to encourage innovative subdivision or site plan design using area base zoning district.

M-1	MA	Downtown Overlay	I-35 Corridor	Swisher District	Special Use Permit Req.
X	X	X	X	X	
X	X				X
	X	X	X	X	
	X	X	X	X	
	X	X	X	X	
			X		
X					
	X				
			X	X	
		X	X	X	
	X		X		
X	X				
X					X
X		X			
X					
					X
					X

					X
X					
M-1	**MA**	**Downtown Overlay**	**I-35 Corridor**	**Swisher District**	**Special Use Permit Req.**
					X
		X			
	X				
X					

					X
X					

					X
					X
					X
	X				
	X				
		X			
M-1	**MA**	**Downtown Overlay**	**I-35 Corridor**	**Swisher District**	**Special Use Permit Req.**
X	X				
		X			

X					
	X				
	X				
		X	X	X	
					X
	X				
	X	X	X	X	

X					
M-1	**MA**	**Downtown Overlay**	**I-35 Corridor**	**Swisher District**	**Special Use Permit Req.**
X					
					X
		X			
					X
X					
					X
		X			
X					X
X	X				X
X					