



**City of Lake Dallas
City Council
Regular Called Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
March 27, 2025, at 6:00 p.m.**

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

**EARLY WORK SESSION
City Council Chambers - 6:00 P.M.**

1. Call to Order and Determination of Quorum
2. Clarification of Consent or General Items listed on Today's City Council Meeting Agenda for March 27, 2025.
3. Receive a presentation and hold a discussion regarding Sign Ordinance.
4. Receive a presentation and hold a discussion regarding Short Term Rental.
5. Receive a presentation and hold a discussion regarding Willow Grove Park.

**OPEN SESSION
City Council Chambers-6:30 P.M.**

1. Call to Order & Determination of Quorum
2. Invocation & Pledges of Allegiance

Section I- Presentation: None

Section II – Public Comment:

3. Citizen Agenda & Public Comment

An opportunity for citizens to address the Mayor and City Council on matters which are not scheduled for consideration by the City Council on this agenda. In order to address the Council, a Public Meeting Appearance Card must be completed and presented to the City Secretary prior to the start of the Council meeting. The Texas Open Meeting Act prohibits deliberation by the City Council of any subject which is not

on the posted agenda, therefore the Council will not be able to discuss or take any action on items brought up during the citizen presentations. Citizen presentations will be limited to five (5) minutes per person. Persons wishing to provide comments on an item appearing on this agenda must complete a Public Meeting Appearance Card and present it to the City Secretary prior to the item being called on the agenda and wait until recognized by the Mayor or other presiding officer before speaking on the item when that item is called for discussion.

Section III– Elected Official Requested Items & Comments:

4. Mayor & Council Member Announcements and Requests for Future Agenda Items

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

Section IV – City Manager’s Report

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

Section V– Planning & Development: None

Section VI- General Items:

6. Consider and take appropriate action regarding the placement of a dumpster for 303 Alamo.
7. Consider and take appropriate action to excuse Councilmember’s Vrba absence from the March 13, 2025, regular meeting.
8. Consider and take appropriate action authorizing the City Manager to negotiate and execute a Professional Services Agreement with Van Vaughan to provide professional finance services.
9. Consider and take appropriate action regarding the City Council minutes for February 27, 2025.

Section VII – Consent Agenda:

All items listed below are considered to be routine by the City Council and will be enacted with one motion. There will be no separate discussion of the items unless a Councilmember so requests, or member of the public submits a Public Meeting Appearance Card identifying the item on which such person wished to comment prior to this item being called on the agenda, in which event the item will be removed from the consent agenda and considered in its normal sequence.

10. Consider and Act on the Consent Agenda- None

Section VIII – Executive Session: As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda items listed above or herein.

Section IX – Return to Open Session

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

Section X – 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 March 24, 2025, at 5:00 p.m.



Codi Delcambre

City Secretary

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

Chapter 80 SIGNS

Sec. 80-1. Purpose.

The purpose of this chapter is to provide public safety, adequate lighting open space and air, conservation of land, protection of property values, and encourage the highest and best use of land by proving that signs:

- (1) Are maintained properly to avoid creating safety risks due to abandonment, collapse, decay, deterioration or fire;
- (2) Enhance the quality of the city's appearance by avoiding clutter and by not interfering with scenic views or character of certain city areas;
- (3) Do not obstruct or interfere with the ability of the fire or police departments to implement their job duties;
- (4) Do not pose a hazard to public safety by confusing or distracting motorists or creating obstructions impairing a driver's ability to see pedestrians, obstacles, other vehicles, or traffic signs;
- (5) Are regulated by size, quantity, scale, and proportionate balance in accordance with the structures for which associated with and standards consistent with the stated general purpose;
- (6) Do not create nuisances for people using the public rights-of-way and streets nor owners/tenants of adjacent property by their height, size, brightness or movement; and
- (7) It is not the purpose or intent of this chapter to regulate signs based on their content.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-2. Applicability.

The sign regulations of this chapter shall apply and are enforceable in the corporate limits of the city and the area of its extraterritorial jurisdiction as defined by V.T.C.A., Local Government Code § 42.021.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-3. Administration and enforcement.

- (a) *Compliance with codes and ordinances.* All sign structures shall comply with this chapter, as it may be amended, the International Building Code, the National Electrical Code and other applicable city ordinances, as they may be amended. If the standards in this chapter are more restrictive than other provisions of this Code, then this chapter shall apply.
- (b) *Signs shall not interfere with exits, windows or traffic.* No sign shall be constructed as to block, obstruct or interfere in any way with a means of exit or window from any building. No sign shall block, obstruct or interfere in any way with pedestrian or vehicular traffic on a sidewalk, street, fire lane, driveway or parking lot or space.
- (c) *Exemptions.* Signs located entirely within buildings that are not visible from the exterior of the building, shall not be regulated by this chapter.

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- (d) *Inspection.* All signs regulated by this chapter and other laws, codes and ordinances governing signs shall be subject to inspection and re-inspection by the director of development services in order to ascertain continued compliance with the provisions of this chapter and other laws, codes and ordinances governing signs. Inspection of electrical signs and outline lighting equipment shall be accomplished pursuant to procedures established by the electrical code of the city for inspection of the installation, repair or replacement of any electrical wiring or equipment subject to such code. It shall be the duty of the director of development services to inspect every sign not specifically exempt from the provisions of this chapter at least once annually.
- (e) *Maintenance of signs.*
- (1) All signs, including but not limited to non-conforming signs, shall be maintained to consistently have a neat appearance. Sign panels and/or sign graphics shall be secured and maintained so they do not separate from, hang from, or fall from a sign. Sign panels and sign graphics shall not be faded, ripped, or have any other damage.
 - (2) Neglected signs shall be considered a public nuisance and are prohibited by this chapter. Upon written notification by the chief building official, neglected signs shall be repaired or removed from the premises by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located. The notification shall state that the offending sign shall be repaired or removed by the owner, agent or person having beneficial use of the land, building or structure upon which such sign is located within ten calendar days after written notification to do so by the chief building official. The notification shall further state that if the sign is not removed or repaired, a citation may be issued, and the city may resort to any civil remedy available to the city. If any sign is determined to present an immediate danger to public health, safety or welfare, the city shall remove it immediately upon obtaining a court order for such removal. Within ten calendar days of the removal of the sign pursuant to the court order, the chief building official shall notify the owner of the property on which the sign was located of the reason(s) for the removal of such sign.
 - (3) It shall be unlawful for any person, firm, entity or corporation receiving such written notification to fail to comply with the direction of the notice. In the event failure to comply with such notice provided under this section, the chief building official is hereby authorized to cause the removal and impoundment of such sign upon the issuance of a written court order authorizing the removal and impoundment of such sign. Any expenses incident thereto shall be the responsibility of the owner, agent, or person having beneficial use of the land, building or structure upon which such sign was located. The city shall invoice the owner, agent, or person having beneficial use of the land for such expenses incurred by the city associated with the removal.
- (f) *Removal of abandoned signs.* An abandoned sign or abandoned sign structure remaining beyond the period authorized by this subsection (f) creates a blight on the community and is declared to be a public nuisance. An abandoned sign or abandoned sign structure that is not also a neglected sign or neglected sign structure must be removed from the premises:
- (1) On or after the first anniversary of the date the business, person, or activity that the abandoned sign or sign structure identifies or advertises ceases to operate on the premises on which the abandoned sign or abandoned sign structure is located; or
 - (2) If the premises containing the abandoned sign or abandoned sign structure is leased, on or after the second anniversary after the date the most recent tenant ceased operating on the premises on which the abandoned sign or abandoned sign structure is located; or
 - (3) If the abandoned sign or abandoned sign structure advertises a time, event, or purpose which no longer applies, not later than ten days after the termination of the time, event, or purpose.

Subsections (e)(2) and (3) of this section shall apply to the removal of an abandoned sign that must be removed pursuant to this subsection (f). This subsection does not apply to political signs. Subsection (e) of this section shall be controlling over the maintenance, repair, and removal of an abandoned sign that is also a neglected sign, or abandoned sign structure that is also a neglected sign structure.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-4. Definitions.

The following words, terms and phrases, when used in this Chapter shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned sign and *abandoned sign structure* means a sign or sign structure, respectively, that identifies a business, person, or activity that no longer occupies or operates on the premises on which the sign or sign structure is located or pertains to a time period greater than six months, event, or purpose which no longer applies.

Alter means to change the size, shape, outline, intent or type of sign.

Bulletin board means a sign containing information where a portion of such information may be periodically changed, providing that such change shall be affected by the replacement or interchange of letters, numbers or other graphic symbols by insertion, attachment, or similar means.

Decorative display means a flag or banner that contains no name, initials, logos, insignia or similar items and does not represent a government or private organization. Decorative displays are not signs.

Display surface means that area made available by a sign structure for the purpose of displaying an advertising message, such area to exclude nonstructural trim.

Erect means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs on the exterior surface of a building or structure.

Flag is a piece of fabric, cloth, plastic, vinyl, canvas, leather, or other similar material attached to a staff cord on one end generally used as a symbol of a nation, state, city or other local government entity. Flags shall not be used in connection with a commercial promotion or to advertise a commercial product, service, activity, condition or person.

Sign means that which attracts or directs attention by visual means to any object, product, service, place, activity, person, institution or business. A sign includes any fasteners, fixtures, methods, or structures by or upon which a sign is erected, attached, displayed, placed or mounted.

Sign, area means the square footage of a sign made up of letters, words or symbols within a frame shall be determined from the outside edge of the frame itself. The square footage of a sign composed of only letters, words or symbols shall be determined from imaginary rectangle drawn around the entire copy or grouping of such letters, words or symbols. Double-faced signs shall be calculated as the area of one side only. Three-dimensional or multi-faced signs shall be calculated as the maximum area visible from any single direction at any point in time.

Sign, banner means a temporary sign affixed to a building and is composed of plastic, cloth, canvas or other non-rigid fabric.

Sign, changeable electronic variable message signs (CEVMS) means a sign that permits light to be turned on or off intermittently, including any illuminated sign on which such illumination is not kept stationary or constant intensity and color at all times when such sign is in use, including an LED (light emitting diode) or digital sign, and which varies in intensity or color.

Sign, directional means a sign designed specifically for the purpose of directing or providing guidance to vehicular and pedestrian traffic on private property.

Sign, incidental means a small sign, less than two square feet in surface area, of a noncommercial nature, intended primarily for the convenience of the public, including, but not limited to, nameplates, signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone and so forth, and signs designed to guide or direct pedestrians or vehicular traffic to an area or place on the premises of a business building or development by means of a directory designating names and addresses only.

Sign, inflatable means a type of wind device sign composed of plastic, cloth, canvas or other non-rigid fabric and inflated with air or other buoyant gas, such as helium.

Sign, neglected means a sign that has any missing panels, burned out lights, missing letters or characters, has rust, has loose parts, has damage, faded from its original color, supports or framework with missing sign or parts, or is not maintained.

Sign, nonconforming means a sign that does not conform to the requirements of this chapter but which was in conformance with applicable regulations at the time of its erection, placement or construction. Any sign erected, constructed, enlarged, altered or converted after the enactment of this chapter that does not conform to the provisions of this chapter shall be considered a prohibited sign, and shall be removed or made to conform to this chapter.

Sign, pole means a freestanding sign supported by a pole having no guys or braces to the ground or to any other structure.

Sign, political means a sign relating to:

- (1) The election of a person to public office;
- (2) A political party; or
- (3) A proposition to be voted upon at an election called by a public body.

Sign, portable means a sign designed and/or constructed and/or used to facilitate its placing or moving from one location to another or from one lot, tract or parcel of land to another lot, tract or parcel of land. Such sign shall contain no electrical wiring. Such sign shall have temporary anchors to the ground to withstand the wind load specified in this chapter.

Sign, prohibited means a sign not expressly permitted by this chapter or any sign specifically prohibited by this chapter.

Sign, pylon means a freestanding sign which consists of a cabinet atop a single support element that must:

- (1) Be at least 33 percent as wide as the cabinet top, and
- (2) Covered in materials matching the exterior of the primary building.

Sign, roof means a sign erected on a vertical framework supported by and located immediately and entirely on or over the roof of a building.

Sign, sail means a wind device that contains a harpoon-style pole or staff driven into the ground for support or mounted on a weighted portable base and generally used in connection with a commercial promotion or to advertise a commercial product, service, business, activity condition, or person.

Sign, stake means a temporary commercial, governmental or political freestanding sign supported by a piece of material driven into the ground.

Sign structure means any structure which supports or is capable of supporting any sign. Sign structures, by way of examples but not of limitation, may include single poles and may be an integral part of the building.

Sign, temporary means any sign intended to be displayed only for a limited period of time.

Sign, vehicular means signs placed on or leaning on to vehicles and/or trailers that are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property shall be prohibited. However, this is not in any way intended to prohibit signs affixed to vehicles and trailers, such as lettering on motor vehicles, where the sign is incidental to the primary use of the vehicle or trailer.

Sign, wall means a sign which is attached or fixed to the wall of a building or is an integral part of the building with the exposed face of the sign in a plane parallel to and not more than 12 inches from the wall; however, electrical wall signs may project not more than 18 inches from the wall.

Sign, wind device means a pennant, streamer, inflatable, or similar device made of cloth, canvas, plastic or other similar flexible material, with or without a frame, base or other supporting structure, and used as a sign. Sail signs and inflatable signs are deemed to be wind device signs.

Sign, window means any sign, pictures, symbol, paint or combination thereof, designed to communicate information about any activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpanes or glass and is visible from the exterior of the window.

(Ord. No. 2019-20, § 1, 5-23-2019; Ord. No. 2023-01, § 1A, 2-23-2023)

Sec. 80-5. Nonconforming signs.

- (a) A nonconforming sign may continue in use provided such use does not constitute a hazard or public nuisance.
- (b) The right to continue all nonconforming signs shall cease and such sign shall be removed or improved to conform to this chapter whenever:
 - (1) With respect to on-premises advertising only, an approved application for certificate of occupancy or a certificate of occupancy for a change of business or ownership is issued and the non-conforming sign is associated with the previous business or ownership;
 - (2) A change of occupancy classification occurs as described in the building code and a sign is associated with the classification change;
 - (3) A sign is altered, moved or relocated without a permit being issued pursuant to the provisions of this chapter;
 - (4) A sign is destroyed and the cost to repair exceeds 50 percent of the replacement cost of the sign on the date of damage;
 - (5) A sign leans such that an angle between the sign and the ground is 70 degrees or less;
 - (6) A sign has fallen onto the ground;
- (c) Signs designated by official action of the city as having special historic or architectural significance are exempt from subsection (b) of this section.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-6. Dilapidated or deteriorated signs.

- (a) A dilapidated or deteriorated sign is any sign:
 - (1) Where elements of the surface or background have portions of the finished material missing, broken, or otherwise existing such that they are illegible;

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- (2) Where the structural support or frame members are visibly bent, broken, dented, or torn;
 - (3) Where the panel is visibly cracked or, in the case of wood and similar products, splintered in such a way as to constitute an unsightly or harmful condition;
 - (4) Where the message or wording can no longer be clearly read; or
 - (5) Where the sign or its elements are not in compliance with the requirements of the current electrical code and/or building code of the city.
- (b) No person shall keep or permit to be kept on any premises owned, controlled or occupied by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located. A nonconforming sign as defined by this chapter is not dilapidated or deteriorated and shall not be repaired.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-7. Exempt signs.

The following signs shall be exempt from the provisions (including permitting) of this chapter:

- (1) Holiday decorations provided such decorations are removed within one calendar month following the date of the holiday;
- (2) City traffic signals, signs, and similar devices;
- (3) Official legal notices;
- (4) Public warning signs, traffic control signs, traffic directional signs, public service signs indicating danger or aids to safety, or similar signs erected by the city or similar entity;
- (5) Recreational scoreboards for sports attractions (if electronic, an electrical permit shall be required);
- (6) Signs displayed within the interior of a building which are displayed so as to not be visible from outside the building;
- (7) Street numbers or addresses not exceeding six square feet;
- (8) Signs not exceeding eight square feet which advertise the sale, rental, availability or lease of the premises on which the sign is located;
- (9) Window signs conforming to the requirements of this chapter;
- (10) Memorial signs or tablets, names of buildings, and date of erection, when cut into any masonry surface or when constructed of bronze or other noncombustible materials of similar quality and characteristics as determined by the director of development services;
- (11) Sign facing when replaced for the same business and there is no change in area, shape, lighting or color;
- (12) Replacement of letters on non-illuminated wall signs with identical letters (same area, shape, and color) provided that a permit was obtained for the sign intended to be replaced;
- (13) Flags or emblems of a business or corporation when accompanied by both the national and state flags. One business or corporate flag shall be permitted per development. All flags displayed must follow the rules of standard flag etiquette and all business or corporate flags shall be no larger than the accompanying national and state flags;

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- (14) Signs not exceeding a sign area of five square feet and a height of 42 inches displayed on private property that are for the convenience of the public (beware of dog, restrooms, freight entrances, or similar signs);
 - (15) Temporary political signs specifically authorized by V.T.C.A., Local Government Code § 216.903, as amended;
 - (16) Special event signs promoting city events, civic and other nonprofit organizations;
 - (17) Nameplate signs not exceeding three square feet.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-8. Sign kiosks.

- (a) The city council may, by duly executed license agreement, grant the exclusive right to design, erect and maintain kiosk signs within the city.
- (b) Kiosk signs must be designed and constructed according to the specifications contained in the license agreement with the city.
- (c) Prior to erecting any kiosk sign, the licensee shall submit a sign location map to the director of development services for approval.
- (d) Kiosk sign installations shall include break-away design features as required for traffic signs in the street right-of-way.
- (e) No signs, pennants, flags or other devices for visual attention or other appurtenances shall be attached to kiosk signs.
- (f) Kiosk signs shall not be illuminated.
- (g) Individual sign panels on kiosk signs shall have a uniform design and color.
- (h) Kiosk signs shall not interfere with the use of sidewalks, walkways, bike and hiking trails; shall not obstruct the visibility of motorists, pedestrians or traffic control signs; shall not be installed in the immediate vicinity of street intersections; and shall comply with the requirements of the 25-foot visibility triangle or other visibility easements.
- (i) Kiosk signs shall be used by the city to provide directional information to new homes, developments, municipal or community events or facilities, emergency services, businesses, churches and other non-commercial establishments and locations lawfully operating with a certificate of occupancy within the city limits. Such directional information will be provided upon request and application to the city, by a qualified establishment or entity, on a first come first served basis, pursuant to the terms and conditions of this chapter. Directional information to any establishment or entity shall be limited to a maximum of one panel, per side, per kiosk.
- (j) The city shall use the kiosk signs to display only the names of, and directional information to, new homes, developments, municipal or community events or facilities, emergency services, businesses, churches and other non-commercial establishments and locations lawfully operating within the city limits of the City of Lake Dallas. Pricing or other advertising or marketing information will not be displayed on the city's kiosk signs.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-9. Political signs.

A political sign shall not require a sign permit and is exempt from this chapter except for the following requirements:

(1) *Time.*

- a. Political signs located on private real property must be removed within 30 calendar days after the election is decided.
- b. Except as otherwise provided herein, political signs located on property other than private real property may be erected no earlier than 60 calendar days before the election and must be removed no later than 30 calendar days after the election is decided. The city may remove any political sign on property other than private real property remaining beyond 30 calendar days after the election is decided.
- c. Political signs permitted to be placed at a polling site pursuant to state law must be removed from the polling site within 24 hours after the close of the polls on election day and within 24 hours after the close of the early voting period.

(2) *Place.*

- a. Political signs may be placed on private real property with the consent of the property owner.
- b. Political signs may not be placed in roadway medians but may be placed in the city parkway between the curb and property line provided they do not create a safety hazard of any type.
- c. Except as otherwise provided herein, political signs may not be placed on city-owned or leased property. This restriction shall not apply to political signs that are attached to vehicles that are lawfully parked on city-owned or leased property.
- d. Political signs permitted to be placed at a polling site pursuant to state law may be placed only in designated locations on city-owned or leased property that are approved by the city council and only during the voting period or the early voting period. City staff shall provide a description of the approved locations for permitted electioneering pursuant to this subsection and state law.
- e. Political signs may not be placed in the state rights-of-way.
- f. Political signs shall not be installed in any manner that may result in a potential safety hazard of any type.
- g. These restrictions do not apply to existing billboard sign upon which political advertising may be placed.

(3) *Manner.*

- a. The signs shall not exceed 36 square feet aggregate total for any private lot;
- b. A sign shall not exceed 36 square feet in city right-of-way;
- c. Political signs shall be in addition to any other sign allowed in this chapter;
- d. Political signs shall be kept in repair and proper state of preservation;
- e. Political signs shall not be more than eight feet high;
- f. Political signs shall not be illuminated;
- g. Political signs shall not have any moving parts;

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- h. Political signs permitted to be placed at a polling site pursuant to state law shall not be larger than six square feet (2'x3') and must be placed in the ground attached to a stake that does not exceed a nine-gauge diameter (American Wire Gauge standard (AWG)). Said signs shall be placed into the ground well clear of tree roots, irrigation lines and any other underground vegetation or structures that could be damaged. Said signs shall not be attached, placed or otherwise affixed to any building, tree, shrub, pole or other improvement on public property; and
 - i. The city may remove and dispose of any political sign permitted to be placed at a polling site pursuant to state law that is in violation of this chapter.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-10. Window signs.

Window signs in the use districts, where permitted, do not require a sign permit and do not require approval by the city prior to erection. In no event may signs be located on the window surface internally or externally in any manner to obscure more than 25 percent of the visible window area available in the absence of any signs. Where multiple windows exist fronting on a single street or sidewalk, the 25 percent visibility shall be maintained for the total window area on such street or sidewalk. Specifically, window signs shall include:

- (1) Signs painted on the external or internal surface of the window of an establishment in commercial or retail districts with water-durable paint on external surfaces;
- (2) Signs (except posters), banners or displays located on the internal surface of the window of an establishment in commercial or retail districts only;
- (3) Posters, providing such posters are not located on the external surface of the window;
- (4) Decorations intended to direct attention to and stimulate citizens' interest in public events, providing such signs are painted on the external surface of the window and a 25 percent visibility requirement is maintained; and
- (5) Signs attached to the external surface of a window of a retail or commercial establishment if of water-durable paint or noncombustible material and signs attached to the internal surface of a window which define the name, proprietor, telephone number, or address of such retail or commercial establishment.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-11. Lien for removal of signs.

- (a) The expenses incurred by the city, after notice to the owner or occupant, in removing a sign that is a public nuisance, in violation of the provisions of this chapter, or an immediate hazard to persons or property, may be assessed against the property as a lien if the expenses remain unpaid for a period often days after the city incurs the expenses.
- (b) Prior to incurring expenses for the removal of a sign under this chapter, notice shall be issued and served by the director of development services in one of the following means:
 - (1) Delivered personally to the owner or occupant in writing;
 - (2) By letter addressed to the owner or occupant at the owner's or occupant's post office address, last known address, or property address where the violation exists;
 - (3) If personal service cannot be obtained or the owner's or occupant's post office address is unknown;
 - (4) By publication in the city's official newspaper at least twice within ten consecutive days; or

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- (5) By posting the notice on or near the front door of the main building on the property to which the violation relates.
- (c) To obtain a lien against the property, the director of development services or his designee, including any other designated city official, must file a statement of expenses with the county clerk of Denton County. The statement of expenses must identify the name of the owner, if known, and the legal description of the property. The lien is security for the expenditures made and interest accruing at the rate of ten percent per annum on the amount due from the date of payment by the city for the work done. The lien is inferior only to tax liens and liens for street improvements. The city may authorize a suit for foreclosure in the name of the city to recover the expenditures and interest due. The statement of expenses or a certified copy of the statement is prima facie proof of the expenses incurred by the city in doing the work. The remedy provided in this section is in addition to any fine which may be imposed for a violation of this article and is cumulative of and in addition to any other remedies which may be provided for by the ordinances of the city or other law, whether civil or criminal.
- (Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-12. Permit required.

No sign shall be erected, constructed, enlarged, altered or converted except as otherwise provided by this chapter until a permit has been issued by the director of development services.

- (1) It is unlawful for any person to erect, construct, enlarge, alter or convert any sign without first obtaining such permit.
- (2) A separate permit shall be required for each sign and/or each group of signs on any single supporting structure.
- (3) There shall be placed and maintained in plain view on each sign not specifically exempt by this chapter a permanent marker that identifies the person owning and/or in control of the sign and/or structure, and the sign permit identification number.
- (4) All sign applications must accompany a sign plan showing the following information:
 - a. Building locations, dimensions and elevations;
 - b. Size, location, and type of both existing and proposed signs;
 - c. Nearest street intersections and driveway locations;
 - d. Zoning designation;
 - e. Name of applicant, sign owner, and sign constructor or erector;
 - f. Corner "clear vision areas," if applicable; and
 - g. Engineering data on signs and/or sign structures, if applicable.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-13. Exemptions to permit requirement.

Persons engaged in the following activities are exempt from obtaining a sign permit:

- (1) The changing of the advertising copy or message on a painted or printed sign, including theater marquee signs and similar signs specifically designed for the use of replaceable copy; any electrical wiring work shall be specifically excepted from this exemption.

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- (2) Painting, repainting or cleaning of a sign structure or the changing of the advertising copy or message on a display surface unless a structural change is made or the sign display surface is enlarged. Such exemptions, however, shall not relieve any owner, lessor or agent in control of any sign from complying with other provisions of this article and any other law or ordinance regulating signs.
 - (3) One temporary rigid wall sign not exceeding eight square feet in area, which advertises the sale, rental or lease of the premises on which such sign is located.
 - (4) Memorial plaques, building identification signs and building cornerstones when cut or carved into the masonry surface or when made of noncombustible material and made an integral part of the building or structure. These signs are not to exceed four square feet in area.
 - (5) On-site directional signs not exceeding eight square feet in area, four feet in height, provided such signs do not contain advertising and are not used as such. Directional signs are only permitted behind the property line.
 - (6) Political signs.
 - (7) Traffic signs, municipally owned signs, legal notices, warning and emergency signs, and temporary or non-advertising signs as may be approved by the city council or zoning administrator, when placed in compliance with the Uniform Manual on Traffic Control Devices or with applicable city ordinances.
 - (8) Scoreboards, provided that such signs meet all other requirements of this chapter.
 - (9) Religious emblems when installed in compliance with the zoning and construction codes.
 - (10) Seasonal decorations other than banners or other signs, for a maximum of 60 days, provided traffic visibility is not affected.
 - (11) Bulletin boards not exceeding 32 square feet in area for public, charitable, educational, or religious institutions when such are located on the premises of said institutions and do not exceed 15 feet in height measured from ground level and do not exceed one per institution, except for sites abutting more than one public street in which event a maximum of two bulletin boards for a site will be allowed. Where two bulletin boards are allowed, they shall be located on separate streets.
 - (12) Incidental signs.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-14. Application.

Application for a sign permit shall be made in writing upon forms furnished by the director of development services. Such applications shall include the location by street and number for the proposed sign or sign structure as well as the name and address of the owner and the sign contractor or erector. A plot plan shall be filed concurrently with such application. Such plans shall show the size and location of each sign and whether such sign is an electrical sign. The director of development services may require the filing of other plans or other pertinent information when in his opinion such information is necessary to ensure compliance with this chapter.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-15. Review.

The application, plans and specifications filed by an applicant for a sign permit shall be reviewed by the director of development services. If the director of development services is satisfied that the work described in

such an application and such plans filed with the application conform to the requirements of this chapter and of the pertinent laws and ordinances and the fee has been paid, he shall issue a permit to the applicant.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-16. Plans.

One set of approved plans, specifications and computations shall be retained by the director of development services and one set shall be returned to the applicant, which shall be kept on the site of such work at all times during which the work authorized is in progress.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-17. Expiration.

Every permit issued by the director of development services under the provisions of this chapter shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 60 days from the date of the issuance of such permit, or if the work authorized by such permit is suspended or abandoned for a period of 120 days at any time after the work is commenced. Before such work can be recommenced, a new permit shall be first obtained, and the fee shall be half the permit fee required for an original application for permit for such work provided no changes have been made or will be made in the original plans and specifications for such work and provided further that such suspension or abandonment has not exceeded one year.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-18. Nonconformance and exceptions.

- (a) *Purpose.* Every sign or other advertising structure in existence upon adoption of this chapter which violates or does not conform to the provisions hereof shall not be moved, altered or repaired unless it is made to comply with all provisions of this chapter. For the purposes of this section, alteration or repair shall mean at least 60 percent of the replacement cost of the subject sign. The director of development services shall determine whether the proposed alteration or repair exceeds 60 percent of the replacement cost.
- (b) *Damaged nonconforming signs.* Nonconforming signs which are damaged in excess of 60 percent of their current value must be demolished and not repaired unless such proposed repairs would bring the sign into compliance with the provisions of this chapter.
- (c) *Condemnation; notice.* Signs adjudged by the director of development services to be structurally unsafe or to be more than 50 percent destroyed or dilapidated may be condemned. A condemnation letter will be sent to the owner of the property, listed on the city tax roll, stating that the sign must be removed within 15 days of the receipt of the letter. If the sign is not removed within the period allotted, the city may remove the sign at the property owner's expense.
- (d) *Board established; appeals and exceptions.* Appeals and exceptions to these regulations shall be heard by the board of adjustments. The director of development services shall act as staff to the board. The board shall have the authority to adopt reasonable rules and regulations for the enforcement of the signs regulations and the authority to make recommendations to the city council. The board may consider appeals from a decision of the director of development services on a sign permit and may grant exceptions on the basis that the application of such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship.

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- (1) Required information. The applicant shall first file a written application for exception form furnished by the building inspections department. Every such application shall contain the following information:
 - a. Name, address, and telephone number of the applicant;
 - b. Name, address, and telephone number of the owner of the property on which the sign will be located;
 - c. Name, address, and telephone number of person or firm erecting the sign;
 - d. A description of the work to be covered by the permit for which application is made;
 - e. Location of the building structure or lot upon which the sign is to be attached or erected;
 - f. Message to be contained on proposed sign;
 - g. State the valuation of proposed work;
 - h. The signature of the permittee or his authorized agent; and
 - i. Name of business for which the sign application has been made.
 - (2) Plans and specifications. Scaled plans or dimensional sign detail shall be submitted in duplicate with each application for a permit and contain the following information:
 - a. Drawing of sign indicating the sign message or copy;
 - b. Elevation plan of the building showing the proposed sign on the building, the length of the elevation, and any other existing signs on the elevation along with the dimensions of such signs; and
 - c. Site plan indicating street frontage, property lines, sign visibility triangles, proposed and existing rights-of-way, location of sign on property, relationship of proposed sign to ingress and egress points, and relationship of proposed sign to any other signs within a 60-foot spacing of the proposed sign and location of all detached signs on the site.
 - (3) Board decision. The decision of the board shall be final as to administrative remedies. No appeal to the board for the same variance on the same piece of property shall be allowed prior to the expiration of two years. Any variance granted by the board expires unless a permit securing the variance has been applied for within 90 days from the date of the decision. An applicant whose sign permit is denied by the board may appeal the board's decision to the city council. The appeal request must be submitted in writing within ten days of the board's decision.
 - (4) The board is empowered to approve variances to the provisions of this chapter in the following areas:
 - a. Height regulations;
 - b. Area regulations;
 - c. Setback regulations;
 - d. Material regulations; and
 - e. Number of signs.

A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss. In order to grant a variance from this chapter the board must determine that:

- a. The requested variance does not violate the intent of this chapter;
- b. The requested variance will not adversely affect surrounding properties;

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- c. The requested variance will not adversely affect public safety;
 - d. Special conditions exist which are unique to this applicant or property;
 - e. That the sign had not been installed prior to obtaining a permit. An applicant is not eligible for a variance if the sign was installed prior to obtaining a sign permit.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-19. Revocation.

The director of development services may, in writing, suspend or revoke such permit issued under the provisions of this chapter whenever such permit is issued in error or issued on the basis of incorrect information supplied or issued where work is done in violation of any ordinance or regulation or any provisions of this chapter.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-20. Allowed signs requiring issuance of a sign permit.

The following signs are allowed upon issuance of a sign permit and subject to the following conditions. Signs that do not comply with the following conditions are considered prohibited signs:

- (1) *Awning sign.* An awning sign is a permanent sign applied to, attached to or painted on an awning or other roof-like cover intended for protection from the weather or as a decorative embellishment to the facade of a building, which projects from a wall or roof of a structure over a window, sidewalk or door. Awning signs are permissible subject to the following conditions and subject to the issuance of a building permit:
 - a. *Permit.* A sign permit may be issued for an awning sign upon issuance of a building permit for the building on which the sign will be painted or attached.
 - b. *Location.*
 - 1. Awning signs are permitted only in conjunction with a non-residential use in a non-residential zoning district.
 - 2. Awning signs shall not project into or over a public right-of-way.
 - c. *Miscellaneous.* No building shall have both an awning sign and a wall sign of the same building face.
- (2) *Banner sign.* Banner signs are permissible subject to the following conditions:
 - a. *Permit.* A sign permit must be obtained by a person prior to placement of a banner sign on the property where the sign will be displayed;
 - b. *Who may obtain permit.* The owner of the lot or parcel on which a building is located and each holder of a certificate of occupancy for a use within such building may obtain permits for banner signs;
 - c. *Display time.*
 - 1. Permits may be issued to a property owner and/or holder of a certificate of occupancy of an existing business to display a banner sign for a total of not more than 14 consecutive days within each calendar year.

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2. New businesses shall be permitted to display a banner for a period not to exceed 30 consecutive days after the issuance of a certificate of occupancy;
- d. *Location.*
 1. Except as otherwise provided in this Chapter, a permit for banner sign may be issued only to the property owner or holder of a certificate of occupancy for a non-residential use for a banner sign located in a non-residential zoning district;
 2. Banner signs shall be attached securely to a wall of the building at the location identified in the sign permit so that all four corners of the banner are secured; and
 3. Banner signs may not be attached to stakes, poles, frames, or other temporary supports at any location on the property;
 - e. *Size.* The sign area of a banner sign shall not exceed the length, width and height of the front entrance of the business;
 - f. *Number.* No more than one permit for one banner sign shall be issued to any property or holder of a certificate of occupancy at any given time; and
 - g. *Condition.* Banner signs shall not be faded, torn or tattered.
- (3) *Canopy sign.* A canopy sign is a permanent sign painted on or attached to the canopy or other roof-like cover over gasoline fuel pumps intended for protection from weather or as a decorative embellishment. Canopy signs are permissible subject to the following conditions and subject to the issuance of a building permit:
 - a. *Permit.* A sign permit may be issued for a canopy sign upon issuance of a building permit for the building on which the sign will be painted or attached.
 - b. *Location.* Canopy signs are permitted only in conjunction with a non-residential use in a non-residential zoning district.
 - c. *Size.* The maximum area of a canopy sign is 15 square feet.
 - d. *Miscellaneous.* The canopy sign may be illuminated and shall not project more than 18 inches from the canopy structure.
 - (4) *Frame sign.* A frame sign is a temporary sign constructed of wood, metal or plastic used to advertise a new building or subdivision, opening dates, purchase or leasing information and/or to identify those engaged in the design, construction or improvement of the property on which the sign is located. Frame signs are permissible subject to the following conditions and subject to the issuance of a building permit:
 - a. *Permit.* A sign permit may be issued for a frame sign upon issuance of a building permit for the building on which the sign will be painted or attached.
 - b. *Location.* Frame signs are permitted on a temporary basis for all uses and in all zoning districts.
 - c. *Size.* The maximum area of a frame sign is 100 square feet.
 - d. *Height.* The maximum height of a frame sign is ten feet.
 - (5) *Wind device signs.* Wind device signs are permitted subject to the following conditions:
 - a. *Permit.* A sign permit must be obtained by the property owner or certificate of occupancy holder prior to placement of a wind device sign on the property where the sign will be displayed. Each permit for a wind device sign shall allow the display of such sign for no more than ten consecutive days. No more than six sign permits for a wind device sign may be issued for the

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- same business during a calendar year, regardless of whether issued to the owner or the property or, if different than the owner of the property, the holder of the certificate of occupancy for the business;
- b. *Display time.* Wind device signs may be displayed for no more than 30 consecutive days per calendar year;
 - c. *Location.* Wind device signs are permitted only on developed property with a non-residential use in a non-residential zoning district and shall not:
 - 1. Be located in required parking spaces, loading spaces, driveways, fire lanes or public sidewalks, alleys, streets, or other public easements; nor
 - 2. Be attached to trees, utility poles, street signs, or any other form of public property;
 - e. *Height and width.*
 - 1. Except for inflatable signs, the height of a wind device sign shall not exceed eight feet;
 - 2. The height of an inflatable sign shall not exceed 30 feet; and
 - 3. The width of an inflatable sign shall not exceed five feet.
 - f. *Condition.* Wind device signs shall not be faded, torn or tattered; and
 - g. *Number and spacing.*
 - 1. Except as provided in paragraph (2), below, no more than one wind device sign may be displayed at any given time on a lot or parcel, including a lot or parcel adjacent to more than one street.
 - 2. In the case of a parcel or lot on which more than one business is located, no more than one wind device sign per certificate of occupancy holder may be displayed at any given time on such parcel or lot.
 - 3. Wind device signs may not be located closer than:
 - i. Five feet from the common property line with another property; or
 - ii. Five feet from another wind device sign located on the same tract or parcel.
- (6) *Monument sign.* A monument sign is a permanent sign supported from the grade to the bottom of the sign having or appearing to have a solid and opaque base and generally used to identify the name of a business or development. Monument signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a monument sign after city council approval of a site plan and/or final plat.
 - b. *Location.*
 - 1. Monument signs are permitted in conjunction with R-3 district uses in R-3 zoning districts.
 - 2. Monument signs are permitted in conjunction with non-residential uses in non-residential zoning districts.
 - c. *Size.* The maximum area of a ground sign shall be as follows:
 - 1. In District R-3, 50 square feet.
 - 2. In Districts C-1, C-2, C-3, M-1, MA, 60 square feet.
 - 3. In the Downtown Overlay District, 50 square feet.

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4. In the IH35E Business Corridor District, 120 square feet.
 - d. *Height.* The maximum height of a ground sign shall be as follows:
 1. In District R-3, eight feet.
 2. In Districts C-1, C-2, C-3, M-1, MA, 12 feet.
 3. In the Downtown Overlay District, eight feet.
 4. In the IH 35E Business Corridor District, 20 feet.
 - e. *Miscellaneous.* One monument sign is permitted per street frontage. The design, materials and finish of each monument sign shall match those of the buildings on the same lot.
- (7) *Menu board sign.* A menu board sign is a permanent sign used in conjunction with a drive-through or drive-in use for customers who remain in their vehicles. Menu board signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a menu board sign after city council approval of a site plan and/or final plat.
 - b. *Location.*
 1. Menu board signs are permitted only in conjunction with a nonresidential use in a nonresidential zoning district.
 2. Minimum front yard setback shall be 20 feet.
 3. Minimum side yard setback shall be ten feet.
 4. Minimum rear yard setback shall be 25 feet.
 - c. *Size.* The maximum area of a menu board sign is as follows:
 1. In nonresidential zoning districts, other than the overlay districts, the maximum area of a menu board sign shall be 48 square feet.
 2. In the IH-35E Business Corridor District the maximum area of a menu board sign shall be 60 square feet.
 3. In the Downtown Overlay District the maximum area of a menu board sign shall be 30 square feet.
 - d. *Height.* The maximum height of a menu board sign shall be six feet.
 - e. *Miscellaneous.* A maximum of two menu board signs are permitted per drive-through or drive-in business. The design, materials and finish of menu board sign shall match those of the buildings on the same lot.
- (8) *Projecting sign.* A projecting sign is a permanent sign that projects from and is supported by the wall of a building or structure, generally at a right angle. Projecting signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a projecting sign upon issuance of a building permit for the building to which the sign will be attached.
 - b. *Location.*
 1. Projecting signs are permitted only in conjunction with a non-residential use in a non-residential zoning district.

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2. If a projecting sign is constructed over a sidewalk, a minimum of nine feet shall be provided between the grade of the sidewalk and the lowest portion of the sign.
 - c. *Size.* The maximum area of a projecting sign is 15 square feet.
- (9) *Roof sign.* A roof sign is a permanent sign that is mounted to or projects from a canopy, parapet wall or secondary roof over the entry to a building without projecting above the highest point of the building. Roof signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a projecting sign upon issuance of a building permit for the building to which the sign will be attached.
 - b. *Location.* Roof signs are permitted only in conjunction with a non-residential use in a nonresidential zoning district.
 - c. *Size.* The maximum area of a roof sign is 60 square feet.
 - d. *Height.* The maximum height of a roof sign is eight feet.
- (10) *Sandwich board sign.* A sandwich board sign is a temporary, portable sign constructed in such a manner as to form an "A" shape with each face held at an appropriate distance by a supporting member. Sandwich board signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a sandwich board sign upon issuance of a certificate of occupancy for the building on the property/lot where the sign will be displayed.
 - b. *Location.*
 1. Sandwich board signs are permitted only in conjunction with a nonresidential use in a nonresidential zoning district.
 2. Sandwich board signs shall be permitted only during business hours for the property/lot on which it is displayed.
 3. Sandwich board signs shall be located a minimum of three feet from the curb or edge of street, whichever is appropriate.
 - c. *Size.* The maximum area of a sandwich board sign is 15 square feet.
 - d. *Height.* The maximum height of a sandwich board sign is four feet.
 - e. *Miscellaneous.* A maximum of one sandwich board sign shall be permitted for each business or tenant on the property/lot where the sign will be displayed.
- (11) *Subdivision sign.* A subdivision sign is a permanent sign that identifies the name of the residential subdivision and is mounted to a screening wall or monument at the entry of the subdivision. Subdivision signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a subdivision sign after city council approval of a final plat.
 - b. *Location.*
 1. Subdivision signs are permitted only in conjunction with a residential use in a residential zoning district.
 2. Subdivision signs shall be located within the platted boundaries of the subdivision.

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- c. *Size.* The maximum area of a subdivision sign is 60 square feet.
- (12) *Wall sign.* A wall sign is a permanent sign painted on or attached to the wall of a building or is an integral part of the building with the exposed face of the sign in a plane parallel to and a maximum of 12 inches from the wall; however, electrical wall signs may project a maximum of 18 inches from the wall. Wall signs are permissible subject to the following conditions and subject to the issuance of a building permit:
- a. *Permit.* A sign permit may be issued for a wall sign upon issuance of a Building Permit for the building on which the sign will be painted or attached.
- b. *Location.* Wall signs are permitted only in conjunction with a non-residential use in a non-residential zoning district.
- c. *Size.* The size of wall signs shall be as follows:

Building Height	Maximum Sign Height	Maximum Percentage of Wall Length Covered by Wall Sign
Up to 20 ft.	4 feet	75%
20 ft.—30 ft.	6 feet	60%
Over 30 ft.	8 feet	50%

- (13) *Searchlights.* A searchlight is defined as an apparatus containing a light source and a reflector for projecting one or more high-intensity beams of light.
- a. *Permit.* A permit shall be required a searchlight. The zoning administrator may deny or revoke a permit if the number or intensity of searchlights may constitute a hazard or a public nuisance.
- b. *Reserved.*
- c. *Location.* Searchlights shall be located entirely on private property and shall not be located on any portion of a street, alley, sidewalk or public right-of-way. Searchlights shall be situated and directed so as to prevent the light source or any portion of a beam of light from being directed onto any portion of a street, alley, sidewalk or public right-of-way.
- d. *Duration.* Searchlights may be permitted for a period of four calendar days within any consecutive 12-month period.

(Ord. No. 2019-20, § 1, 5-23-2019; Ord. No. 2023-01, §§ 1B, 1C, 2-23-2023)

Sec. 80-21. Allowed permanent signs not requiring insurance of sign permit.

The following permanent signs are permitted and do not require the issuance of a sign permit provided the signs comply with the following conditions. Signs that do not comply with the following conditions and the specifications are considered prohibited signs.

- (1) Flags; and
- (2) Instructional signs.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-22. Portable signs.

A portable sign is permitted upon issuance of a sign permit provided the sign complies with the conditions of this section. A temporary portable sign may remain in place for a maximum of six consecutive months as long as it remains in a state of good repair. No more than one temporary sign may be situated on a lot.

(Ord. No. 2019-20, § 1, 5-23-2019)

Sec. 80-23. Prohibited signs.

The following signs are prohibited:

- (1) Billboard sign.
- (2) Pole signs, except for pole-mounted signs located within the IH-35 Business Corridor District provided such sign complies with the following:
 - a. Pole mounted signs fronting along 1-35 may have height not greater than 45 feet. All other pole signs for new development or expansion of existing buildings within the district shall be no higher than 18 feet.
 - b. Maximum area of any sign within the district shall be 20 feet by 30 feet.
 - c. The structure of pole signs shall be constructed of materials and colors utilized on the building's primary facade.
 - d. Landscaping around the base of pole signs is encouraged to blend the sign with other landscaped areas around the sign.
- (3) Off-premises sign. sign pertaining to a business, person, organization, activity, event, place, service or product not located or offered on the premises on which the sign is located. Off-premises signs include, but are not limited to, those signs commonly referred to as "billboards."

(Ord. No. 2019-20, § 1, 5-23-2019; Ord. No. 2023-01, § 1D, 2-23-2023)



Willow Grove 5 Year Development Plan

The City of Lake Dallas is submitting their 5 Year Development Plan for the Army Corps of Engineers regarding the lease renewal of Willow Grove Park. Below is a list of repairs that have been made, and a list of proposed improvements Lake Dallas intends to make with funding available.

2025

- Repaired the RV sites after the Spring flood with Decomposed Granite and Flex Base.
- Repaired several leaking water spigots at RV 6,14,3, and 13.
- Repaired electrical outlets after the flood.
- Repaired a grill near the pavilion.
- Replaced 4 fire pits in the primitive campsites and one at RV8.
- Replace 20 trash cans.
- Fill in the volleyball court with fresh sand and replace the net.
- Replace bollards along the trail.
- Place more signage along the trail entry points regarding motorized vehicles.

2026

- Upgrade signage in the park.
- Lighting along the trail.
- Picnic areas along the trail.

2027

- Replace more fire pits at RV sites.
- Paint the inside of the bathrooms and showers.
- Replace picnic tables.

2028

- Replace dilapidated RV/Primitive site signposts.
- Relocate and reorient RV site signposts.
- Improve Wi-Fi at the south end of park.
- Install additional deciduous trees to create shade for campers.

2029

- Replace Boat Launch and Courtesy Dock.



AGENDA ITEM 6

**CITY COUNCIL
AGENDA MEMO**

Prepared By: Luke Olson, City Manager

Date: March 27, 2025

303 Alamo Dumpster

DESCRIPTION:

Consider and take appropriate action regarding the placement of a dumpster for 303 Alamo.

BACKGROUND INFORMATION:

Mayor Nolan requested this item be placed on the agenda for discussion.

FINANCIAL CONSIDERATION:

RECOMMENDED MOTIONS:

ATTACHMENT(S):

Emails

Codi Delcambre

From: Codi Delcambre
Sent: Tuesday, October 15, 2024 3:29 PM
To: Terry Lantrip
Cc: Luke Olson; Permits
Subject: FW: 303 Alamo Review
Attachments: Site Plan - 303 Alamo Avenue - Lake Dallas - Approved.pdf

Tracking:	Recipient	Delivery	Read
	Terry Lantrip		
	Luke Olson	Delivered: 10/15/2024 3:29 PM	
	Permits	Delivered: 10/15/2024 3:29 PM	
	permittech@lakedallas.com	Delivered: 10/15/2024 3:29 PM	
	Marilyn Rojas		Read: 10/15/2024 3:30 PM

Mr. Lantrip

Attached is the approved site plan for 303 Alamo. The site plan requires that chain link fence, landscaping, some asphalt, and parking lot stripping. A permit will need to be pulled for the fence. Please submit a landscaping plan for the area that require landscaping prior to planting, it a small area so it should be a simple plan. The asphalt will require plans with a permit. This is a small area that will require asphalt, so the plan just need to show the size of the area, type, and thickness of the asphalt. All items on the site plan must be approved before we will issue a CO of the building.

As far as the remodel of the building, please submit the building permit along with the detail plans to the permit department. Commercial building review can take up to 3 weeks. Also, once you have secured a fire alarm company, please submit the plans to City we will submit them for review to the Fire Marshall.

Per Luke's email on the dumpster, we will allow you to use the dumpster at 109 Market Street for now.

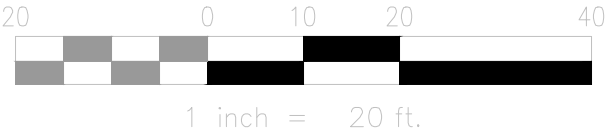
Codi Delcambre, TRMC, MMC
City Secretary
City of Lake Dallas
212 Main Street
Lake Dallas, Tx 75065
O: 940.497.2226 ext. 102



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APPROVED



303 Alamo Avenue, Lake Dallas, TX, 75065

JOB: PROJECT #:2408001
LOT:1-A : BLOCK 11
Denton County

DRAWN BY:	
SCALE:	N/A
DATE:	

SHEET
C1
1 OF 1 SHEETS

REVISION:

SITE PLAN

LMM
ENGINEERING

4414 TERRAVIEW DRIVE,
ARLINGTON, TX, 76001
TELE: (214) 794-4436
EMAIL: Lmiano142@gmail.com

Codi Delcambre

From: A Nolan
Sent: Friday, March 7, 2025 11:49 AM
To: Terry Lantrip; Luke Olson; Codi Delcambre; Daniel Rusnak
Subject: Re: Dumpster

Terry,

We can have an item on the March 27 meeting agenda. This will allow you and staff time to properly prepare.

Let me know if there's anything else you need from me at this time.

Andi

[Get Outlook for iOS](#)

From: Terry Lantrip <[REDACTED]>
Sent: Friday, March 7, 2025 10:21:03 AM
To: A Nolan <anolan@lakedallas.com>; Luke Olson <lolson@lakedallas.com>; Codi Delcambre <codelcambre@lakedallas.com>; Daniel Rusnak <drusnak@lakedallas.com>
Subject: Dumpster

Notice: This is an external email from outside your organization. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Mayor Andi Nolan,

I'd like to get the subject of a trash dumpster for 303 Alamo put on the agenda as soon as possible.

In keeping with beautifying the Lake Dallas Downtown District I installed a dumpster enclosure at 109 Market Street that can accommodate up to two 6-yard dumpsters. With weekday pick up this means we can accommodate up to 30 yards of trash each week. Currently we have one 3-yard dumpster picked up twice weekly and that covers Main and Market's eight rental units, four bungalow units, as well as other units in that area for a total of 14 units. There's no way a hair and nail salon, a gourmet kit company and a restaurant will ever need 24 additional yards of trash per week.

Bringing on three new businesses at 303 Alamo will increase the trash needs but since we're producing six yards of trash now I don't see how we will ever get to the 30 yards maximum. Additionally, the distance that the restaurant located at 303 Alamo #B will have to carry their trash is 140 feet for the 109 Market dumpster and 130 for a dumpster located around back of 303 Alamo. Ten feet...

On the 303 Alamo site plan I put "Proposed FUTURE Trash Bin" with the word "Future" should the properties ever be owned by different individuals. Most items on these type site plans simply say "Proposed," not "Proposed Future."

While City Hall may be following city rules, I think the elected officials can see that adding an unsightly additional trash bin to the Lake Dallas Downtown District would not be in the best interest of Lake Dallas.

Please let me know if you would consider adding this to an agenda.

Thank you,
Terry Lantrip



Commercial Spaces
Homes & Loft Apartments
Bungalows
Tiny Home Village

Terry Lantrip
Real Estate Development
Urban-Retro
Lake Dallas Downtown District

 972.523.9940



Urban-Retro.com



206 Alamo Ave, Lake Dallas, TX 75065

Codi Delcambre

From: Luke Olson
Sent: Friday, March 7, 2025 8:44 AM
To: Terry Lantrip
Cc: Codi Delcambre; Daniel Rusnak
Subject: Dumpster at 303
Attachments: Site Plan - 303 Alamo Avenue - Lake Dallas - Approved.pdf; Dumpster

Mr. Lantrip,

Daniel has reached out to me regarding the dumpster at 303 Alamo. As mentioned in my correspondence from October 15, 2024, if a restaurant is to occupy 303 Alamo, a dumpster will be required onsite. See attached email and approved site plan.

Additionally, the site plan specifies that a dumpster enclosure must be installed, which must be inspected and approved per the site plan.

Thank you,

Luke B. Olson
City Manager

City of Lake Dallas
212 Main Street
Lake Dallas, Tx 75065
O: 940.497.2226 ext. 101



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ATTENTION PUBLIC OFFICIALS:

A "REPLY TO ALL" OF THIS E-MAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

Codi Delcambre

From: Terry Lantrip <[REDACTED]>
Sent: Tuesday, October 15, 2024 3:40 PM
To: Luke Olson
Subject: Dumpster

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Regarding dumper:

There are no plans to build any more Bungalows. The city was never able to offer a solution to the parking dilemma.

There may be multiple food services businesses at 303 Alamo but I only have one signed up at this time.

Currently 13 residents and businesses use the 109 Market Street dumpster and it's only picked up twice weekly. And it's rarely ever full when picked up. As we add units, we can go up from twice a week to five times a week. They also can pick up as many as 10 times per week, once in the morning and once late in the day.

I would agree that if there comes a need for additional dumpster use then the 303 Alamo proposed dumpster could be utilized. Until then, there's really no reason to add another dumpster.

Thank you,
Terry



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 972.523.9940



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206 Alamo Ave. Lake Dallas, TX 75065

From: Luke Olson <lolson@lakedallas.com>
Sent: Tuesday, October 15, 2024 3:11 PM
To: Terry Lantrip <[REDACTED]>
Cc: Codi Delcambre <codelcambre@lakedallas.com>
Subject: RE: Fees?

Terry,

Codi is sending an email to you on the approval. I just wanted to touch basis with you on the dumpster at 303 Alamo as we did talk about it earlier today. The dumpster would need to be put in if the bungalows are extended or a food establishment goes into the 303 Alamo Building. I think having what looks like a 4-yard dumpster will be overwhelmed if either of those are established. If you have questions please feel free to contact me.

Thank you,

Luke B. Olson
City Manager

City of Lake Dallas
212 Main Street
Lake Dallas, Tx 75065
O: 940.497.2226 ext. 101



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ATTENTION PUBLIC OFFICIALS:

A "REPLY TO ALL" OF THIS E-MAIL COULD LEAD TO VIOLATIONS OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

From: Terry Lantrip <[REDACTED]>
Sent: Tuesday, October 15, 2024 10:49 AM
To: Luke Olson <lolson@lakedallas.com>
Subject: Fees?

Notice: This is an external email from outside your organization. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department

Hey Luke,

Forgot to ask. So we have the green light to proceed on 303 Alamo. What fees and such are required as well as any other paperwork.

Thanks,
Terry



Commercial Spaces
Condos & Loft Apartments
Bungalows
Tiny Home Village

Terry Lantrip
Real Estate Development
Urban-Retro
Lake Dallas Downtown District

 **972.523.9940**



Urban-Retro.com



206 Alamo Ave. Lake Dallas, TX 75065



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Codi Delcambre, City Secretary

March 27, 2025

Excusing Councilmember's Vrba Absence

DESCRIPTION:

Consider and take appropriate action to excuse Councilmember's Vrba absence from the March 13, 2025, regular meeting.

BACKGROUND INFORMATION:

Lake Dallas Municipal Code Section 2.53 requires that the City Council take up the absence of a councilmember and vote to determine if the absence is excused. Councilmember's Vrba was absent due to a family vacation.

FINANCIAL IMPACT:

None

RECOMMENDED MOTIONS:

Motion to approve or deny Councilmember's Vrba absence from the March 13, 2025, regular meeting.

ATTACHMENT(S):

None



**CITY COUNCIL
AGENDA MEMO**

Prepared By: Luke Olson, City Manager

Date: March 27, 2025

PROFESSIONAL SERVICES AGREEMENT FOR FINANCIAL SERVICES

DESCRIPTION:

Consider and take appropriate action authorizing the City Manager to negotiate and execute a Professional Services Agreement with Van Vaughan to provide professional finance services.

BACKGROUND INFORMATION:

Mr. Vaughan retired from the City of Lake Dallas on March 28, 2025. Mr. Vaughan would serve as part-time Interim Finance Director.

FINANCIAL CONSIDERATION:

The agreement to provide financial services to the City, will be paid for funds allocated for the Director of Finance position.

RECOMMENDED MOTIONS:

I make a motion to approve/deny authoring the City Manager to negotiate and execute a Professional Services Agreement with Van Vaughan to provide professional finance services.

ATTACHMENT(S):

Agreement

CONSULTANT AGREEMENT (INTERIM FINANCE DIRECTOR)

This **Consultant Agreement** (“**Agreement**”) is made and entered into by and between the **City of Lake Dallas**, a Texas home rule municipality (“**City**”) and **Van Vaughan** (“**Consultant**”), acting for themselves or by and through their authorized representatives. (City and Consultant sometimes referred to hereafter collectively as “**Parties**” and individually as “**Party**”.)

RECITALS

WHEREAS, City desires to engage the services of Consultant as an independent contractor and not as an employee to provide services as Interim Finance Director as set forth herein pending the search and hiring of a person to fill the position of City’s Director of Finance with City; and

WHEREAS, Consultant desires to provide services to City as set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other valuable consideration the receipt and sufficiency of which are hereby acknowledged the parties agree as follows:

Article I Scope of Services

1.1 Consultant shall perform the services of Interim Finance Director to functionally serve and perform the duties of City’s Finance Director pending selection by the City Manager of a person to permanently fill said position. The duties of the City Finance Director are set forth in **Exhibit “A,”** attached hereto and incorporated herein by reference.

1.2 Consultant shall, during normal work weeks, be available and engaged in City activities 20 hours per week, unless requested and agreed to extend the amount of work time during any given week. Notwithstanding the foregoing, Consultant may perform the services required by this Agreement from Consultant’s home when the performance of such services can be performed successfully without being present at City Offices.

1.3 During the term of this Agreement, Consultant shall also be reasonably available at times not otherwise set forth in Section 1.2, above, for meetings, phone conferences, and other contacts by the City Manager, members of City’s City Council, city attorney, employees, and contractors and vendors, or such other meetings or contacts that would generally be required of the Finance Director performing work on behalf of City.

1.4 Consultant shall be responsible for performing such tasks as may be assigned by the City Manager. The City Manager shall be Consultant’s primary point of contact under this Agreement.

Article II Term

2.1 **Term.** This Agreement shall be deemed effective on ~~March 31~~ April 1, 2025 (the “**Effective Date**”) and shall continue until September 30, 2025, unless earlier terminated as provided herein.

2.2 **Early Termination.** This Agreement may be terminated by either City or Consultant by giving at least fifteen (15) days prior written notice to the other Party.

Article III Compensation

3.1 **Basic Compensation.** Consultant shall be paid the sum of **ONE HUNDRED AND NO/100 DOLLARS (\$100.00)** per hour during the term of this Agreement for providing the services described herein. **The Consultant shall be paid to within ten (10) business days after City’s receipt of an invoice for payment.**

3.2 **City Business Expenses.** Consultant shall be reimbursed for expenses incurred on behalf of City provided the City Manager has approved the expense prior to the expense being incurred.

3.3 **Other Travel Costs.** Costs related to travel by Consultant on City-related business beyond **10 miles** ~~75 miles~~ from the City Office must be approved in advance by the City Manager if Consultant desires to obtain reimbursement for any or all of such travel expenses. The type and amount of the expenses to be reimbursed shall be determined **or estimated if actual amounts are not available** at the time of such approval.

3.4 **Reimbursement of Expenses.** All expenses that are reimbursable to Consultant shall be paid to Consultant within ten (10) business days after City’s receipt of an invoice for payment and the supporting receipts or records.

Article IV Devotion of Time; Personnel; and Equipment

4.1 **Devotion of Time, etc.** **Subject to Article I, 1.2,** Consultant shall devote such time as reasonably necessary for the satisfactory performance of the services under this Agreement. Should City require additional services not included under this Agreement, Consultant shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

4.2 **Supplies and Equipment.** Other than the use of City equipment, supplies, and facilities when present at the City Office, Consultant shall furnish the facilities, equipment, and telephones necessary to perform the services required under this Agreement unless otherwise

provided herein. City will provide Consultant with a City-owned laptop to be used solely for City business purposes.

4.3 **“City Office” Defined.** In this Agreement, “City Office” means Lake Dallas City Hall, located at 212 Main Street, Lake Dallas, Texas.

Article V Miscellaneous

5.1 **Entire Agreement.** This Agreement constitutes the sole and only agreement between the Parties and supersedes any prior understandings written or oral agreements between the Parties with respect to this subject matter.

5.2 **Assignment.** Consultant may not assign this Agreement in whole or in part without the prior written consent of the City Manager.

5.3 **Successors and Assigns.** Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors and permitted assigns.

5.4 **Governing Law.** The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Denton County, Texas. The Parties agree to submit to the personal and subject matter jurisdiction of said court.

5.5 **Amendments.** This Agreement may be amended by the mutual written agreement of the Parties.

5.6 **Severability.** In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

5.7 **Independent Consultant; No Benefits.** It is understood and agreed by and between the Parties that Consultant, in satisfying the conditions of this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Consultant pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Consultant shall supervise the performance of its services and shall be entitled to control the manner and means by which the services are to be performed, subject to the terms of this Agreement. Consultant acknowledges and agrees that Consultant shall not be entitled to receive or be paid benefits afforded to City employees including, but not limited to, vacation, sick, or other types of paid leave, health and medical benefits, or retirement benefits, and shall not be subject to or entitled to any rights as a City employee. Prior to City’s payment of the initial invoice for Consultant’s services, Consultant shall provide to City a completed IRS Form W-9.

5.8 **Notice.** Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If intended for City:

City of Lake Dallas
Attn: Interim City Manager
212 Main Street
Lake Dallas, Texas 75065

With Copy to:

Joesph Gorfida, Jr.
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.
500 North Akard, Suite 1800
Dallas, Texas 75201

If intended for Consultant:

Van Vaughan
500 Waters Edge Dr., Apt 237
Lake Dallas, TX 75065

5.9 **Counterparts.** This Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

5.10 **Insurance.** Consultant shall during the term hereof maintain in full force and affect a policy of automobile liability insurance covering any vehicles owned and/or operated by Consultant, its officers, agents, and employees, and used in the performance of this Agreement.

5.11 **“City Manager” Defined.** For purposes of this Agreement, the phrase “City Manager” means the person appointed by City’s City Council to perform the duties and exercise the authority of City Manager pursuant to City’s City Charter, and includes any person serving as Interim City Manager.

Signatures on Following Page

SIGNED AND AGREED on this _____ day of _____, 2025.

City of Lake Dallas, Texas

By: _____
Luke Olson, City Manager

Approved as to Form:

By: _____
Joesph Gorfida, Jr., City Attorney

SIGNED AND AGREED on this _____ day of _____, 2025.

CONSULTANT

Van Vaughan

Exhibit A

Interim Finance Director Scope of Work

As Interim Finance Director, Consultant will perform such duties and responsibilities of the City's Finance Director as assigned by the City Manager from time to time, which shall include, but not be limited to, the following duties and responsibilities:

4856-4606-0195, v. 1

PRIMARY DUTIES AND RESPONSIBILITIES:

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed but are intended to be a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties. Duties are subject to possible modification to reasonably accommodate individuals with disabilities.*

- Serves as the principal financial advisor to the City Council and the City Manager; provides leadership, direction and guidance in financial strategies and priorities; evaluates and analyzes financial issues and policies, and recommends and implements solutions.
- Analyzes financial and resource information on City operations; evaluates City's needs, and recommends financial resource requirements; reviews and monitors status reports, and recommends appropriate actions; prepares and presents financial forecasts and status reports to City Council, and assures effective communication of financial issues.
- Reviews City operations and determines financial resource requirements and goals; develops short and long-range revenue and expenditure forecasts, and multiyear forecast models; evaluates revenue and expenditure trends, compares to budget and projections, develops financial impact analysis, and recommends budget and planning adjustments.
- Performs accounting activities related to general ledger, accounts receivable, accounts payable, and reconciles monthly bank statements.
- Assures the quality of the financial activities by staff and verifies the accuracy of financial records.
- Establishes internal financial controls, and assures the financial activities and procedures are in compliance with all laws, policies, regulations and accounting standards.
- Directs external financial reporting, preparation of financial statements, and development of the Comprehensive Annual Financial Report (CAFR); oversees the City's banking, bond rating and investment activities.
- Coordinates the development of the annual budget; monitors budget and financial variables, revenue cycle and expenditure trends; reviews and verifies journal entries and bank reconciliations.
- Assists staff, elected officials and boards and commissions, understand and interpret the City's budget and other financial documents.
- Assists staff with state and federal grant application, management and compliance.
- Maintains the integrity, professionalism, values and goals of the City by assuring that all rules and regulations are followed, and that accountability and public trust are preserved.
- Cooperates with co-workers professionally to accomplish work efficiently and effectively.
- Has regular, predictable attendance; attendance is a factor in continued employment with the City.

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

The Lake Dallas City Council met in a Regular meeting on February 27, 2025, at 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 Nolan called the meeting to order at 6:31 p.m.

1. Roll Call

Andi Nolan
Kristy Bleau
Stephen Wohr
Rick Lewelling
Randy Evans

Mayor
Mayor Pro-Tem
Councilmember 1
Councilmember 3
Councilmember 5

Absent:

Rudy Glynn Vrba

Councilmember 4

Staff Present: Chief Sawyer, City Manager Luke Olson, and Director of Administrative Services/City Secretary Codi Delcambre.

Open Session

1. Call to Order & Determination of Quorum.

Mayor Nolan called the meeting to order at 6:31 p.m.

2. Invocation and Pledges of Allegiance

Pastor Pinkard led the invocation and the pledges.

3. Proclamation for the Early Family Settlers of Lake Dallas, Texas.

Mayor Nolan presented the proclamation for the Early Family Settlers of Lake Dallas, Texas.

4. Citizen Agenda & Public Comments:

Terri Davison of 5 Wolters Street, stated that she would like to invited the Council to the Friends of the Library ribboning cutting on March 6, 2025 at the Lake Dallas Library.

Diana Beck 143 Folly Beach stated she was present to address fraud in the city, state and federal government. She stated that she was one of the few Americans that lived in the America before it was corrupt. God values all lives, justice for all. She stated few are fighting the good fight.

Scott Griffin of 312 Plantation Oak Ave. stated he was concerned about how the election was handled. He stated that the mayor announced that she wasn't running for office after the deadline to file. He stated he didn't run for office because he respected Mayor Nolan. He stated that he would like the filing deadline extended.

5. Mayor & Council Member Announcements

Councilmember Wohr-	Willow Grove Park
Councilmember Bleau-	Lake Cities Fire Association shirt fundraiser
Councilmember Lewelling-	Election process
Mayor Nolan-	Sign Ordinance
	Mayor Meeting
	Mayor Pro-Tem Bleau will be attending the LCFD Banquet

6. City Manager's Report

- Received 3.5 million for the water/sewer relocation for Hundley and Shady Shores Road. Thank you Commissioner Mitchell.
- Sip Society at the Library.

7. **Conduct a public hearing and consider approval of an Ordinance with a text amendment to zoning regulations in the Lake Dallas Municipal Code, Chapter 122 "Zoning," Article XI, "M-1 Light Industrial District," Section 122-441, "Permitted Uses," amending the permitted uses allowed in the M-1 Light Industrial District.**

Council received a presentation from Development Services Director/City Secretary regarding the proposed text amendment to the M-1 Light Industrial District.

Mayor Nolan opened the public hearing at 7:04 p.m.

No one spoke for or against the proposed text amendment.

Mayor Nolan closed the public hearing at 7:04 p.m.

Motion: to approve an Ordinance with a text amendment to zoning regulations in the Lake Dallas Municipal Code, Chapter 122 "Zoning," Article XI, "M-1 Light Industrial District," Section 122-441, "Permitted Uses," amending the permitted uses allowed in the M-1 Light Industrial District was made by Councilmember Wohr and second by Councilmember Bleau.

Ayes: Councilmember Wohr, Bleau, Lewelling, and Evans.

Noes: None

Motion Passed 4-0.

8. Receive and discuss the Lake Dallas Police Department's Annual Compliance Report Regarding Racial Profiling required by Texas Code of Criminal Procedure Section 2.134.

Motion: to accept the Lake Dallas Police Department's Annual Compliance Report Regarding Racial Profiling required by Texas Code of Criminal Procedure Section 2.134 was made by Councilmember Wohr and second by Councilmember Vbra.

Ayes: Councilmember Wohr, Bleau, Lewelling, and Evans.
Noes: None

Motion Passed 5-0.

9. **Executive Session:** As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the City Attorney on any agenda items listed above or herein.

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

No closed session.

Adjournment

Mayor Nolan adjourned the meeting at 7:07 p.m.

Approved:

Andi Nolan, Mayor

Attest:

Codi Delcambre, City Secretary