



**City of Lake Dallas  
City Council  
Regular Called Meeting  
City Hall  
212 Main Street, Lake Dallas, TX 75065  
Thursday, May 14, 2026 at 6:00 PM  
Agenda**

**Open Session**

City Council Chambers-6:00 P.M.

**Section I. - Call to Order & Determination of Quorum:**

**Section II. - Invocation & Pledges of Allegiance:**

**Section III. - Presentation:**

1. Proclamation National Public Work Week May 17-23, 2026.

**Section IV. - Public Comment:**

**1. 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 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 V. - Elected Official Requested Items & Comments:**

**1. 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 VI. - City Manager's Report:**

1. 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 VII. - Planning & Development:**

1. Conduct a public hearing and provide recommendation for a Planned Development, on property currently zoned District C-3 in the I35 Business Corridor, to allow for the redevelopment of a gas station building, on approximately 0.6800 acres of land being a part of the Lot 1, Blk A of the Kim Addition situated in the City of Lake Dallas, Denton County, Texas . Also known as 631. S Lake Dallas Drive.
2. Conduct a public hearing and provide recommendation for a Planned Development, on property currently zoned District C-1 and O-17-02 in the Downtown Overlay District, to allow for the construction of a Tiny Home Park use of approximately 0.815 acres of land situated in the M. Wright Survey, Abstract Number 1355, in the City of Lake Dallas, Denton County, Texas, being a part of Lots 9 and 10, Block 1 of Gotcher Addition, an addition to the City of Lake Dallas, Denton County, Texas.
3. Consider and take appropriate action on a Site Plan for a portion of Lot 1, Block A of Swisher Road Industrial Addition for a parking lot expansion, consisting of +/- 3.6 acres situated in the J.W Simmons Survey, Abstract No.1162, of the City of Lake Dallas, Denton County, Texas.
4. Consider and take appropriate action on the Site Plan for Lot 2, Block A of Swisher Road Industrial Addition for a QT Bubble Bath Carwash, consisting of +/- 1.8 acres of land situated in the J.W Simmons Survey, Abstract No.1162, of the City of Lake Dallas, Denton County, Texas.

**Section VIII. - Work Session :**

1. Presentation from Denton County Tax Assessor-Collector Dawn Waye regarding the tax rate and collections.

**Section IX. - Action items:**

**Section X. - 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.

1. Consider and Act on the April 1, 2026 and April 15, 2026 City Council minutes.

**Section XI. - 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.

1. The City Council will convene into Executive Session pursuant to Section 551.071(2), consultation with the City Attorney, regarding a lease agreement between the City and the National Soccer Roots for operation and use at City Park.

**Section XII. - Return to Open Session:**

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

**Section XIII. - 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 May 8, 2026 at 11:00 a.m.

*Codi Delcambre*

Codi Delcambre, TRMC  
City Secretary

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

**CITY OF LAKE DALLAS, TEXAS  
PROCLAMATION  
National Public Works Week – May 17–23, 2026**

**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of Lake Dallas; and

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are federally mandated first responders and the engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in Lake Dallas to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

**WHEREAS**, the 2026 theme "**Rooted in Service, Powered by Community**" highlights the way public works professionals provide the foundation for Lake Dallas to thrive, through their expertise, commitment, and care for our infrastructure;

**NOW, THEREFORE, I, Kristy Bleau, Mayor of the City of Lake Dallas, Texas**, do hereby proclaim the week of May 17–23, 2026, as NATIONAL PUBLIC WORKS WEEK in Lake Dallas and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works professionals make every day to our health, safety, comfort, and quality of life.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Lake Dallas to be affixed this 14th day of May, 2026.

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**Kristy Bleau**  
Mayor, City of Lake Dallas



CITY COUNCIL  
AGENDA MEMO

Prepared By: Marisa Brewer, AICP, City Planning Consultant

May 14, 2026

Conduct a public hearing and provide recommendation for a Planned Development, on property currently zoned District C-3 in the I35 Business Corridor, to allow for the redevelopment of a gas station building, on approximately 0.6800 acres of land being a part of the Lot 1, Blk A of the Kim Addition situated in the City of Lake Dallas, Denton County, Texas. Also known as 631. S Lake Dallas Drive.

**DESCRIPTION:**

City Council shall consider the request for Planned Development for the property at 631. S Lake Dallas Drive, City of Lake Dallas, TX 75065 (Lot 1, Blk A of the Kim Addition) to allow for the redevelopment of a convenience store and provide gas pumps.



**BACKGROUND INFORMATION:**

The subject property contains an existing commercial building that is currently operating as a convenience store. The applicant, Fast Track Auto LLC, proposes to continue the existing convenience store use while expanding the development to include a gas station with eight fueling pumps located beneath a 20-foot-tall canopy. Vehicular access to the site is proposed from S. Stemmons Freeway and S. Lake Dallas Drive.

The property is currently zoned C-3 Commercial District with the I-35 Business Corridor Overlay District, which allows the convenience store with gas station as a permitted use. The property was platted in 2024 and the existing structure is nonconforming under the current development

standards. The site was able continue operating as a convenience store as a legal nonconforming use; however, the applicant’s request to expand the building footprint by adding fueling canopies requires the site to be brought into compliance with current zoning and development regulations.

Due to existing constraints, the property is unable to fully comply with several of the applicable development standards. As a result, a Planned Development (PD) is required to address these nonconformities and allow the proposed expansion. Accordingly, a set of proposed development standards has been included in this memo to establish the regulations governing the site.

The proposed landscape plan significantly enhances the site by introducing a total of seven large canopy trees and 157 shrubs, creating a more attractive, pedestrian-friendly environment and softening the overall visual impact of the development. Landscaping is strategically concentrated along S. Lake Dallas Drive to strengthen the streetscape, provide visual interest, and reinforce the public frontage, rather than presenting a continuous expanse of asphalt. Enhanced planting areas help define and frame the primary access points, clearly guiding vehicles and pedestrians into and through the site. As well as achieving one of the goals in the Comprehensive plan to create a more enhances entrance into the City of Lake Dallas.

With Planned Development, the property must be in conformance with the Lake Dallas Code of Ordinance. Below is a list of proposed development standards that deviate from the current Code.

**DEVELOPMENT STANDARDS:**

**1. Site Standards**

	<b>Requirement</b>	<b>PD Standard</b>	<b>Reason</b>
<b>1</b>	<b>Sec. 122-667. - Lot area.</b> The minimum lot size shall be 40,000 square feet	The minimum lot area shall be 8,000 square feet	The site area is defined by the existing property boundaries. Due to the established lot configuration, the property is unable to meet the minimum 40,000-square-foot lot area requirement. As such, the proposed development standards mirror those of the underlying base zoning district.
<b>2</b>	<b>Sec. 122-408. - Rear yards.</b> <b>(a)</b> The minimum rear yard setback shall be 25 feet.	<b>(a)</b> The minimum rear setback shall be zero (0) feet.	Due to the presence of the existing structure on the property, there

<p>(b) There shall be no parking or storage of motor vehicles, boats or trailers within ten feet of the property line. Fire lanes and driveways may cross rear yard setbacks as a means of vehicular access</p>	<p>(b) One parking space shall be allowed within the rear setback on the norther edge of the property as shown on the Site plan</p>	<p>is insufficient area to provide the required rear setback. The site is further constrained by limited space, and in order to meet the required number of parking spaces, portions of the parking must be accommodated within the setback area</p>
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## 2. Landscaping

	Requirement	PD Standard	Reason
1	<p><b>Sec. 122-1228 (2.b)</b> Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least ten feet in width shall be maintained between the edge of the parking area and the adjacent property line. Landscaping shall be designed to visually screen the parking area. Whenever such property is zoned or used for residential purposes, the landscape buffer shall include a wall, hedge or berm not greater than eight feet in height nor less than three feet in height</p>	<p>For off-street parking and vehicular use areas abutting adjacent property lines, a minimum perimeter landscape buffer area is not required.</p>	<p>Due to limited space, buffer can not be provide along rear property line.</p>

## 3. Site Plan

	Requirement	PD Standard	Reason
1	<p><b>Sec. 122-1228 (2.b)</b> 122-639 <i>Nonresidential development.</i> Except as provided by the PD ordinance, all nonresidential development within a PD District shall require site plan approval in accordance with the city's ordinances. Nonresidential site plans may be approved if they (a) comply with the applicable PD ordinance, (b) comply with the other applicable provisions of the city's ordinances, and (c) are in substantial conformance with the approved development plan.</p>	<p>The Site Plan included within this Planned Development shall serve as the approved site plan, and no separate site plan approval pursuant to Section 122-639 shall be required.</p>	<p>As the applicant has provided all documentation required for site plan review and the application has been reviewed in accordance with applicable site plans standards staff find that a separate site plan approval process is not necessary</p>



**PLANNING AND ZONING RECOMMENDATION:**

This application was heard at Planning and Zoning Commission meeting on April 16<sup>th</sup>,2026. The commission made the recommendation to approve as presented.

**RECOMMENDED MOTIONS:**

**Following the public hearing, the City Council can:**

**APPROVE** the rezoning of the Planned Development request as stated above.

OR

**APPROVE/DENY** the Planned Development with modifications or additions to the listed variances. (Said modifications or additions would need to be listed in the motion.)

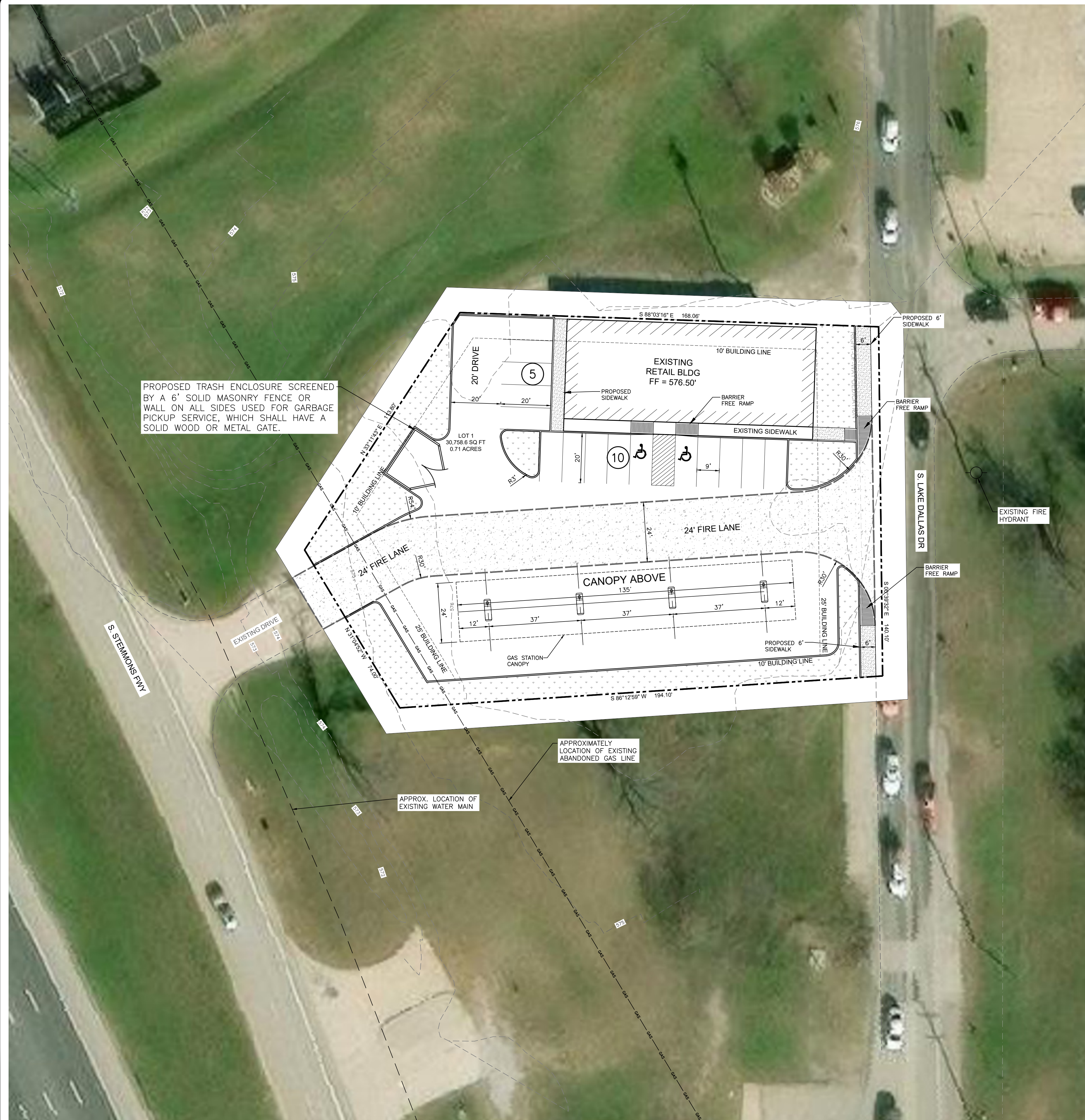
**ATTACHMENTS:**

Draft Ordinance

Site Plan

Landscape Plan

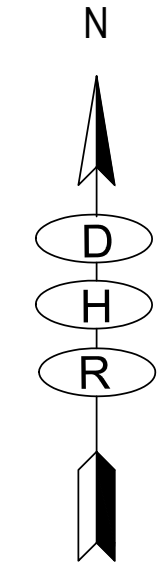
Elevations



PROPOSED TRASH ENCLOSURE SCREENED BY A 6' SOLID MASONRY FENCE OR WALL ON ALL SIDES USED FOR GARBAGE PICKUP SERVICE, WHICH SHALL HAVE A SOLID WOOD OR METAL GATE.

APPROXIMATELY LOCATION OF EXISTING ABANDONED GAS LINE

APPROX. LOCATION OF EXISTING WATER MAIN



GRAPHIC SCALE  
0 20' 40'  
SCALE: 1" = 20'

**LEGEND**

	PROPOSED 6' FIRE LANE (24' WIDE) CONCRETE PAVEMENT SHALL BE A MINIMUM 5 INCHES THICK, 3600 PSI, 5 SACK MIX WITH #4 REBAR ON 18-INCH CENTER EACH WAY WITH CHAIRS
	PROPOSED 5' THICK CONCRETE PAVEMENT
	EXISTING BUILDING
	PROPOSED PARKING
	PROPOSED FIRELANE AND ACCESS ESMT.

**LAKE DALLAS GAS STATION SUP**

GENERAL SITE DATA	
LAND USE	GAS STATION
LOT AREA	30,758.6 S.F. (0.71 Ac.)
BUILDING AREA	3,000 S.F.
BUILDING HEIGHT	1-STORY
PAVING AREA	19,165 S.F. (62.3% OF SITE)
LANDSCAPE AREA	5,015 S.F. (16.3% OF SITE)
PARKING	
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	15 SPACES
ADA PARKING REQUIRED	1 SPACE
ADA PARKING PROPOSED	2 SPACES

- GENERAL NOTES**
- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AND FAMILIARIZING HIMSELF WITH CURRENT CITY OF LAKE DALLAS STANDARDS AND SPECIFICATIONS.
  - ALL UTILITIES THAT LIE WITHIN THE STREET RIGHT-OF-WAY OR ALLEY RIGHT-OF-WAY MUST BE INSTALLED PRIOR TO ANY STREET SUB-GRADE PREPARATION.
  - ALL WATER LINES TO BE PLACED WITH 4" OF COVER FROM TOP OF CURB TO TOP OF PIPE.
  - ANY STREET, ALLEYS, RIGHTS-OF-WAY, OR OTHER PROPERTY DAMAGED BY THE CONTRACTOR OR HIS SUB-CONTRACTOR SHALL BE REPAIRED PROPERLY AT THEIR EXPENSE.
  - NO BORES SHALL BE MADE IN THE STATE HIGHWAY DEPARTMENTS RIGHT-OF-WAY WITHOUT FIRST EXECUTING AN AGREEMENT WITH THE CITY OF LAKE DALLAS.
  - THE PRESENCE OR ABSENCE OF A REPRESENTATIVE OF THE CITY ON THE CONSTRUCTION SITE WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR THE PROPER PERFORMANCE OF HIS WORK ON THE PROJECT. WHETHER A PROBLEM IS CALLED TO THE CONTRACTOR'S ATTENTION OR NOT, SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO COMPLETE ALL WORK IN ACCORDANCE WITH CITY STANDARDS AND GOOD CONSTRUCTION PRACTICES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES CROSSED OR EXPOSED BY HIS WORK. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE SAME WITH THE SAME TYPE OF ORIGINAL MATERIAL OR BETTER AT HIS OWN EXPENSE. FAILURE TO SHOW UTILITY OR SERVICE LINES ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PREVENT DAMAGE TO SAID LINES.
  - ALL DISTURBED GRASS AREAS, SHOULD BE REPAIRED BY THE DEVELOPER/CONTRACTOR WITH BERMUDA SOO OR SAN AUGUSTINE SOO, OR AS OTHERWISE DIRECTED BY THE DIRECTOR OF PUBLIC WORKS.
  - ALL WATER MAINS WILL HAVE A BLUE COLORED TRACER WIRE, # 14 SOLID COPPER STRAND ATTACHED TO THE TOP CENTER OF PIPE. TRACER WIRE WILL BE PULLED UP AT ALL VALVE LOCATIONS AND WIRE WILL BE PULLED UP ON THE OUTSIDE OF BASE AND INSIDE OF SCREW TOP AS TO NOT GET TANGLED UP ON VALVE KEYS.
  - A PRECONSTRUCTION MEETING IS REQUIRED.
  - MYLAR AS-BUILT AND A ONE YEAR MAINTENANCE BOND AND A COPY OF THE CONTRACT IS REQUIRED.
  - NO SCREENING WALL WILL BE REQUIRED AS THE SITE DOES NOT BORDER A RESIDENTIAL PROPERTY.

**GAS LINE NOTE:**  
EXISTING GAS LINE SHOWN PER RRC RECORDS- REPORTED ABANDONED. CONTRACTOR TO FIELD VERIFY EXACT LOCATION. COORDINATION WITH OPERATOR GOLDFIELD GATHERING, LTD TIED TO P5 #313142 / T4 PERMIT REQUIRED.

No.	Revision/Issue	Date

CLIENT ADDRESS  
FAST TRACK AUTO, LLC  
631 S LAKE DALLAS DR  
LAKE DALLAS, TX 75065  
CONTACT: ASH NOORANI  
PH: (832) 455-6868  
EMAIL: Fatma@fasttrack2@gmail.com

**D H R ENGINEERING, INC.**  
Civil Engineers  
511 E JOHN CARPENTER Fwy, SUITE 500  
IRVING, TEXAS 75062  
TEL (972) 777-0000 FAX (972) 777-0111  
TBPE No. : F-9184

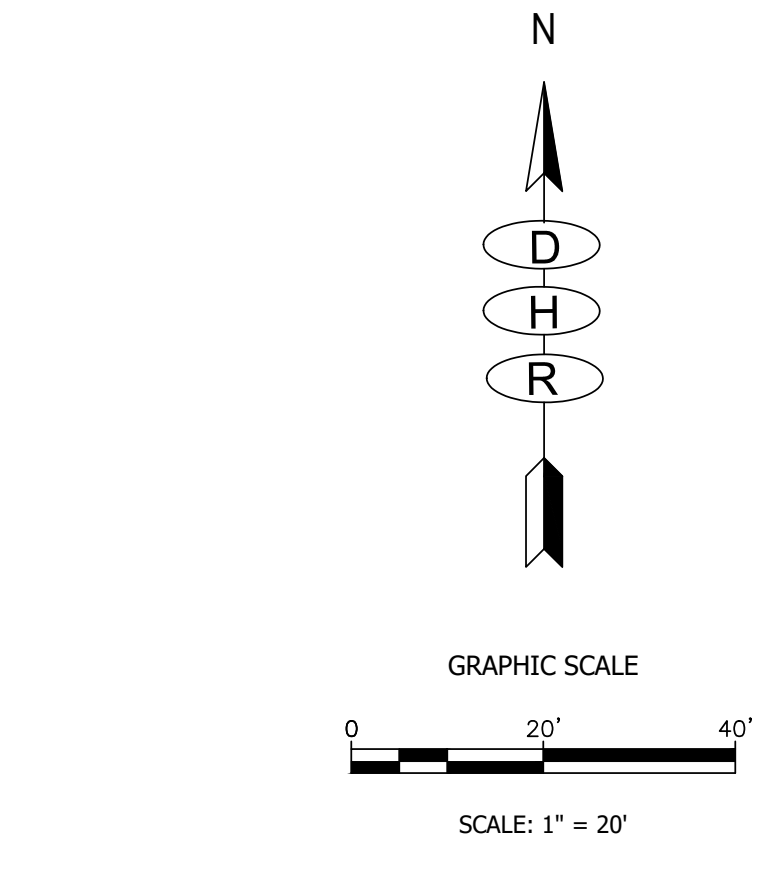
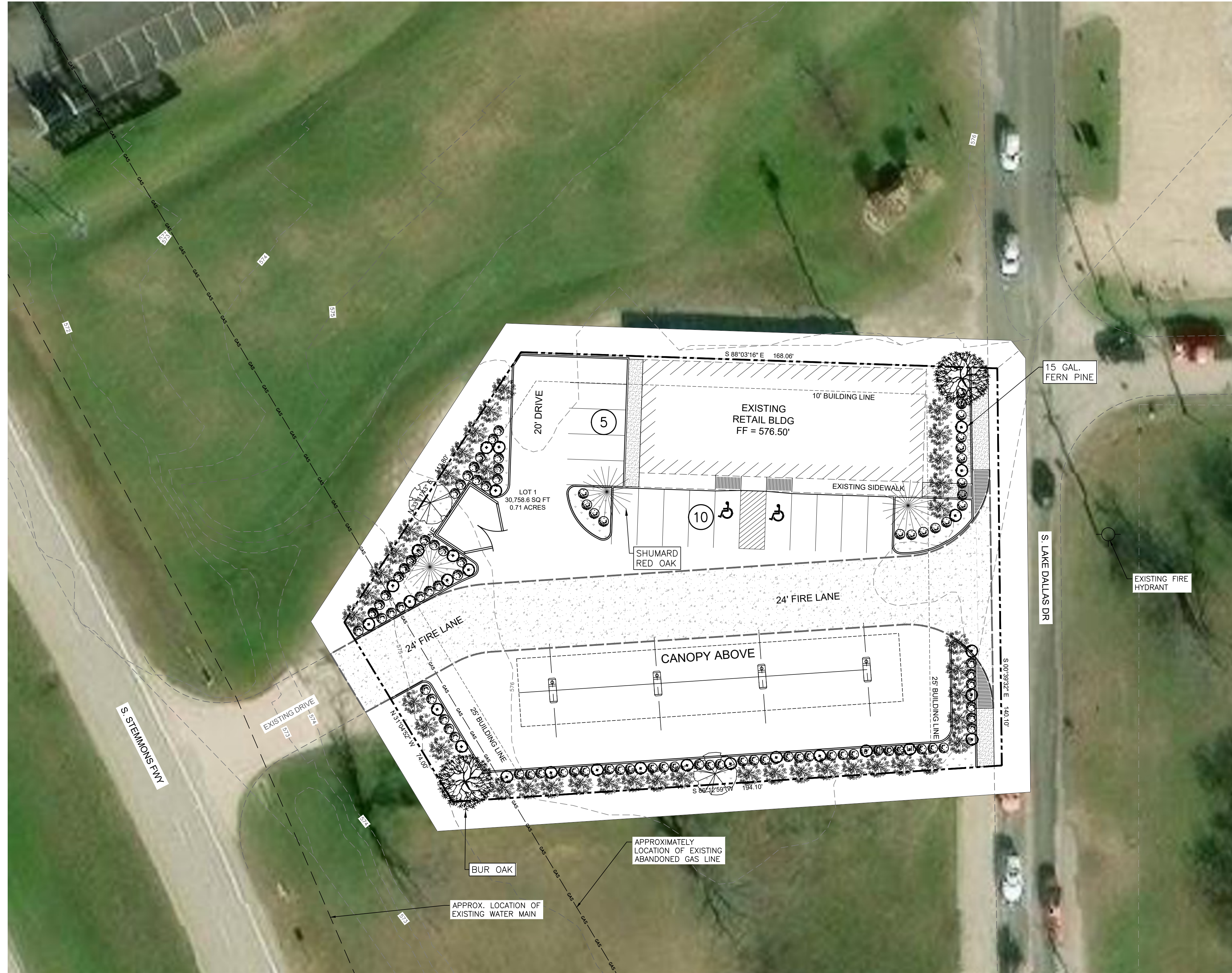
**631 S LAKE DALLAS DR.  
GAS STATION  
CITY OF LAKE DALLAS, DENTON COUNTY, TX**

**SITE PLAN**

STATE OF TEXAS  
DAVID H. RECHT  
91962  
LICENSED PROFESSIONAL ENGINEER

April 2, 2026  
*David H. Recht*

CHECKED BY DR	25796
DHR JOB No.	25796
ISSUE DATE:	11/17/2025
SHEET	<b>C-3.0</b>



**LEGEND**

- PROPOSED 6" FIRE LANE (24' WIDE) CONCRETE PAVEMENT SHALL BE A MINIMUM 5 INCHES THICK, 3600 PSI, 5 SACK MIX WITH #4 REBAR ON 18-INCH CENTER EACH WAY WITH CHAIRS
- EXISTING BUILDING
- PROPOSED PARKING
- PROPOSED FIRELANE AND ACCESS ESMT.

**PLANTING SCHEDULE (SHRUBS)**

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
(IH QTY)	90	INDIAN HAWTHORN	Raphiolepis indica	5 GAL.	30"	5' O.C.
(BR QTY)	40	BARBERRY	Barberry spp	5 GAL.	30"	5' O.C.
(FP QTY)	27	FERN PINE	Podocarpus gracilior	15 GAL.	60"	15' O.C.

**PLANTING SCHEDULE (LARGE TREES)**

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/CAL.	HEIGHT	SPACING
(BO QTY)	2	BUR OAK	Quercus macrocarpa	4"	12' MIN.	AS-SHOWN' MIN.
(RO QTY)	3	SHUMARD RED OAK	Quercus shumardii	4"	12' MIN.	AS-SHOWN' MIN.
(CP QTY)	2	CHINESE PISTACHE (MALE)	Pistacia chinensis	4"	12' MIN.	AS-SHOWN' MIN.

No.	Revision/Issue	Date

CLIENT ADDRESS  
 FAST TRACK AUTO, LLC  
 631 S LAKE DALLAS DR  
 LAKE DALLAS, TX 75065  
 CONTACT: ASH NOORANI  
 PH: (832) 455-6868  
 EMAIL: Fatratracked2@gmail.com

FIRM NAME AND ADDRESS  
**D H R**  
**ENGINEERING, INC.**  
 Civil Engineers  
 511 E JOHN CARPENTER Fwy, SUITE 500  
 IRVING, TEXAS 75062  
 TEL (972) 777-0000 FAX (972) 777-0111  
 TBPE No. : F-9184

631 S LAKE DALLAS DR.  
 GAS STATION  
 CITY OF LAKE DALLAS, DENTON COUNTY, TX  
**LANDSCAPE PLAN**

STATE OF TEXAS  
 DAVID H. RECHT  
 91962  
 LICENSED PROFESSIONAL ENGINEER  
 April 2, 2026  
*David H. Recht*

CHECKED BY  
 DR  
 DHR JOB No.  
 25796  
 ISSUE DATE: 11/17/2025  
 SHEET  
**C-4.0**

**NOTE:**  
 WARNING SIGNS IN ACCORDANCE WITH 118 IFC SHALL BE POSTED.  
 - NO SMOKING  
 - SHUT OFF MOTOR  
 - DISCHARGE YOUR STATIC ELECTRICITY BEFORE FUELING BY TOUCHING A METAL SURFACE AWAY FROM NOZZLE. TO PREVENT STATIC CHARGE, DO NOT REENTER YOUR VEHICLE WHILE GASOLINE IS PUMPING.  
 - IF A FIRE STARTS, DO NOT REMOVE NOZZLE  
 - BACK AWAY IMMEDIATELY  
 - IT IS UNLAWFUL AND GENEROUS TO DISPENSE GASOLINE INTO UNAPPROVED CONTAINERS.  
 - NO FILLING OF PORTABLE CONTAINERS IN OR ON A MOTOR VEHICLE. PLACE CONTAINER ON GROUND BEFORE FILLING.

**NOTE:**  
 CANOPY CONTRACTOR REFER TO SHEET F1.0 FOR SIZE AND OVERALL SCOPE OF WORK  
 CANOPY CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL BEFORE COMMENCEMENT OF WORK  
 VERIFY WITH OWNER ALL ITEMS WHICH ARE APPLICABLE

228 AND 309 ENSURE T.A.S. COMPLIANCE:  
 ALL FUEL DISPENSERS TO BE IN COMPLIANCE W/ THE LATEST TEXAS ACCESSIBILITY STANDARDS.

308.1 GENERAL:  
 REACH RANGES SHALL COMPLY WITH 308.

**NOTE:**  
 VEHICLE PROTECTION: IN COMPLIANCE WITH SECTIONS 312 AND 2206.7.3

DISPENSER HOSE: HOSES SHALL BE A MAXIMUM OF 18 FEET LENGTH PER SECTION 2206.7.5

BREAKAWAY DEVICES: TO COMPLY WITH UL LISTED BREAKAWAY DEVICE FOR EACH HOSE PER SECTION 2206.7.5.1

FIRE EXTINGUISHERS: TO COMPLY WITH SECTION 205.

WARNING SIGNS: TO COMPLY WITH PER SECTION 2205.6

IN EARLY 2011, THE DEPARTMENT OF JUSTICE PUBLISHED FINAL REGULATIONS WHICH REQUIRE CHANGES TO CURRENT ADA ACCESSIBILITY GUIDELINES. THESE CHANGES WENT INTO EFFECT ON 3/15/2012.

**OVERVIEW OF NEW REGULATION**

- ANY NEW CONSTRUCTION IN WHICH THE LAST BUILDING PERMIT IS ISSUED OR CERTIFIED (DEPENDING UPON THE JURISDICTION) AFTER MARCH 15, 2012, OR ANY ALTERATIONS COMMENCED AFTER MARCH 15, 2012 WILL HAVE TO COMPLY WITH THE 2010 STANDARDS.
- NEW CONSTRUCTION OR ALTERATIONS COMMENCED AFTER THE EFFECTIVE DATE OF THE RULE, BUT BEFORE THE EFFECTIVE DATE OF THE 2010 STANDARDS, CAN EITHER BE DONE IN CONFORMANCE WITH THE OLD OR THE 2010 STANDARDS.
- IMPORTANTLY, ELEMENTS THAT WERE IN COMPLIANCE WITH THE 1991 ADA GUIDELINES AS OF THE EFFECTIVE DATE OF THE 2010 STANDARDS, DO NOT HAVE TO BE BROUGHT UP TO COMPLIANCE WITH THE 2010 STANDARDS UNLESS THEY ARE SUBSEQUENTLY ALTERED.

**1991 ADA REGULATION: FUEL DISPENSERS**

- 1991 STANDARDS REQUIRE ALL CONTROLS BE WITHIN 54" OF THE SURFACE WHERE A WHEELCHAIR USER WOULD SIT SIDEWAYS TO OPERATE THE CONTROLS.
- TEN PERCENT OF FUELING POSITIONS MUST COMPLY WITH THE 1991 STANDARDS.

**2010 ADA REGULATION: FUEL DISPENSERS**

- 2010 REGULATION LIMITS THE SAME REACH MAXIMUM TO 48" ABOVE THE DRIVE SURFACE. THERE IS AN EXCEPTION TO THIS STANDARD FOR FUEL DISPENSERS LOCATED ON EXISTING CURBS. FOR FUEL DISPENSERS LOCATED ON EXISTING CURBS, THE MAXIMUM REACH HEIGHT REMAINS 54" FROM THE DRIVE SURFACE.
- 2010 REGULATION CLARIFIES THAT ONE OF EACH TYPE OF FUEL DISPENSER AT A LOCATION MUST BE ADA-COMPLIANT
- ALL NEW CONSTRUCTION AFTER 3/15/2012 MUST FOLLOW THE 2010 STANDARD
- IF THE SITE IS IN COMPLIANCE OF THE 1991 STANDARD, THE SITE WILL NOT HAVE TO BE BROUGHT TO COMPLIANCE WITH THE 2010 STANDARD UNLESS THE CURBS OR DISPENSER MOUNTING PADS ARE ALTERED

**NOTE:**  
 CANOPY CONTRACTOR REFER TO SHEET F1.0 FOR SIZE AND OVERALL SCOPE OF WORK  
 CANOPY CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL BEFORE COMMENCEMENT OF WORK  
 VERIFY WITH OWNER ALL ITEMS WHICH ARE APPLICABLE

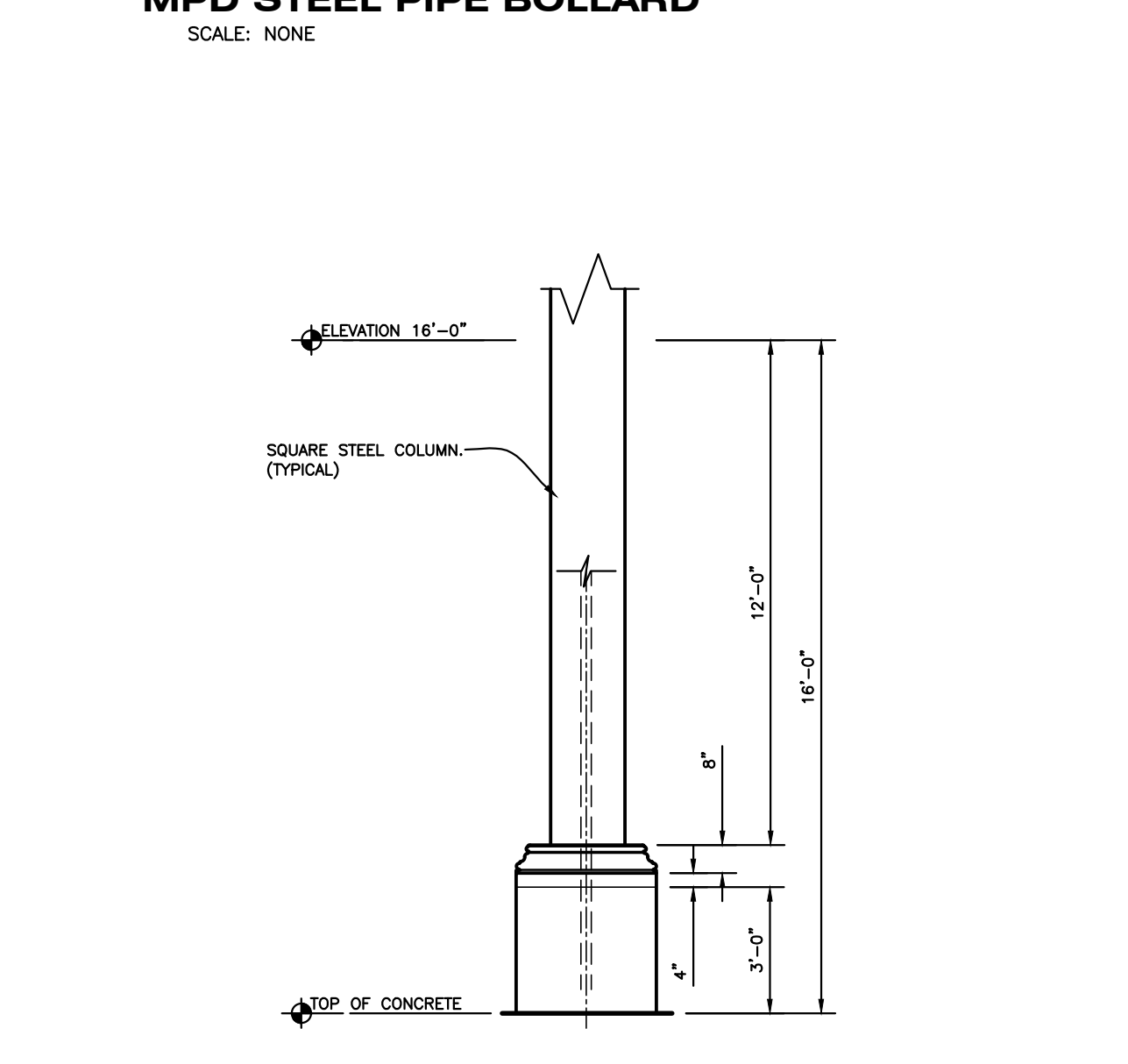
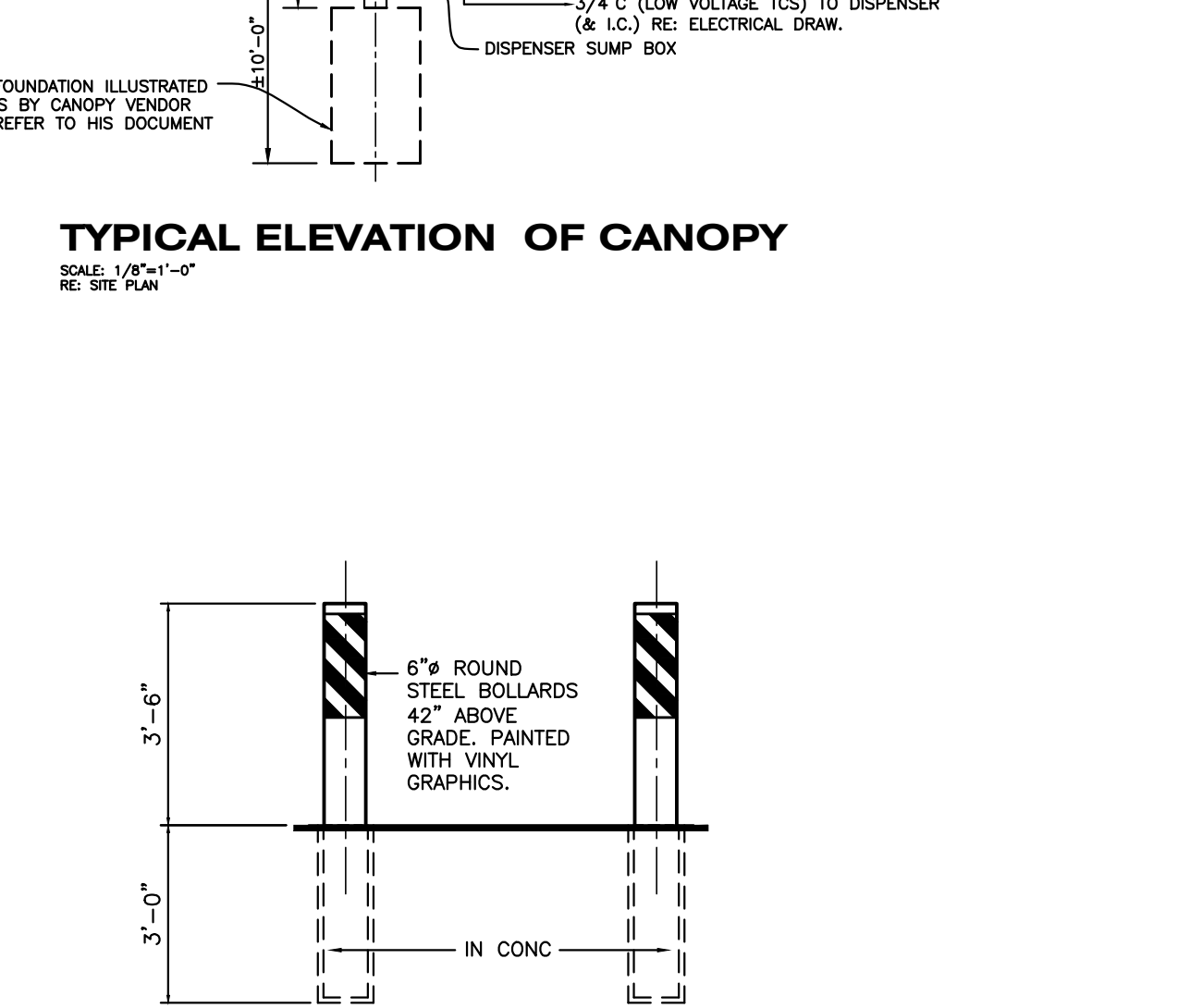
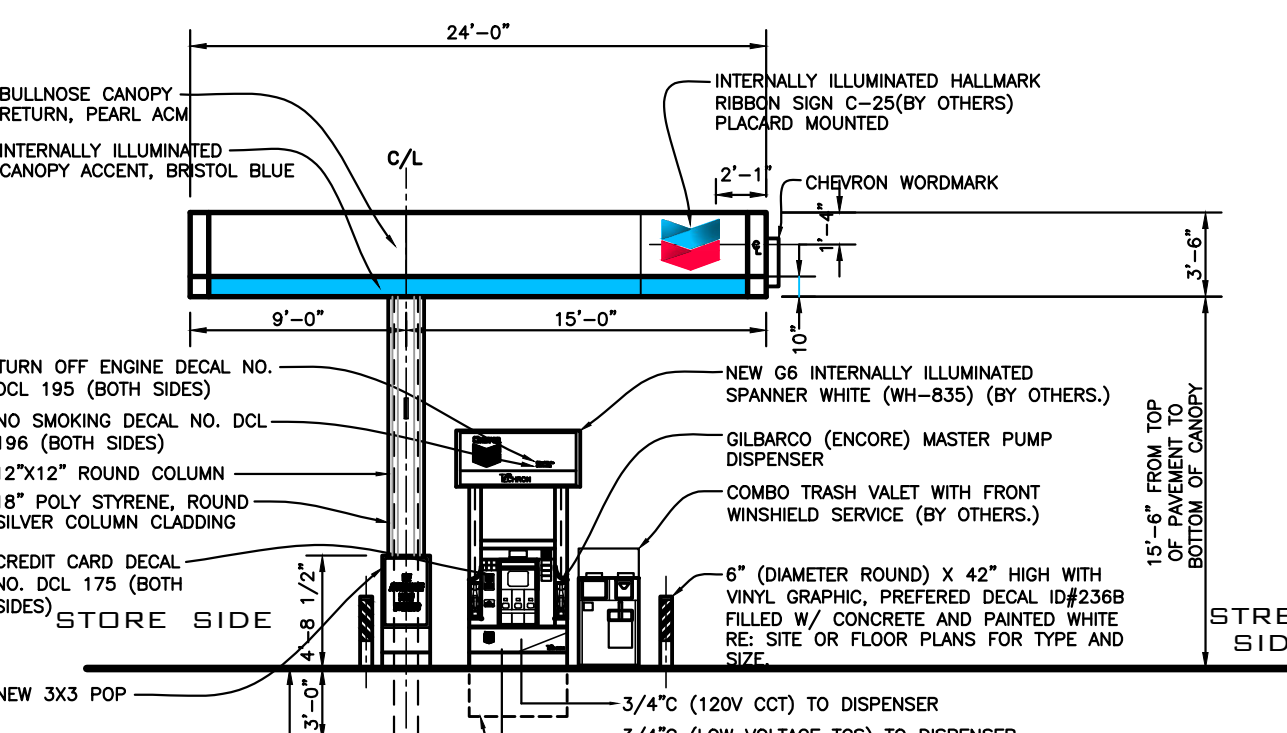
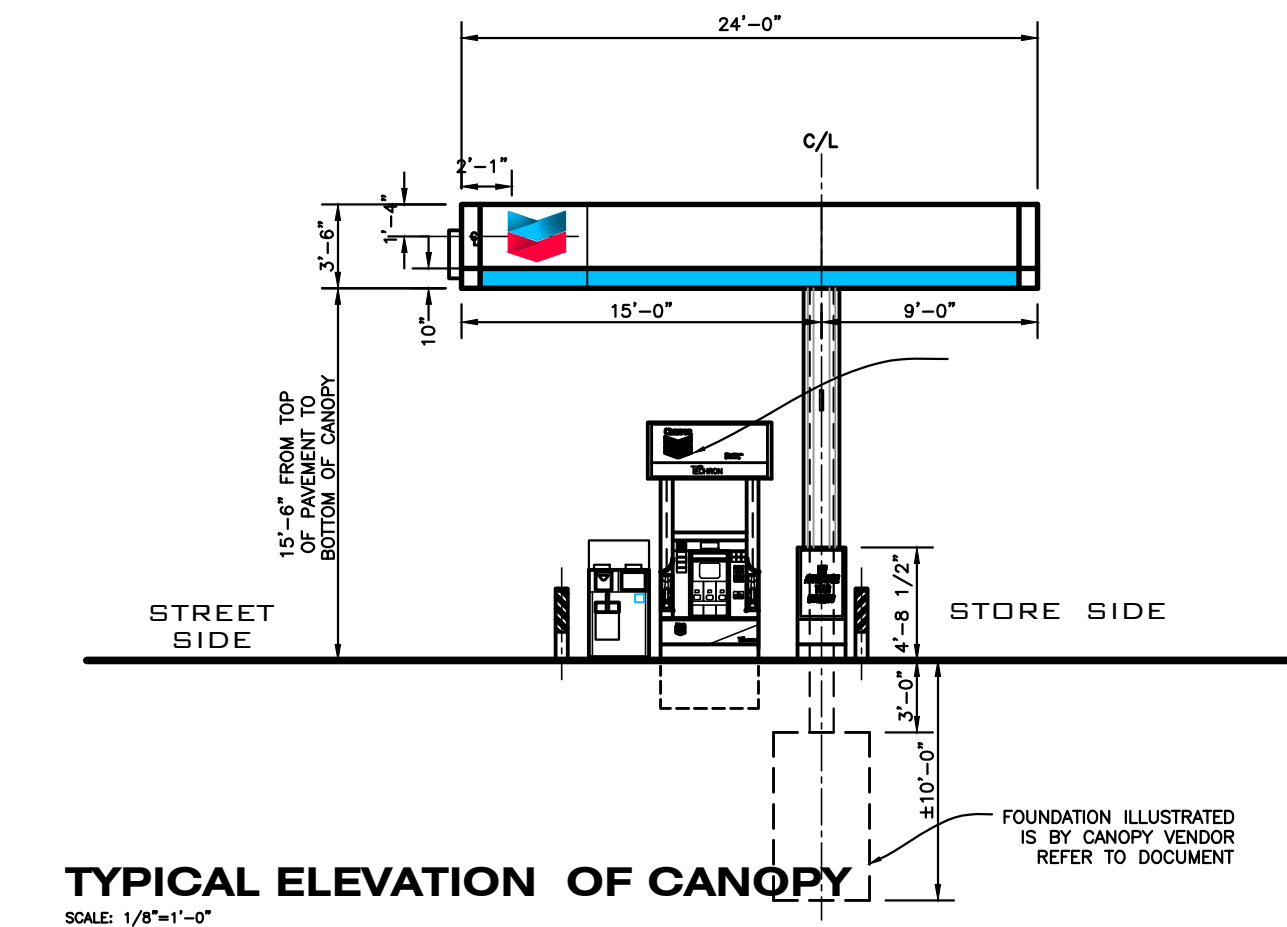
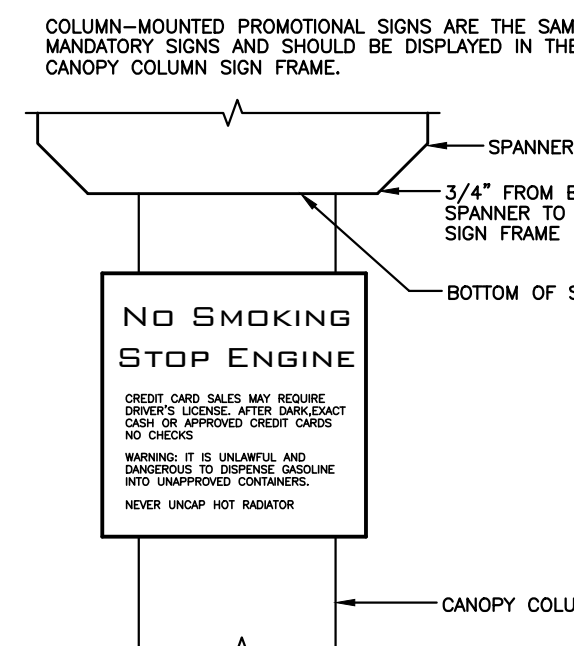
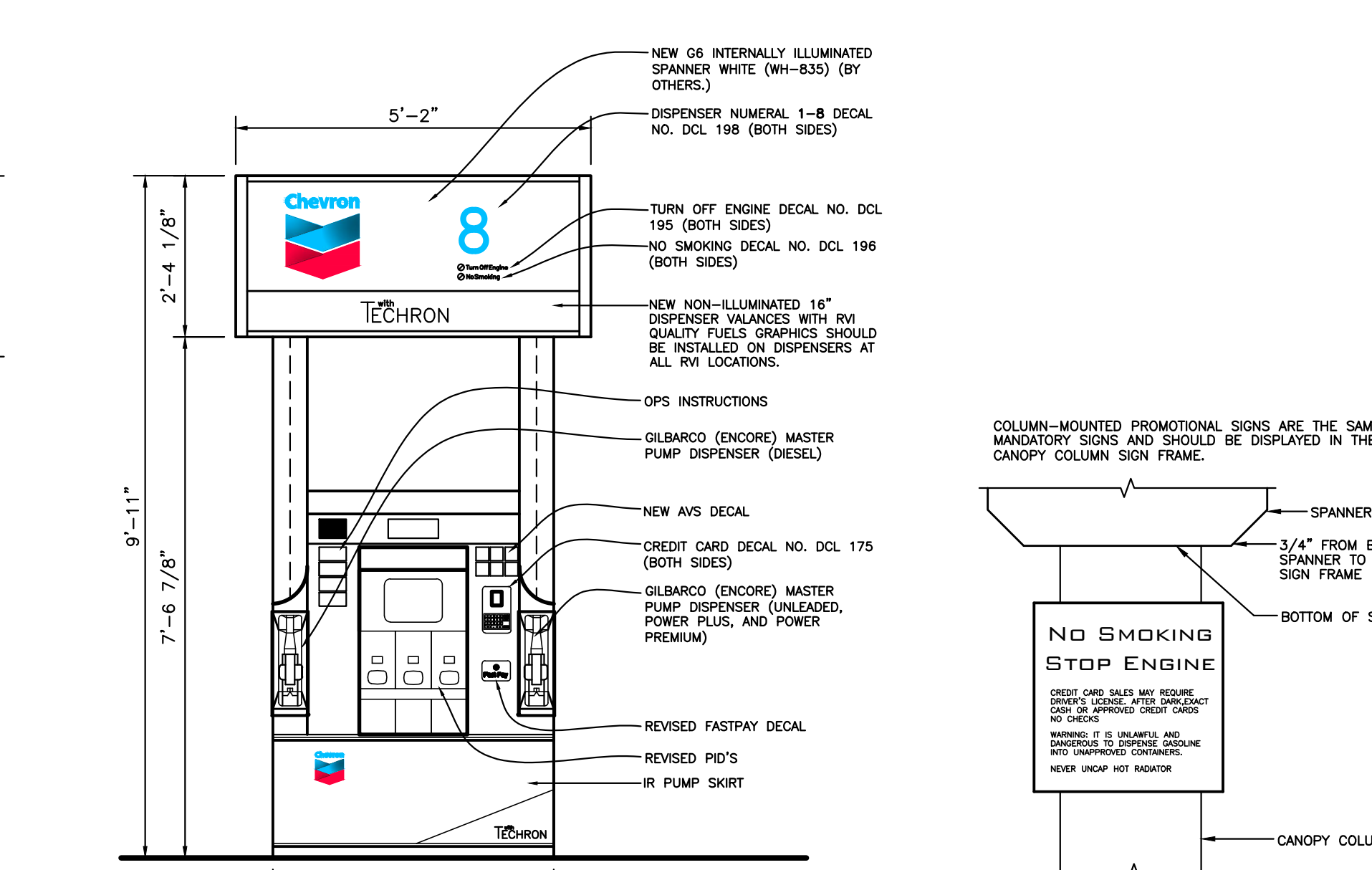
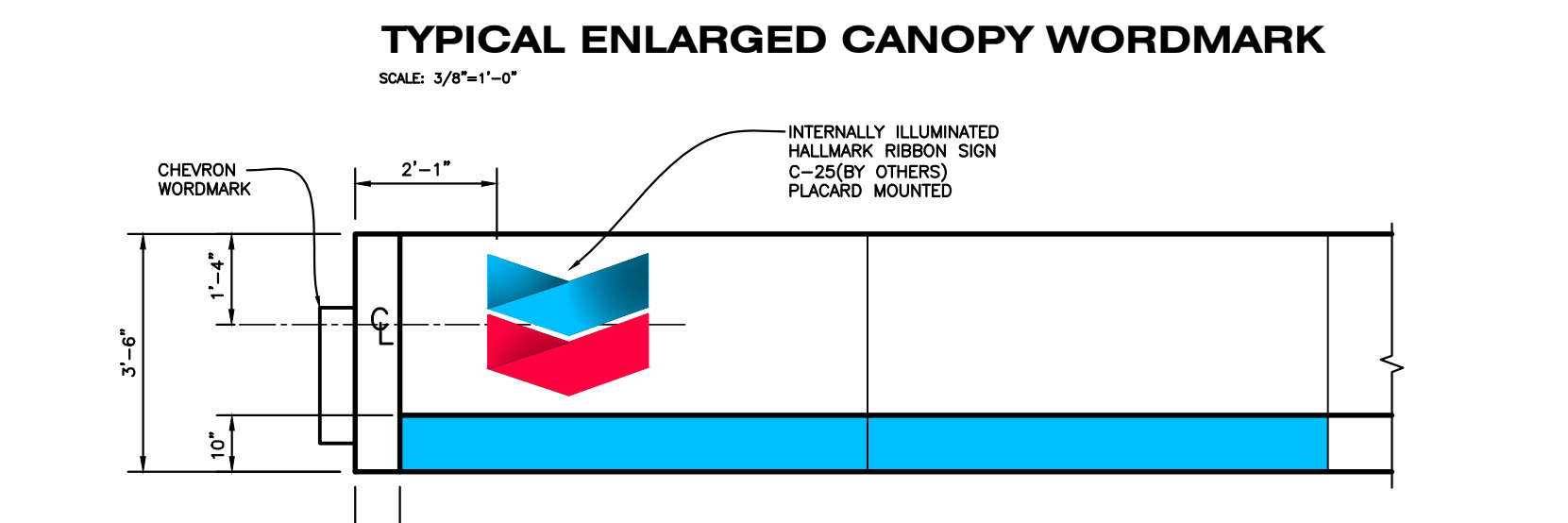
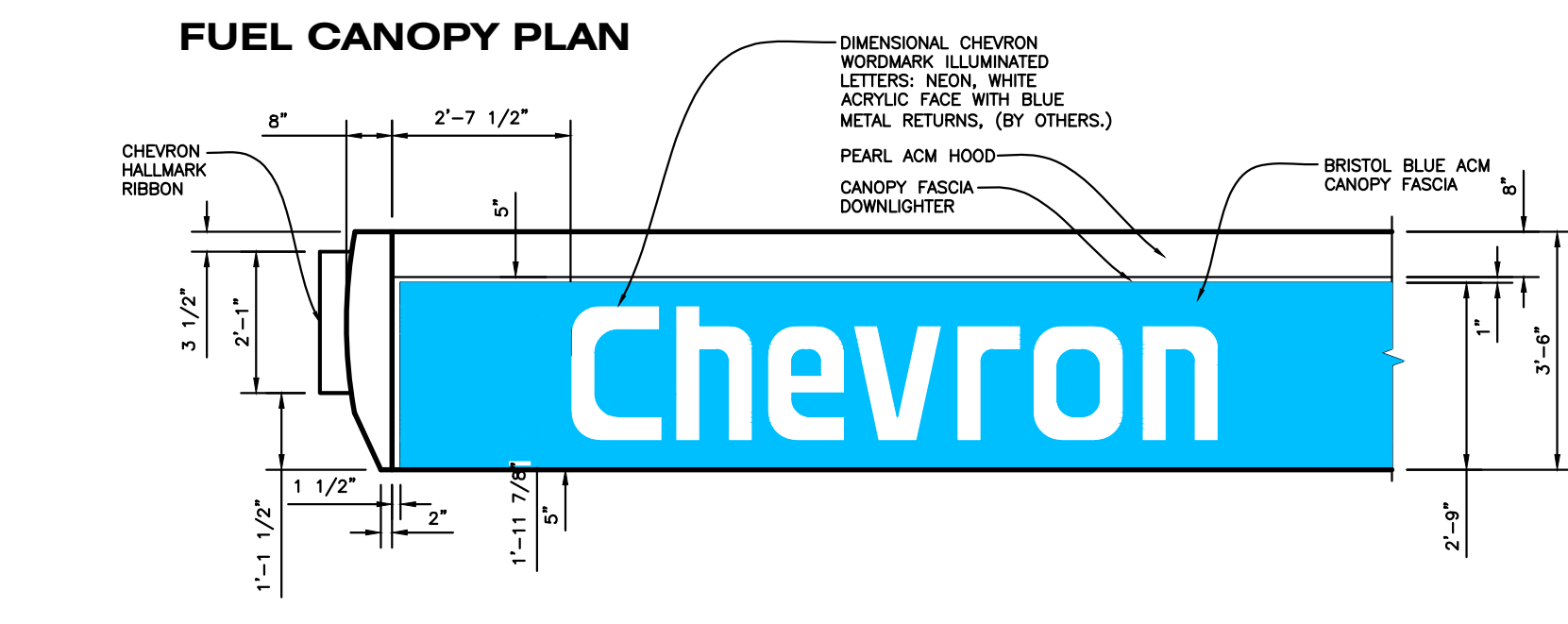
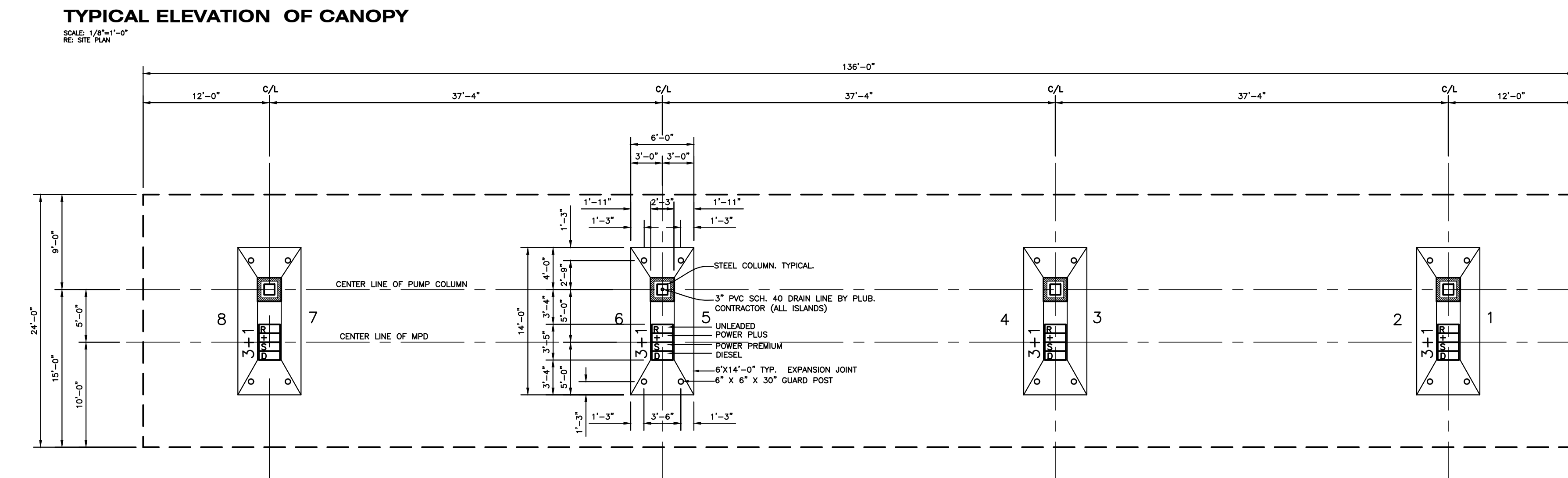
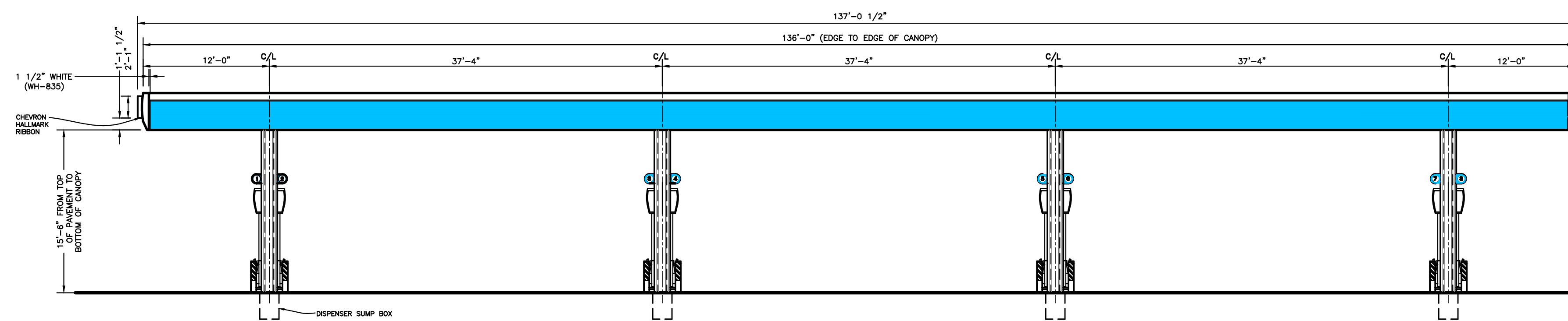
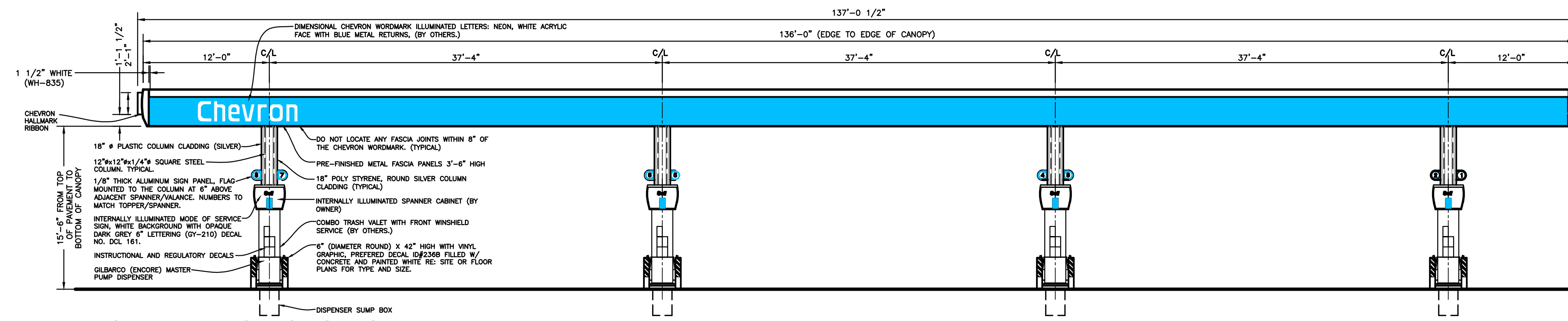
**SIGNAGE NOTE**  
 ALL SIGNAGE (INDOOR AND OUTDOOR) WILL BE SUBMITTED FOR APPROVAL THROUGH THE SIGN PERMIT APPLICATION.

**NOTE:** VERIFY WITH SITE PLAN THE LOCATION OF PRODUCT DISPENSER UNITS

**NOTE:** CANOPIES LOCATION ON THIS DOCUMENT ARE FOR ILLUSTRATION ONLY. REF: F1.0/SITE PLAN FOR THE EXACT LOCATION.

RE: REFER TO THE CHEVRON INSTALLATION INSTRUCTION GUIDE FOR THE FUEL PROGRAM KEY COMPONENTS INSTALLATION.

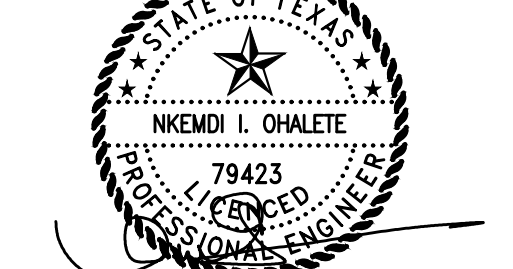
RE: SITE AND/OR FLOOR PLANS VERIFY WITH OWNER ALL ITEMS WHICH ARE APPLICABLE. CANOPY CONTRACTOR REFER TO SHEET F1.0 FOR SIZE AND OVERALL SCOPE OF WORK.



**EBEN DESIGN**  
 P. O. BOX 293  
 MISSOURI CITY, TX 77459  
 832-496-6207  
 WWW.EBENDESIGNING.COM  
 DESIGN@EBENDESIGNING.COM

CONSULTING ENGINEER

TBPE No. F-8029



04-14-25

**SUBMISSIONS & REVISIONS**

NO.	DATE	DESCRIPTION
04-07-25		PROGRESS PRINT
04-14-25		ISSUED FOR CITY OF LAKE DALLAS PERMIT

**COPYRIGHT 2025**  
 These drawings & specifications are the proprietary property of EBEN DESIGN and shall not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not authorized for use on a different site or at a later time. EBEN DESIGN is not responsible for any structural, construction, fabrication, electrical and plumbing failures and for confirming and correlating dimensions of the job site and for the safety procedures and programs concerning this project, but rather is the sole responsibility of the engineers and general contractor authorized by the owner(s) on this project.

This drawing indicates the general scope of the project in terms of architectural design concepts, the dimensions of the building, the major architectural elements and the type of structural, mechanical and electrical systems. As scope documents, the drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the contract documents. On the basis of the general scope indicated or described, the contractor shall furnish all items required for the proper execution and completion of the work.



**PROPOSED INSTALLATION OF UNDERGROUND FUEL TANK AND FUEL CANOPY**

631 S LAKE DALLAS DR.,  
 LAKE DALLAS, TX 75065

**FAST TRACK AUTO, LLC.**

DRAWN BY: ELA APPROVED BY: CHECKED BY:

PROJECT NO. DATE:  
 MLB.E02-0425

DRAWING TITLE

**FUEL CANOPY FOR REFERENCE ONLY**

DRAWING NO.

**F6.0**



## **BACKGROUND INFORMATION:**

In 2017, Terry Lantrip, built a Tiny Home Park located at 206 Gotcher Road which included 13 Tiny Home Pads, common open space areas, and shared amenities for residents. This developer is requesting a second phase of the tiny home park by proposing 14 additional Tiny Homes Pads on .815 acres of land per the description above.

The property is currently zoned C-1 (Retail) and O-17-2 (Bungalows) within the Downtown Overlay District, neither of which permit tiny home development. Therefore, the applicant is requesting a zoning change to a Planned Development (PD) utilizing the R-1-6000 base zoning district and remaining within the Downtown Overlay District. The City of Lake Dallas Code of Ordinances does not include specific standards for tiny home developments, which previously resulted in the adoption of a PD for a similar project in 2017, using R-1-6000 as the base zoning district. The proposed development generally mirrors the development standards adopted with Ordinance No. 2017-14. However, the proposed development is unable to comply with several regulations applicable to the base zoning district. Therefore, a Planned Development is required. As a result, a list of development standards has been included in this report.

The site currently contains three existing structures that, in accordance with the proposed development standards and plan notes, must be demolished or relocated prior to the commencement of construction.

The plan is proposing landscaping along Gotcher Avenue and Market Street by proposing seven new trees and a continuous five-foot-wide sidewalk along those same roads. Along with the trees the site will also have a courtyard in between where the Tiny Homes back up and a community garden that is currently existing today.

The property will be screened along the north, south, and west property lines through the installation of a white vinyl fence to provide screening from adjacent properties. In addition, seven Live Oak trees are proposed along Gotcher Avenue and Market Street to provide a buffer from the public right-of-way.

Section 122-632 requires that a proposed PD should have uses that are compatible with adjacent uses and the Comprehensive Plan. Single family residential uses, including Tiny Home Village Phase I, are located directly adjacent to the north of the subject property. To the east are two-family duplexes and to the south of Market are townhomes, live/work units, and offices. The Comprehensive Plan indicates a future land use designation of Lifestyle Residential for the subject property. Mixed Use is designated to the south and east, while Lifestyle Residential is designated to the north. The subject property is also located within the Downtown Overlay and identified as a Lifestyle Housing Priority Area according to the Downtown Concept Plan.

With a Planned Development, the property must be in conformance with the Lake Dallas Code of Ordinances. Below is a list of proposed development standards that deviate from the current Code.

**PROPOSED DEVELOPMENT STANDARDS:**

**1. Landscaping**

	<b>Requirement</b>	<b>PD Standard</b>	<b>Reason</b>
<b>1</b>	<b>Section 122-1228 (1.c)</b> : Interior areas of parking lots shall contain planting islands located so as to best relieve the expanse of paving. Planter islands must be located no further apart than every 12 parking spaces and at the terminus of all rows of parking.	Planting islands located at the end of designated parking areas shall not be required to contain trees.	Planting trees in those locations would prevent Tiny Homes from being placed or removed.
<b>2</b>	<b>Section 122-1228 (2.c):</b> Perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.	Seven (7) live oak trees, with a minimum caliper diameter of 3 inches (3”) and a minimum height of eight feet (8.0’), shall be planted and maintained within the perimeter landscape area adjacent to a public right-of way	Plan is proposing 7 Trees: 1 along Gotcher and 6 are along Market Street.
<b>3</b>	<b>Section 122-1228 (2.a):</b> Whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area.	A perimeter landscape area with a minimum depth of five feet (5.0’) shall be maintained between all abutting rights-of-way and include the following.	Due to the limited amount of horizontal space available for a development of this size, a landscape area with a measurement of 15’ in depth was not provided.

4	<p><b>Section 122-1228 (2.b):</b> Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area at least ten feet in width shall be maintained between the edge of the parking area and the adjacent property line.</p>	<p>A perimeter landscape area with a minimum depth of three feet shall be maintained between designated parking and vehicular use areas and abutting properties.</p>	<p>Due to the limited amount of horizontal space available for a development of this size, a perimeter landscape area with a measurement of at least 10' in width was not provided.</p>
5a	<p><b>Section 122-1229:</b> Landscaping requirement for nonvehicular open space. (3.a) - In all residential zoning districts, a minimum of 15 percent of the landscaping shall be located in the required front yard.</p>	<p>A minimum of fifteen percent (15%) of the total area of the Property shall be devoted to feature landscaping.</p>	<p>This is not a conventional residential subdivision with individual lots and typical front yard configurations, the development has limited opportunity to provide the full 15 percent of required open space within front yard areas.</p>
5b	<p>(b) Landscaping plans shall be prepared by a landscape architect, landscape contractor or landscape designer, knowledgeable in plants, materials and landscape design. Landscape plans shall contain the following information</p>	<p>That the property owner shall serve as the landscape contractor for the design and maintenance of all landscaping substantially as shown on the Development Plan; maintenance is subject to section 122-1226</p>	<p>The applicant has requested to waive this requirement.</p>
6	<p><b>Section 122-1228 (1) (b):</b> There shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area.</p>	<p>Trees shall not be required within interior landscape areas of the site</p>	<p>Applicant is not proposing any trees within the interior site.</p>

**2. Site Standards**

	<b>Requirement</b>	<b>PD Standard</b>	<b>Reason</b>
<b>1</b>	<p><b>Section 2.06 Sidewalk Location and Design:</b> Sidewalks to be 4" thick, 3,600 psi in 28 days, reinforced with No. 3 bars 14" O.C.E.W</p> <p>A concrete sidewalk, a minimum of five feet (5') in width, shall be located along all Collector or Local thoroughfares. The sidewalk shall be located within the street ROW unless pre-existing physical encroachments (e.g., utility infrastructure or trees) dictate otherwise. The outside edge of the sidewalk shall be located two feet (2') inside the ROW line on Commercial or Residential Collector thoroughfares. On Local thoroughfares, the outside edge of the sidewalk may be on the ROW line and a two foot (2') sidewalk easement shall be provided adjacent to the ROW line</p>	<p>A brick sidewalk with a minimum width of five feet (5.0') shall be located along the perimeter of the Property when adjacent to a public right-of-way.</p>	<p>There is an existing (5') five-foot brick sidewalk to the east that this proposed sidewalk can tie into.</p>

**3. Tiny House Pad Requirement:** A Tiny House Pad is an individual lease pad where a privately owned Tiny House may be placed.

Requirement	Proposed
Area	Min:800 Sq Ft Max:1,000 Sq Ft
Coverage	Tiny House shall not exceed 45% of Pad Area
Width	Min: 20 Feet Max: 30 Feet
Depth	Min:40 Feet Max: 50 Feet

**4. Foundation Platform Requirements:** Tiny Houses located on the Property shall be constructed with a foundation platform subject to the following dimensions.

Requirement	Proposed
Width	Min: 7 Feet

	Max: 8.5 Feet
Depth	Min:12 Feet Max: 40 Feet

5. **Tiny House:** For purposes of this Ordinance, a “Tiny House” is defined as a principal residential dwelling that has a square footage of no less than one hundred fifty (150) square feet and no greater than four hundred (400) square feet, with said dwelling being structurally attached to a transportable chassis, with or without a permanent foundation, capable of being connected to available utilities including plumbing (water and sewer service), mechanical, natural gas, communications, and electrical systems. Tiny Houses shall be constructed on a tiny house pad and shall be subject to the following.

Requirement	Proposed
Minimum Unit size	Min: 150 Sq Ft Max: 400 Sq Ft
Width	Min: 7 Feet Max:8.5 Feet
Depth	Min: 12 Feet Max:40 Feet

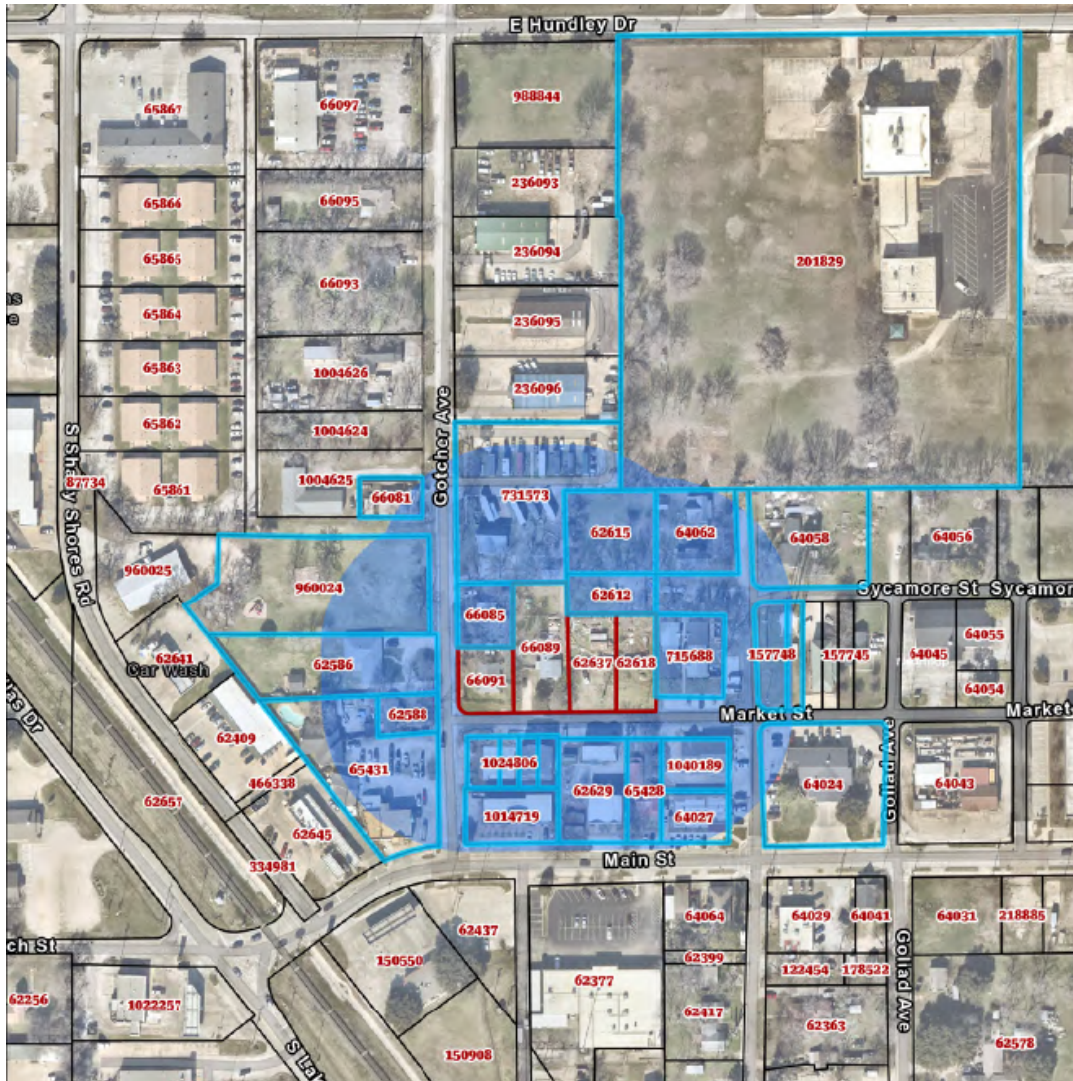
**ADJACENT ZONING AND LAND USE:**

<b>DIRECTION</b>	<b>ZONING</b>	<b>EXISTING USE</b>
<b><i>Subject Property</i></b>	<b><i>C-1 and O-17-02</i></b>	<b><i>Retail</i></b>
<i>North</i>	C-1	<i>Single Family</i>
<i>South</i>	C-3	<i>Townhomes</i>
<i>West</i>	C-1	<i>Single Family</i>
<i>East</i>	C-1 and O-17-02	<i>Duplex</i>

**FEEDBACK:**

Correspondence:

The City Code requires notification of the property owners within 200 feet of the subject property. For this application, 21 Property Owner Notifications were mailed at least 10 days prior to the public hearing. The following map shows properties within 200’ of the subject site.



**PLANNING AND ZONING RECOMMENDATION:**

This application was heard at Planning and Zoning Commission meeting on April 16<sup>th</sup>,2026. The commission made the recommendation to approve as presented.

**RECOMMENDED MOTIONS:**

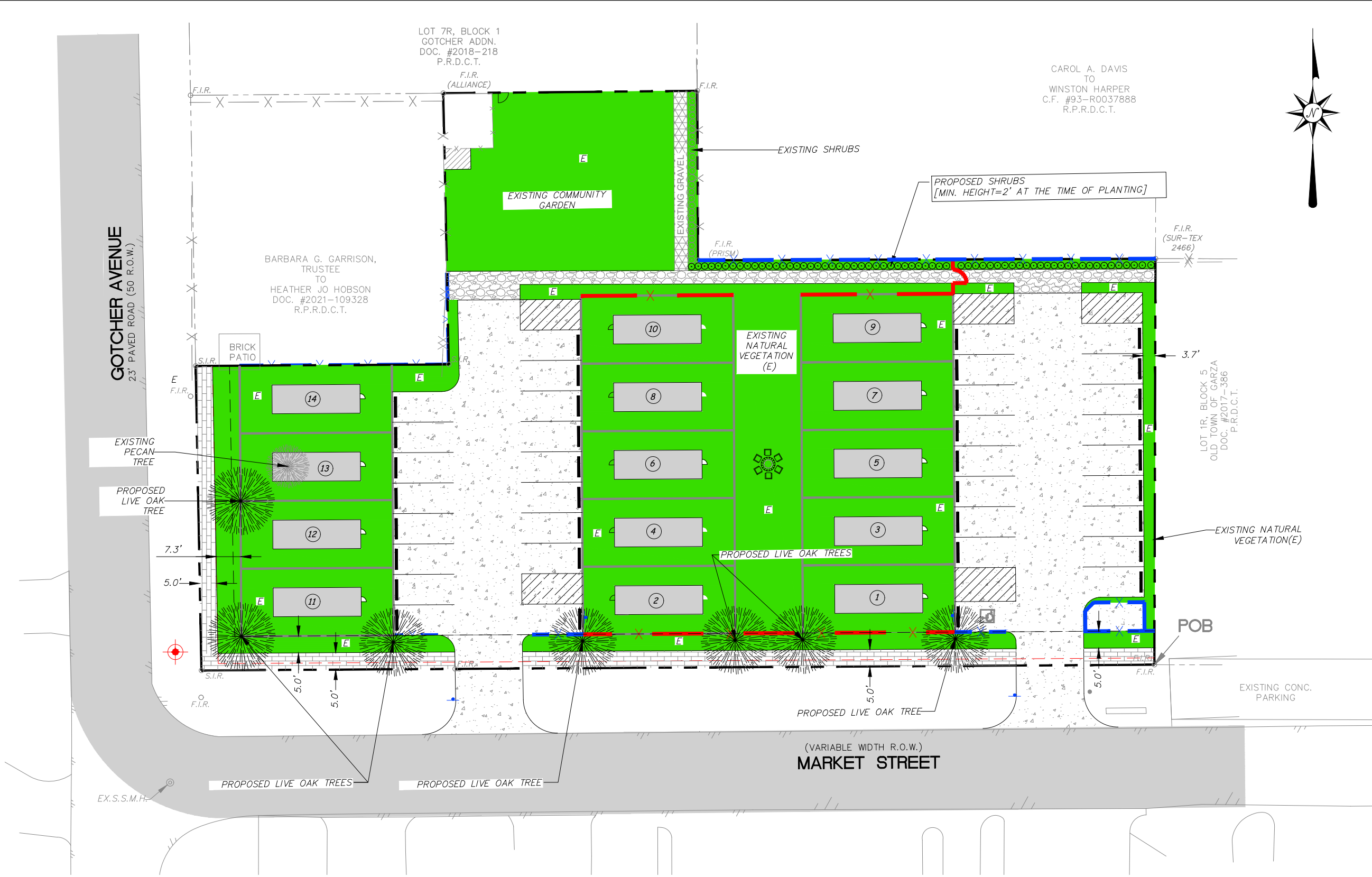
Move to postponed the public hearing to the May 28<sup>th</sup> City Council Meeting

**ATTACHMENTS:**

Draft Ordinance

Site Plan

Landscape Plan



**Tiny Home Village, Phase 2**  
 101 Market Street, Lake Dallas, TX, 75065

PROJECT #: 2410002  
 LOTS 9 & 10: BLOCK 1  
 Denton County

SHEET **C2**  
 1 OF 1 SHEETS

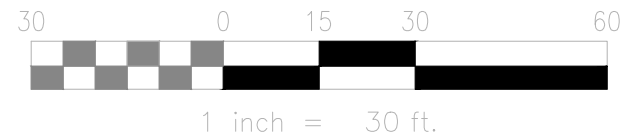
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 SCALE: N/A  
 DATE:  
 REVISION:

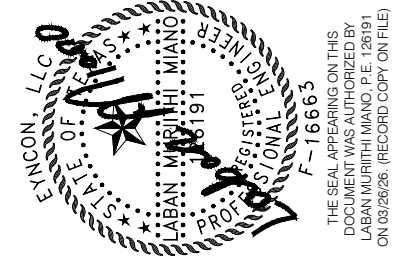
**LANDSCAPE & TREE PLAN**

**LMM**  
 ENGINEERING

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

Site Data Table			
Item	Provided	Caliber	Min.Height
Proposed Live Oak Trees	7	3 Inch	8 Feet
Existing Trees	1	-	-





THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LABAN MURIITHI MIANO, P.E. 126191 ON 03/26/26. (RECORD COPY ON FILE)

**Tiny Home Village, Phase 2**  
101 Market Street, Lake Dallas, TX, 75065

PROJECT #: 2410002  
LOTS 9 & 10: BLOCK 1  
Denton County

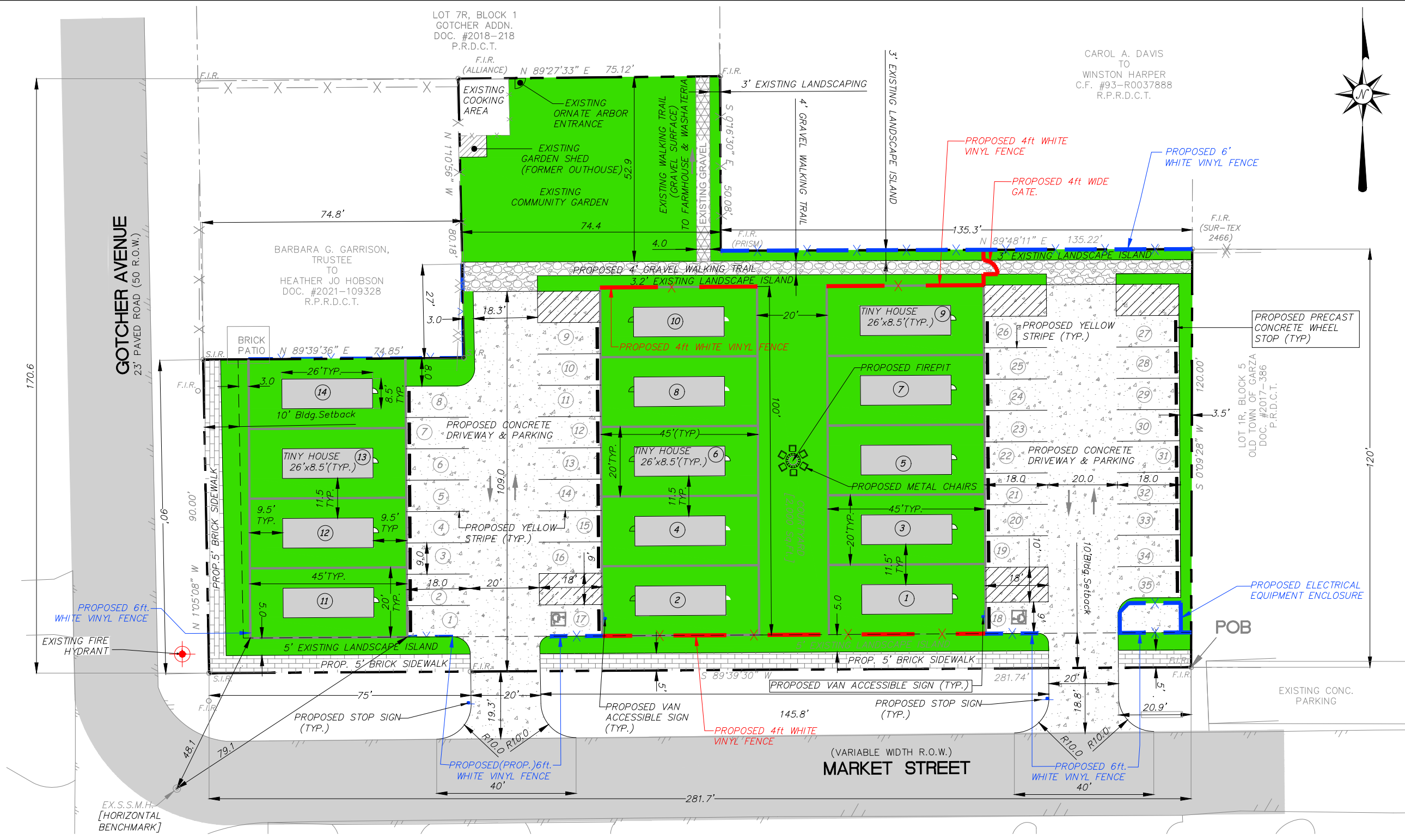
JOB:

SHEET **C3**  
1 OF 1 SHEETS

**SITE PLAN**

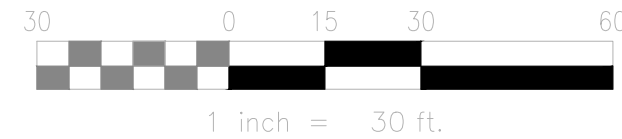
DRAWN BY:  
SCALE: N/A  
DATE:  
REVISION:

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



Site Data Summary Table	
TOTAL LOT AREA	0.81 Acres
LAND USE	Planned Development (PD)
TINY HOUSE PADS	14
TINY HOUSE MIN. UNIT SIZE	150 Sq.Ft.
TINY HOUSE MAX. UNIT SIZE	400 Sq.Ft.
TINY HOUSE MIN. WIDTH	7 Ft.
TINY HOUSE MAX. WIDTH	8.5 Ft.
TINY HOUSE MIN. DEPTH	40 Ft.
TINY HOUSE MAX. DEPTH	12 Ft.
TINY HOUSE PAD MIN. AREA	800 Sq.Ft.
TINY HOUSE PAD MAX. AREA	1000 Sq.Ft.
TINY HOUSE PAD MIN. WIDTH	20 Ft.
TINY HOUSE PAD MAX. WIDTH	30 Ft.
TINY HOUSE PAD MIN. DEPTH	40 Ft.
TINY HOUSE PAD MAX. DEPTH	50 Ft.
MIN. PARKING SPACES REQUIRED	2 Parking Spaces Per Tiny House Pad
PARKING SPACES PROVIDED	35
ADA COMPLIANT PARKING SPACES REQUIRED	2
ADA COMPLIANT PARKING SPACES PROVIDED	2
IMPERVIOUS AREAS PROVIDED	0.38 Acres
PERVIOUS OPEN AREAS PROVIDED	0.43 Acres
(IMPERVIOUS AREAS / TOTAL LOT AREA) RATIO	46.9%
COURT YARD	2,000 Sq.Ft.

**ALL BRICK SIDEWALKS SHALL BE ADA COMPLIANT.**



LEGEND	
	OPEN SPACE ( GRASS )
	PROPOSED LIGHT DUTY CONCRETE (6" THICK); 6" COMPACTED NATIVE FILL #4 REBAR @18" O.C.E.W ; 3,000 PSI
	PROPOSED SIDEWALK BRICK
	PROPOSED PARKING STRIPPING
	PROPOSED HANDICAP SPACING
	PROPOSED TINY HOME SEPARATION LINE [NOT A LOT LINE]



CITY COUNCIL  
AGENDA MEMO

Prepared By: Marisa Brewer, AICP, City Planning Consultant

May 14, 2026

Consider and take appropriate action on a Site Plan for a portion of Lot 1, Block A of Swisher Road Industrial Addition for a parking lot expansion, consisting of +/- 3.6 acres situated in the J.W Simmons Survey, Abstract No.1162, of the City of Lake Dallas, Denton County, Texas.

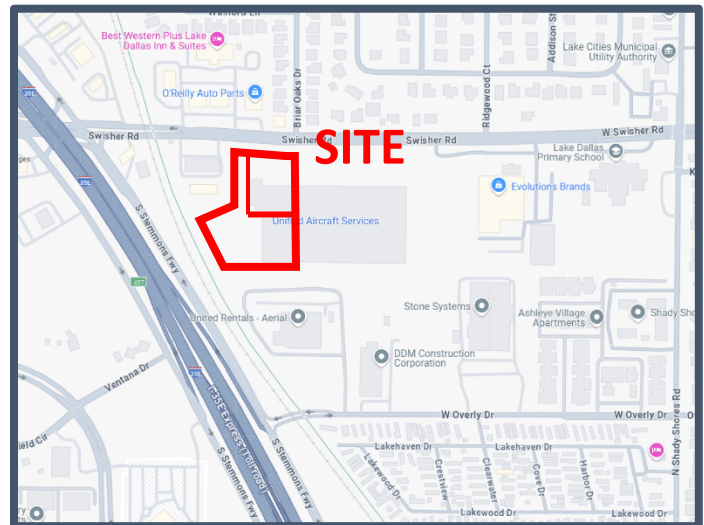
**DESCRIPTION:**

City Council shall consider the Site Plan for a proposed parking expansion for QT on a portion of Lot 1, Block A of Swisher Road Industrial Addition, consisting of +/- 3.6 acres of land located at 250 Swisher Road Lake Dallas, TX 75065.

**BACKGROUND INFORMATION:**

The subject property has an existing zoning of C-2, in which a parking lot for convenience store is a permitted use. The applicant QT South LLC, is proposing an additional 18 parking spaces adjacent to the QT gas station, bringing the total number of parking spaces provided on-site to 46.

The proposed parking area will occupy only a portion of Lot 1. To ensure continued access to the remainder of the lot, the applicant has provided an access easement along the rear portion of the lot. At this time, there is no development proposed for the remaining area of the tract.



The proposed site plan meets the development standards of the Code of Ordinances.

**PLANNING AND ZONING RECOMMENDATION:**

This application was heard at Planning and Zoning Commission meeting on April 16<sup>th</sup>,2026. The commission made the recommendation to approve as presented.

**RECOMMENDED MOTIONS:**

**The City Council act to:**

**APPROVE** the Site Plan for a portion of Lot 1, Block A of Swisher Industrial Addition for the expansion of QT parking lot.

OR

**APPROVE WITH CONDITIONS** the Site Plan for a portion of Lot 1, Block A of Swisher Industrial Addition for the expansion of QT parking lot, with the following conditions: *[list requirements of the Code of Ordinances which must be satisfied]*

OR

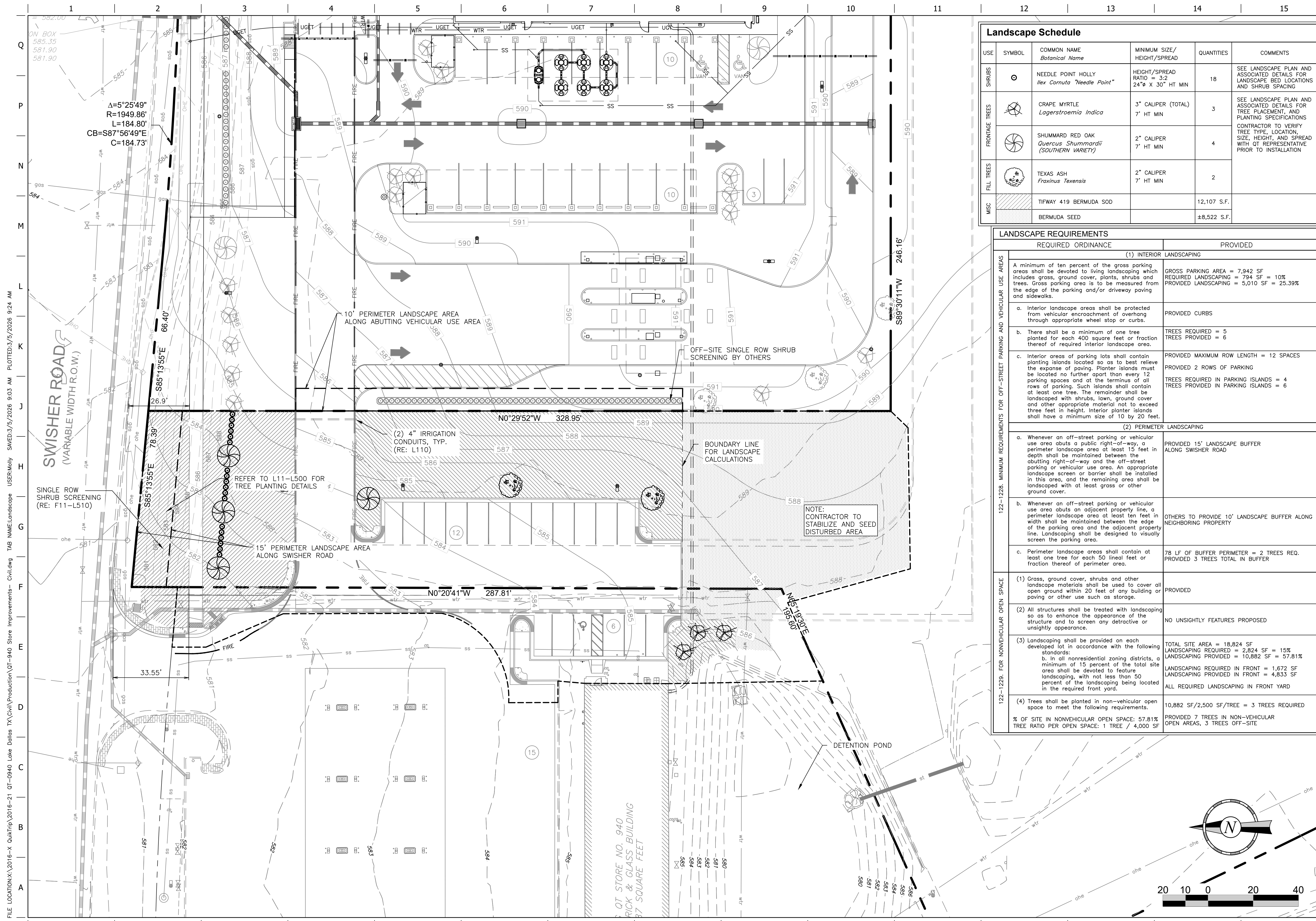
**DENY** the Site Plan for a portion of Lot 1, Block A of Swisher Industrial Addition for the expansion of QT parking lot, due to noncompliance with City's Code of Ordinances: *[list requirements of the Code of Ordinances that were not met]*

**ATTACHMENTS:**

Site Plan

Landscape Plan





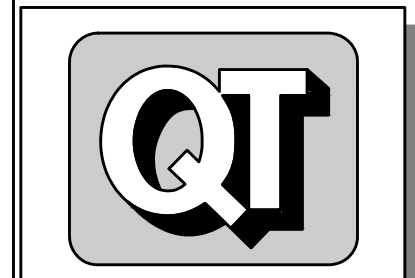
USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 30" HT MIN	18	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
FRONTAGE TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 7' HT MIN	3	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	⊗	SHUMARD RED OAK <i>Quercus shumardii</i> (SOUTHERN VARIETY)	2" CALIPER 7' HT MIN	4	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
FILL TREES	⊗	TEXAS ASH <i>Fraxinus Texensis</i>	2" CALIPER 7' HT MIN	2	
MISC		TIFWAY 419 BERMUDA SOD		12,107 S.F.	
		BERMUDA SEED		±8,522 S.F.	

122-1228. MINIMUM REQUIREMENTS FOR OFF-STREET PARKING AND VEHICULAR USE AREAS	REQUIRED ORDINANCE	PROVIDED
		(1) INTERIOR LANDSCAPING
	A minimum of ten percent of the gross parking areas shall be devoted to living landscaping which includes grass, ground cover, plants, shrubs and trees. Gross parking area is to be measured from the edge of the parking and/or driveway paving and sidewalks.	GROSS PARKING AREA = 7,942 SF REQUIRED LANDSCAPING = 794 SF = 10% PROVIDED LANDSCAPING = 5,010 SF = 25.39%
a.	Interior landscape areas shall be protected from vehicular encroachment of overhanging through appropriate wheel stop or curbs.	PROVIDED CURBS
b.	There shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area.	TREES REQUIRED = 5 TREES PROVIDED = 6
c.	Interior areas of parking lots shall contain planting islands located so as to best relieve the expense of paving. Planter islands must be located no further apart than every 12 parking spaces and at the terminus of all rows of parking. Such islands shall contain at least one tree. The remainder shall be landscaped with shrubs, lawn, ground cover and other appropriate material not to exceed three feet in height. Interior planter islands shall have a minimum size of 10 by 20 feet.	PROVIDED MAXIMUM ROW LENGTH = 12 SPACES PROVIDED 2 ROWS OF PARKING TREES REQUIRED IN PARKING ISLANDS = 4 TREES PROVIDED IN PARKING ISLANDS = 6
	(2) PERIMETER LANDSCAPING	
a.	Whenever an off-street parking or vehicular use area abuts a public right-of-way, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area, and the remaining area shall be landscaped with at least grass or other ground cover.	PROVIDED 15' LANDSCAPE BUFFER ALONG SWISHER ROAD
b.	Whenever an off-street parking or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least ten feet in width shall be maintained between the edge of the parking area and the adjacent property line. Landscaping shall be designed to visually screen the parking area.	OTHERS TO PROVIDE 10' LANDSCAPE BUFFER ALONG NEIGHBORING PROPERTY
c.	Perimeter landscape areas shall contain at least one tree for each 50 lineal feet or fraction thereof of perimeter area.	78 LF OF BUFFER PERIMETER = 2 TREES REQ. PROVIDED 3 TREES TOTAL IN BUFFER
122-1229. FOR NONVEHICULAR OPEN SPACE		
(1)	Grass, ground cover, shrubs and other landscape materials shall be used to cover all open ground within 20 feet of any building or paving or other use such as storage.	PROVIDED
(2)	All structures shall be treated with landscaping so as to enhance the appearance of the structure and to screen any detractive or unsightly appearance.	NO UNSIGHTLY FEATURES PROPOSED
(3)	Landscaping shall be provided on each developed lot in accordance with the following standards: a. In all residential zoning districts, a minimum of 15 percent of the total site area shall be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard. b. In all nonresidential zoning districts, a minimum of 15 percent of the total site area shall be devoted to feature landscaping, with not less than 50 percent of the landscaping being located in the required front yard.	TOTAL SITE AREA = 18,824 SF LANDSCAPING REQUIRED = 2,824 SF = 15% LANDSCAPING PROVIDED = 10,882 SF = 57.81% LANDSCAPING REQUIRED IN FRONT = 1,672 SF LANDSCAPING PROVIDED IN FRONT = 4,833 SF ALL REQUIRED LANDSCAPING IN FRONT YARD
(4)	Trees shall be planted in non-vehicular open space to meet the following requirements. % OF SITE IN NONVEHICULAR OPEN SPACE: 57.81% TREE RATIO PER OPEN SPACE: 1 TREE / 4,000 SF	10,882 SF/2,500 SF/TREE = 3 TREES REQ. PROVIDED 7 TREES IN NON-VEHICULAR OPEN AREAS, 3 TREES OFF-SITE



THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON MARCH 5TH, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

QuikTrip No. 940  
302 SWISHER RD  
LAKE DALLAS, TX



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PROTOTYPE: P-116 (12/01/23)  
DIVISION:  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:  
L100

FILE LOCATION: \\2016-X-QuikTrip-940-Lake Dallas TX\Civil\Production\QT-940-Store Improvements-Civil.dwg  
USER: jvolley  
SAVED: 3/5/2026 9:03 AM  
PLOTTED: 3/5/2026 9:24 AM



CITY COUNCIL  
AGENDA MEMO

Prepared By: Marisa Brewer, AICP, City Planning Consultant

May 14, 2026

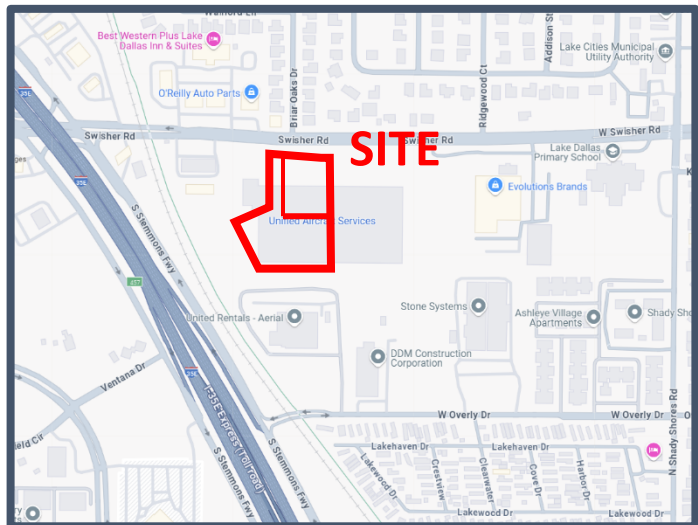
Consider and take appropriate action on the Site Plan for Lot 2, Block A of Swisher Road Industrial Addition for a QT Bubble Bath Carwash, consisting of +/- 1.8 acres of land situated in the J.W Simmons Survey, Abstract No.1162, of the City of Lake Dallas, Denton County, Texas.

**DESCRIPTION:**

Planning and Zoning Commission shall consider the Site Plan for a proposed car wash on Lot 2, Block A of Swisher Road Industrial Addition, consisting of +/- 1.8 acres of land located at 250 Swisher Road Lake Dallas, TX 75065.

**BACKGROUND INFORMATION:**

The subject property has an existing zoning of C-2, which allows for Car Washes as a permitted use. The applicant proposes the development of a 4,326 square-foot QT Bubble Bath Car Wash, with an approximate building height of 40 feet and a tunnel length of 120 feet, to be located off Swisher Road. Vehicular access to the site will be provided from Swisher Road. The adjacent Swisher Industrial property, which is currently under construction, will include a deceleration lane that will serve both developments and facilitate safe access to each site.



The car wash will feature three inbound stacking lanes at the point of entry, which merge into a single lane before entering the wash tunnel. The site will also provide 19 vacuum-equipped parking bays for customer use.

Cross-access will be provided between the subject site, the Swisher Industrial development, and the adjacent QT gas station via a shared access easement. Along the front property line, the development includes a six-foot-wide sidewalk and a 15-foot perimeter landscape buffer to enhance pedestrian connectivity and site screening.

The proposed site plan meets the development standards of the Code of Ordinances.

**PLANNING AND ZONING RECOMMENDATION:**

This application was heard at Planning and Zoning Commission meeting on April 16<sup>th</sup>,2026. The commission made the recommendation to approve as presented.

**RECOMMENDED MOTIONS:**

**The City Council act to :**

**APPROVE** the Site Plan for Lot 2, Block A of Swisher Industrial Addition for a QT Bubble Bath Carwash.

OR

**APPROVE WITH CONDITIONS** the Site Plan for Lot 2, Block A of Swisher Industrial Addition for a QT Bubble Bath Carwash, with the following conditions: *[list requirements of the Code of Ordinances which must be satisfied]*

OR

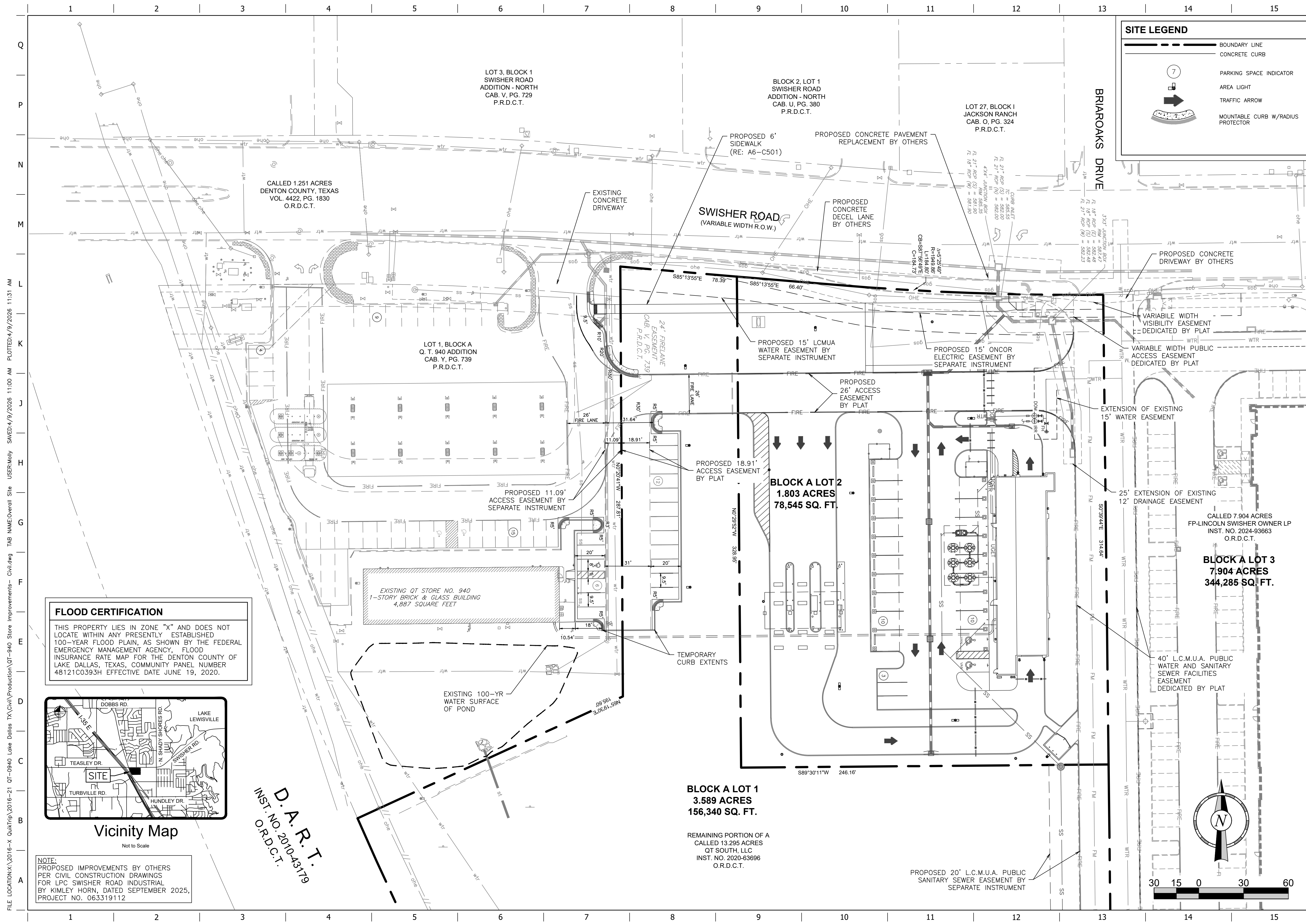
**DENY** the Site Plan for Lot 2, Block A of Swisher Industrial Addition for a QT Bubble Bath Carwash, due to noncompliance with City's Code of Ordinances: *[list requirements of the Code of Ordinances that were not met]*

**ATTACHMENTS:**

Site Plan

Landscape Plan

Elevations



**SITE LEGEND**

- BOUNDARY LINE
- CONCRETE CURB
- PARKING SPACE INDICATOR
- AREA LIGHT
- TRAFFIC ARROW
- MOUNTABLE CURB W/RADIUS PROTECTOR

**VA**  
 Vilbig and Associates PLLC  
 Consulting Engineers and Surveyors  
 Texas Surveying Firm # F-5614  
 Texas Engineering Firm # 10033000  
 www.vilbig.com  
 PROJECT NO.: 2016-21

THIS DOCUMENT IS RELEASED UNDER THE AUTHORITY OF THOMAS L. VILBIG, P.E. 131154 FOR THE PURPOSE OF INTERIM REVIEW ON APRIL 9TH, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION, FINAL BID, OR PERMIT PURPOSES.

**QuikTrip No. 940**  
 302 SWISHER RD  
 LAKE DALLAS, TX

**QT**  
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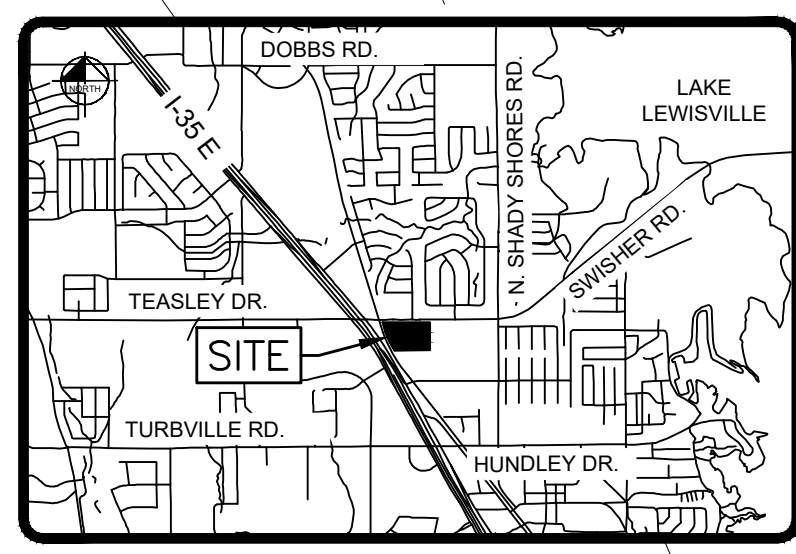
PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

SHEET TITLE:  
 OVERALL SITE PLAN

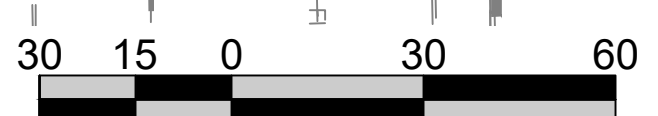
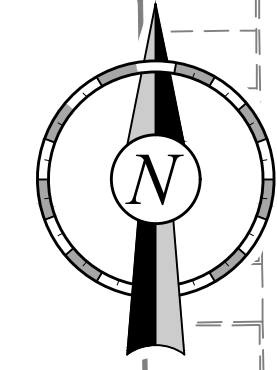
SHEET NUMBER:  
**C100**

**FLOOD CERTIFICATION**  
 THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE DENTON COUNTY OF LAKE DALLAS, TEXAS, COMMUNITY PANEL NUMBER 48121C0393H EFFECTIVE DATE JUNE 19, 2020.



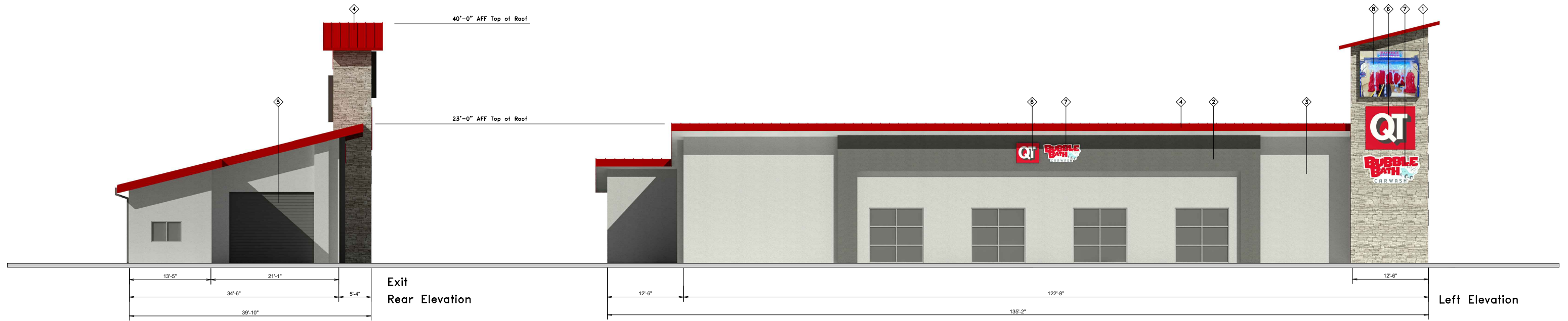
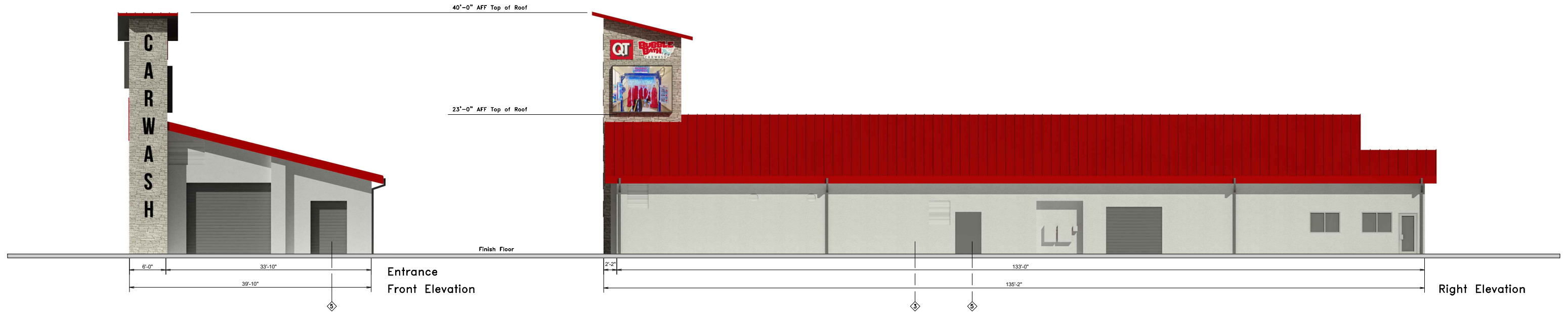
**NOTE:**  
 PROPOSED IMPROVEMENTS BY OTHERS PER CIVIL CONSTRUCTION DRAWINGS FOR LPC SWISHER ROAD INDUSTRIAL BY KIMLEY HORN, DATED SEPTEMBER 2025, PROJECT NO. 063319112

**D. A. R. T.**  
 INST. NO. 2010-43179  
 O.R.D.C.T.



FILE LOCATION: \\s\2016-21\01-0940 Lake Dallas TX\Civil\Production\QT-940 Store Improvements - Civil.dwg TAB NAME: Overall Site USER: wjolly SAVETIME: 4/9/2026 11:00 AM PLOTTED: 4/9/2026 11:31 AM





Store #	00000	Bubble Bath Car Wash	Address:	Address	City, State:	City, State	
Serial #	0000-00000-BB	Scale:	1/16"=1'-0"	Issue Date:	01.31.25	Drawn By:	JK

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#	FINISH	MANUFACTURER	SPECIFICATION
1	ALMOND TAUPE	QUALITY STONE VENEER	STONE VENEER
2	AFRICAN GRAY	STO	A100G EPS
3	ICICLE	STO	A100G EPS
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	GRAY	SHERWIN-WILLIAMS	METAL PAINT
6	QT BUTTON	ALLEN INDUSTRIES	NON-ILLUMINATED SIGNAGE
7	BUBBLE BATH SIGN	AETNA	NON-ILLUMINATED SIGNAGE
8	DIGITAL SIGN		



**Aluminum** - Tubelite  
Entry Door/Window Frame



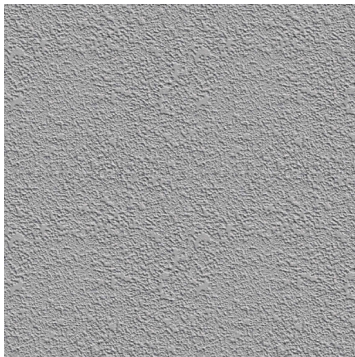
**GRAY Metal Paint** -  
Bay Doors/Service Doors/Downspouts



QT BubbleBath  
Material Samples  
Prepared by: QuikTrip



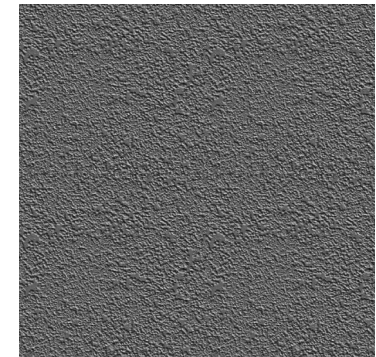
**RED Metal Paint** -  
Roof



**EIFS - ICICLE**  
STO - A100G - Building



**Stacked Stone** - Almond Taupe -  
Quality Stone Veneer - Building Tower  
Physical Sample to be provided by Manufacturer



**EIFS - AFRICAN GRAY**  
STO - A100G - Building

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

The Lake Dallas City Council met in a Special Called meeting on April 1, 2026 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.

**1. Roll Call**

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1
Rachel Fitzpatrick	Councilmember 2
Rick Lewelling	Councilmember 3
Rudy Glynn Vrba	Councilmember 4
Randy Evans	Councilmember 5

**Absent:**

**Staff Present:** City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, Lt. Connor Farrell, Public Works Director Jeremy Wilks and Finance Director Sarah Cochran.

**Open Session**

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

Mayor Bleau called the meeting to order at 5:02 p.m.

Mayor Bleau opening statement. (see attachment A)

**2. Citizen Agenda & Public Comments:**

James Braggs, of 712 Lake Drive, stated that he has resided at the property since 1978. He expressed concern regarding recent events, noting that with modern technology, incidents of this nature should not occur. Mr. Braggs also voiced concern about roadways being excavated and not properly restored by Atmos.

Jason Hughes, of 604 Galbraith Street, addressed the assembly and expressed concern for the safety of his family. He stated that he resides one block from the affected property and conveyed serious concerns regarding the safety and integrity of the gas lines located in front of his home.

Christina Watson, of 5422 Prince Drive, addressed the assembly and stated that the City Council meeting should not have been canceled. She expressed concern that the city has been downplaying the incident by referring to it as a house fire, emphasizing that it should be accurately described as an explosion.

Scott Griffin, of 312 Plantation Oak, addressed the Council and stated that he had appeared before them two years prior, at which time he asked whether they were embarrassed, reiterating that sentiment during this meeting. He asserted that the City Manager failed to respond in a

timely manner and expressed concern that the city's infrastructure is deteriorating, which he attributed to the City Manager's responsibilities. Mr. Griffin stated that a prayer meeting was held for the city and the victims, noting that the City Manager did not attend. He called for the City Manager to step down so that the Council may appoint more competent leadership. He concluded by stating that, should the Council fail to take action to remove the City Manager, he would pursue efforts to remove Council members in the next election.

Neve Sudderth, of 702 Glen Rhea Drive, addressed the Council and stated that on the night of the explosion, her entire home shook. She reported that she and her neighbors went outside to determine what had occurred after observing smoke and hearing sirens. Ms. Sudderth expressed pride in the city, noting that staff have worked long hours to ensure community needs were met. She also extended her appreciation to Atmos and its crews for their response efforts and for working to ensure the safety of the gas lines.

Wendy Orosco, of 522 Clancy Lane, addressed the Council and stated that when residents were evacuated from their homes, they were not provided with sufficient information. She reported that residents did not know where to go or whether they would be allowed to return that night, and were simply instructed to leave. Ms. Orosco stated that she opened her home to friends, including a woman with stage IV cancer, who were forced to sleep upright on her couch overnight. She further reported that the following morning, her husband attempted to return to their home to retrieve necessary medication but was instructed to leave by an officer. Ms. Orosco expressed concern regarding the lack of communication during the first 24 hours of the incident, stating that it should be addressed. She recommended that a notification system be implemented to provide residents with timely and accurate information. She also noted that while Atmos provided a contact number for questions, residents were unable to obtain answers, which contributed to frustration and fear during the situation. She concluded by urging the City to establish a reliable system to keep residents informed during emergencies.

Sarah Parker, of 524 Clancy Lane, addressed the Council and stated that she has lived in the city since 2006, where she raised her family. She expressed concern regarding the lack of information provided to residents during the incident. Ms. Parker stated that relying on social media, such as Facebook, was insufficient for emergency communication. She noted that she is able to receive text alerts from the City of Corinth and expects a similar notification system to be implemented by the city. She further stated that both the City and Atmos are responsible for ensuring public safety and requested clear assurance regarding the safety of the community.

Judy Ishmael, of 609 Glen Rhea, addressed the Council and stated that she attended the meeting to hear the concerns and perspectives of others. She said that communication during the incident was inadequate. Ms. Ishmael also stated that she is concerned that gas meters had been removed from other homes on her street but not from her own residence. Additionally, she noted ongoing drainage issues, explaining that rainwater backs up into her yard. She concluded by thanking those who responded to the incident, noting that she has family members who have worked for Lone Star Gas and understands the long hours required in such situations.

Terry Lantrip, of 109 Market Street, addressed the Council and stated that he was unclear about what was occurring during the incident. He reported that on Tuesday, City Hall, Cowboys, and the tire shop were evacuated due to a gas leak; however, his building, located directly across from City Hall, was not included in the evacuation. He further stated that he and others had to

call 911 due to the smell of gas and expressed concern regarding the lack of communication. Mr. Lantrip stated that he has been advocating for approximately 13 months for the city to promote tourism in order to support downtown businesses, emphasizing that local businesses need greater assistance. He requested the installation of wayfinding signage in the downtown area. He also stated his belief that the City Manager's compensation is not being justified by current performance.

Jonathan Graves, of 309 Marina Drive, addressed the Council and stated that the house explosion was a frightening event for many residents. He expressed hope that the City can learn from any mistakes made during the incident and improve its processes moving forward. Mr. Graves stated that disaster protocols need to be established to better prepare for and manage future emergencies.

**3. Receive the City Manager's update on the incident that occurred on Thursday, March 19, 2026, including the City's response to such.**

Council received an update from City Manager Luke Olson (see attachment B).

**4. Remarks from and discussion with Atmos Energy to include community safety, ongoing pipe replacement projects, and the claims process.**

Council received a presentation from Kyle Slaughter and Kelly Bieger with Atmos Energy.

**5. 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.**

**Adjournment**

Mayor Bleau adjourned the meeting at 7:31 p.m.

Approved:

---

Kristy Bleau, Mayor

Attest:

---

Codi Delcambre, City Secretary

## Statement by Mayor Kristy Bleu

Special City Council Meeting, April 1, 2026

GOOD EVENING, EVERYONE.

THANK YOU ALL FOR BEING HERE TONIGHT. WE TRULY APPRECIATE YOU TAKING THE TIME TO ATTEND AND STAY ENGAGED AS WE WORK TOGETHER TO UNDERSTAND BETTER WHAT HAPPENED ON MARCH 19 AND WHAT IS HAPPENING MOVING FORWARD.

THIS INCIDENT HAS SHAKEN OUR COMMUNITY. IT HAS IMPACTED FAMILIES, NEIGHBORS, AND FIRST RESPONDERS, AND RAISED VERY REAL CONCERNS ABOUT SAFETY, INFRASTRUCTURE, AND ACCOUNTABILITY.

WHILE WE ARE GRATEFUL THAT LIVES WERE NOT LOST, WE RECOGNIZE THE CONCERN AND UNCERTAINTY THIS HAS CAUSED.

TO OUR RESIDENTS: YOUR INTEREST IN UNDERSTANDING THIS SITUATION IS IMPORTANT, YOUR QUESTIONS ARE VALID, AND YOUR SAFETY IS NOT NEGOTIABLE.

AT THE OUTSET, I WANT TO BE CLEAR: THIS INCIDENT REMAINS UNDER ACTIVE INVESTIGATION BY THE TEXAS RAILROAD COMMISSION. BECAUSE OF THAT, NOT EVERY QUESTION MAY BE ANSWERED IN FULL DETAIL THIS EVENING. INFORMATION IS STILL BEING COLLECTED, AND NO ONE, EITHER FROM THE RAILROAD COMMISSION, CITY ELECTED OFFICIALS OR STAFF, WILL BE ABLE TO GIVE ANSWERS UNTIL WE KNOW WITH CERTAINTY WHAT WE ARE SAYING IS TRUE.

WHILE WE DO NOT HAVE ALL THE ANSWERS RIGHT NOW,  
THAT DOES NOT DIMINISH OUR COMMITMENT TO  
TRANSPARENCY OR OUR EXPECTATION THAT ANSWERS  
WILL CONTINUE TO BE PROVIDED AS THEY BECOME  
AVAILABLE.

SINCE MARCH 19, YOUR SMALL-BUT-MIGHTY CITY STAFF,  
THE CITY COUNCIL AND I HAVE BEEN FULLY ENGAGED. WE  
HAVE BEEN IN CONSTANT COMMUNICATION, WORKING  
DILIGENTLY TO GATHER INFORMATION, PUSH FOR  
ANSWERS AND ENSURE OUR COMMUNITY REMAINS  
INFORMED. THERE HAVE BEEN LONG DAYS AND LATE  
NIGHTS DEDICATED TO GETTING US TO THIS POINT  
WHERE YOU CAN HEAR DIRECTLY FROM ATMOS ENERGY.

I ALSO WANT TO TAKE A MOMENT TO THANK ATMOS  
ENERGY FOR BEING HERE TONIGHT.

WE HAVE ASKED ATMOS ENERGY TO BE HERE TONIGHT BECAUSE OUR RESIDENTS DESERVE CLEAR, HONEST INFORMATION ABOUT WHAT HAPPENED, WHAT IS BEING DONE AND WHAT MEASURES ARE BEING IMPLEMENTED MOVING FORWARD.

BEFORE WE BEGIN, I WANT TO COMMEND THE EFFORTS OF OUR FIRST RESPONDERS, EMERGENCY PERSONNEL AND EVERYONE INVOLVED IN ADDRESSING THIS SITUATION. THEIR WORK, COORDINATION AND COMMITMENT DURING A CRITICAL TIME DO NOT GO UNNOTICED.

AS MAYOR, I WILL CONTINUE TO ADVOCATE FOR LAKE DALLAS AND ITS RESIDENTS. THE COUNCIL AND I WILL CONTINUE TO ASK THE HARD QUESTIONS AND SEEK ANSWERS TO ENSURE THE SAFETY AND WELL-BEING OF OUR COMMUNITY.

TONIGHT IS AN IMPORTANT STEP IN THAT PROCESS.  
AGAIN, OUR MEETING HERE TONIGHT WILL NOT ANSWER  
EVERY QUESTION IMMEDIATELY, BUT IT IS A MEANINGFUL  
STEP TOWARD UNDERSTANDING AND PLOTTING OUR  
NEXT STEPS.

THANK YOU AGAIN FOR BEING HERE, FOR STAYING  
ENGAGED.

## Statement By City Manager Luke Olson

Special City Council Meeting, April 1, 2026

GOOD EVENING, MEMBERS OF THE CITY COUNCIL AND COMMUNITY. I AM HERE TO PROVIDE AN UPDATE ON THE RECENT UTILITY AND FIRE INCIDENTS THAT OCCURRED BETWEEN MARCH 17 AND MARCH 26, 2026.

### **[TUESDAY, MARCH 17, 2026]**

ON TUESDAY, MARCH 17, TWO SEPARATE GAS LINE BREAK INCIDENTS OCCURRED, SEVERAL HOURS APART. THESE INCIDENTS WERE UNRELATED.

THE FIRST INCIDENT OCCURRED AT BETCHAN AVE, WHERE AN LAKE CITIES MUNICIPAL UTILITY AUTHORITY CONTRACTOR WAS PERFORMING WATERLINE REPLACEMENT WORK. DURING EXCAVATION, A LINE WAS STRUCK DUE TO THE EXTREMELY CLOSE PROXIMITY OF THE WATERLINE

AND GAS LINE, WHICH APPEARED NEARLY OVERLAPPING. PRIOR TO ANY WORK, 811 UTILITY LOCATES WERE REQUESTED AND MARKINGS WERE IN PLACE.

AS A PRECAUTION, NEARBY BUSINESSES WERE ASSESSED AND EVACUATED, INCLUDING CITY HALL, COWBOY'S, THE TIRE SHOP, AND CREATIVE GATHERINGS. THE LAKE CITIES FIRE DEPARTMENT CONDUCTED MONITORING AND CONFIRMED THERE WAS NO ONGOING HAZARD.

THE SECOND INCIDENT TOOK PLACE AT HUNDLEY DRIVE AND SHADY SHORES ROAD, AND INVOLVED A DIRECTIONAL BORING MACHINE OPERATING DIRECTLY ABOVE AN EXISTING GAS LINE. VIBRATIONS FROM THE EQUIPMENT ARE BELIEVED TO HAVE CAUSED THE LINE FAILURE.

THE INTERSECTION OF HUNDLEY DRIVE AND SHADY SHORES ROAD WAS CLOSED FOR APPROXIMATELY 22 HOURS FOR REPAIRS TO THE GAS LINE AND RESTORATION OF THE ROADWAY.

**[THURSDAY, MARCH 19, 2026]**

**AT APPROXIMATELY 7:06 P.M.**, LAKE CITIES FIRE UNITS WERE DISPATCHED TO A REPORTED MASS CASUALTY INCIDENT INVOLVING AN EXPLOSION, RESIDENTIAL STRUCTURE COLLAPSE, AND FIRE. ENGINE 591, MEDIC 591, AND BATTALION CHIEF WILSON ARRIVED ON SCENE WITHIN TWO MINUTES AND THIRTY-EIGHT SECONDS.

THE LAKE DALLAS POLICE DEPARTMENT ARRIVED WITHIN APPROXIMATELY **THREE MINUTES**, WITH ADDITIONAL SUPPORT FROM THE HICKORY CREEK AND CORINTH POLICE DEPARTMENTS.

THE MAYOR CONTACTED ME REGARDING A POSSIBLE EXPLOSION, AND I COORDINATED WITH LIEUTENANT FARRELL TO CONFIRM THE SITUATION, AS CHIEF ROBB WAS ATTENDING MANDATORY TRAINING. **I ARRIVED ON SCENE AT APPROXIMATELY 7:25 P.M.**

UPON ARRIVAL, I COORDINATED WITH SGT. WEIR, WHO WAS MANAGING PERIMETER CONTROL. ONE VICTIM WAS TRANSPORTED BY AMBULANCE TO A LANDING ZONE AT SWISHER COURTS LOCATED AT 501 SWISHER ROAD, WHERE OFFICER YOUSEFF ESTABLISHED AN AIR MEDICAL LANDING ZONE AND THE PATIENT WAS SUBSEQUENTLY AIRLIFTED. ADDITIONAL POLICE PERSONNEL WERE CALLED IN TO ASSIST WITH AREA SECURITY.

THE INCIDENT WAS MANAGED AS A ONE-ALARM STRUCTURE FIRE, WHICH TRIGGERED AUTOMATIC

MUTUAL AID FROM THE LEWISVILLE AND HIGHLAND VILLAGE FIRE DEPARTMENTS. **AT APPROXIMATELY 8:00 P.M., ATMOS ENERGY TECHNICIANS ARRIVED TO CONDUCT GAS MONITORING.**

EVACUATIONS WERE CONDUCTED IN THE FOLLOWING AREAS: EAST N. LAKEVIEW, MYER, ALL OF WILSON AND PEARL, PORTIONS OF NOYES, AND ALL OF MORRIS AND GILBRAITH.

LAW ENFORCEMENT CONDUCTED DOOR-TO-DOOR NOTIFICATIONS TO ENSURE RESIDENT SAFETY.

THE LAKE CITIES FIRE MARSHAL'S OFFICE INITIATED AN INVESTIGATION, SECURING THE DEBRIS FIELD AND CONDUCTING INTERVIEWS. ASSISTANCE WAS PROVIDED BY THE DENTON AND TARRANT COUNTIES FIRE MARSHAL TASK FORCES.

CITY STAFF COORDINATED BARRICADES,  
OPERATIONAL SUPPORT, PUBLIC INFORMATION  
UPDATES, AND PROVIDED FOOD AND BEVERAGES FOR  
FIRST RESPONDERS.

[FRIDAY, MARCH 20, 2026 AND ONGOING OPERATIONS]

THE TEXAS RAILROAD COMMISSION, WHICH HAS  
REGULATORY AUTHORITY AND INVESTIGATIVE  
JURISDICTION OVER ALL GAS COMPANIES IN TEXAS,  
ARRIVED FRIDAY MORNING TO BEGIN THEIR  
INVESTIGATION AND MAINTAINED AN ON-SITE  
PRESENCE FOR APPROXIMATELY ONE WEEK.

DENTON COUNTY SHERIFF'S OFFICE PERSONNEL  
PROVIDED RELIEF FOR OVERNIGHT SHIFTS. DENTON  
COUNTY EMERGENCY MANAGEMENT ESTABLISHED A  
SUPPORT AREA WITH MAPPING AND TECHNOLOGICAL

RESOURCES, ASSISTING WITH PUBLIC COMMUNICATIONS.

CITY HALL WAS OPENED AS A SAFE LOCATION FOR DISPLACED RESIDENTS, AND THE OFFICE OF EMERGENCY MANAGEMENT DEPLOYED THE CERT REHABILITATION TEAM.

**THE MAJORITY OF DISPLACED RESIDENTS WERE ABLE TO RETURN HOME BY APPROXIMATELY 3:00 P.M. ON FRIDAY, WITH THE REMAINING RESIDENTS RETURNING BY THURSDAY, MARCH 26, 2026, EXCEPT FOR ONE HOME THAT SUSTAINED SIGNIFICANT STRUCTURAL DAMAGE.**

LOCATIONS THAT REMAINED RESTRICTED INCLUDED MOSELY STREET, MORRIS STREET, AND TWO HOMES ON GALBRAITH STREET. ATMOS ENERGY COORDINATED DIRECTLY WITH AFFECTED

HOMEOWNERS TO PROVIDE HOTEL ACCOMMODATIONS AND ASSISTANCE FOR RESIDENTS WITHOUT GAS SERVICE.

ADDITIONAL GAS LEAKS WERE IDENTIFIED IN THE VICINITY AND WERE REPAIRED IN THE DAYS THAT FOLLOWED. ATMOS ENERGY ALSO CONTINUED CONDUCTING SAFETY SURVEYS IN THE AREA, WHICH INCLUDED ONGOING MONITORING AND RESPONSE EFFORTS.

STAFF CONTINUED TO ASSIST WITH BARRICADE PLACEMENT AND OPERATIONAL SUPPORT. **ATMOS ESTABLISHED A 24/7 RESIDENT ASSISTANCE CENTER AT CITY HALL FROM FRIDAY UNTIL SUNDAY AT 5:00 P.M., HELPING DISPLACED RESIDENTS CONNECT WITH RESOURCES.**

**BEGINNING SATURDAY, COORDINATION CALLS WERE HELD TWICE DAILY AT 10:00 A.M. AND 4:00 P.M. WITH ATMOS ENERGY, LAKE CITIES FIRE DEPARTMENT, LAKE DALLAS ISD, LCMUA, AND CITY STAFF. THESE CALLS TRANSITIONED TO ONCE DAILY FROM TUESDAY, MARCH 24, THROUGH THURSDAY, MARCH 26, 2026.**

THIS CONCLUDES THE SUMMARY OF THE INCIDENTS AND THE CITY'S RESPONSE. IN EVERY INSTANCE, I AM PROUD OF HOW OUR ENTIRE CITY ORGANIZATION— FROM PUBLIC SAFETY PROFESSIONALS TO THOSE CALLED IN FROM OTHER DEPARTMENTS— PERFORMED THEIR DUTIES WITH PROFESSIONALISM AND GRACE UNDER PRESSURE.

# INCIDENT TIMELINE: MARCH 17–26, 2026

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## Tuesday, March 17, 2026

Two separate line break incidents occurred on this date, several hours apart, and were **unrelated**.

### **Betchan Line Break**

- Caused by an LCMUA contractor performing waterline replacement work.
- During excavation, a line was struck due to the extremely close proximity of the waterline and gas line, which appeared nearly overlapping.
- **Precautionary Measures:**
  - 811 utility locates were requested and markings were in place prior to excavation.
  - Nearby businesses were assessed and evacuated:
    - City Hall
    - Cowboys
    - The Tire Shop
    - Creative Gatherings
  - Fire Department conducted atmospheric monitoring; readings indicated no ongoing hazard.

### **Hundley & Shady Shore Line Break**

- Attributed to a directional boring machine operating directly above an existing gas line.
  - Vibrations from the equipment are believed to have caused the line failure.
- 

## Thursday, March 19, 2026

At approximately **7:06 p.m.**, fire units were dispatched to a reported **mass casualty incident** involving an explosion, residential structure collapse, and fire.

### **Initial Response**

- Engine 591, Medic 591, and Battalion Chief Wilson arrived on scene within **2 minutes, 38 seconds**.

- Lake Dallas Police Department arrived within approximately **3 minutes**, with additional support from Hickory Creek and Corinth Police Departments.

### **Notification and Command**

- Mayor contacted me at approximately 7:06 p.m. regarding a possible explosion.
- Lieutenant Farrell confirmed the situation and was en route, as Chief Robb was attending mandatory training.
- I arrived on scene at approximately **7:25 p.m.**

### **On-Scene Operations**

- Coordinated with Officer Weir, managing perimeter control.
- One victim transported by ambulance to a landing zone at Swisher Courts; Officer Youseff established the air medical landing zone. The patient was subsequently airlifted.
- Additional police personnel were called in to assist with area security.

### **Fire and Evacuation Operations**

- Incident managed as a **one-alarm structure fire**, triggering automatic mutual aid from Lewisville and Highland Village Fire Departments.
- At approximately **8:00 p.m.**, Atmos Energy technicians arrived to conduct gas monitoring.

### **Evacuated Areas:**

- East N. Lakeview
- Myer
- All of Wilson
- All of Pearl
- Portion of Noyes
- All of Morris
- All of Gilbraith
- Law enforcement conducted **door-to-door notifications** to ensure resident safety.

### **Investigation and Support**

- Lake Cities Fire Marshal's Office initiated investigation, including securing the debris field and conducting interviews.

- Assistance provided by:
    - Denton County Fire Marshal Task Force
    - Tarrant County Fire Marshal Task Force
  - City staff coordinated barricades and operational support.
  - Public information updates were prepared and disseminated.
  - Food and beverages were provided for first responders.
- 

## Friday, March 20, 2026, and Ongoing Operations

### State and County Support

- Texas Railroad Commission arrived Friday morning to begin investigation; maintained on-site presence for approximately one week.
- Denton County Sheriff's Office provided relief personnel for overnight shifts.
- Denton County Emergency Management established a support area with mapping and technological resources, assisting in drafting and reviewing public communications.

### Resident Support and Shelter

- City Hall opened as a safe location for displaced residents.
- Office of Emergency Management deployed CERT Rehabilitation Team.
- The majority of displaced residents were able to return home by approximately **3:00 p.m. Friday**.
- Remaining displaced residents returned to their homes by **Thursday, March 26, 2026**, except for the one home that sustained significant structural damage.

### Locations Remaining Restricted:

- Mosely Street
- Morris Street
- Two homes on Galbraith Street
- Atmos Energy coordinated directly with affected homeowners to provide:
  - Hotel accommodations
  - Assistance for residents without gas service

### Ongoing Field Operations

- Additional gas leaks identified in the following days, requiring monitoring and response.
- Staff assisted with barricade placement and operational support as needed.

### **Resident Assistance Center**

- Atmos established **24/7 assistance at City Hall** from Friday until Sunday at 5:00 p.m.
- Staff worked to identify displaced residents and connect them with resources.

### **Coordination and Communication**

- Beginning Saturday, coordination calls held twice daily (**10:00 a.m. and 4:00 p.m.**) with:
  - Atmos Energy
  - Lake Cities Fire Department
  - Lake Dallas ISD
  - LCMUA
  - City of Lake Dallas staff and Lake Dallas PD

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

The Lake Dallas City Council met in a Special Called meeting on April 15, 2026 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.

**1. Roll Call**

Kristy Bleau	Mayor
Stephen Wohr	Councilmember 1
Rachel Fitzpatrick	Councilmember 2
Rick Lewelling	Councilmember 3 (arrived 5:12 p.m.)
Rudy Glynn Vrba	Councilmember 4

**Absent:**

Randy Evans	Councilmember 5
-------------	-----------------

**Staff Present:** City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, Lt. Connor Farrell, Public Works Director Jeremy Wilks and Finance Director Sarah Cochran.

**Open Session**

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

Mayor Bleau called the meeting to order at 5:02 p.m.

**2. Citizen Agenda & Public Comments: No one signed up to speak**

**3. Work Session:**

**a) Council Retreat and Budget Kick Off for 2026-2027**

Council received a presentation from staff regarding the budget process long with foreseen needs of the city that should be addressed this year. Council discussed the priorities of the city and budget needs.

Council took a break at 7:04 p.m. and returned back into open session at 7:09 p.m.

**4. 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.**

**Adjournment**

Mayor Bleau adjourned the meeting at 7:31 p.m.

Approved:

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Kristy Bleau, Mayor

Attest:

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Codi Delcambre, City Secretary