



**City of Lake Dallas
City Council
Regular Called Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, May 28, 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:

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 consider an Ordinance amending the Comprehensive Zoning Ordinance and map of the City of Lake Dallas, Texas, as heretofore amended, by changing the zoning regulations governing the use and development of 0.0815 +/- acre tract of land in the M. Wright Survey, Abstract No. 1355 From C-1 Retail District and Planned Development (PD) District with a Base Zoning of R-2 Two-Family Dwelling District, within Downtown District to Planned Development (PD) District with a Base Zoning of R-1-6000 Single Family Dwelling District and Downtown District with the inclusion of a Single-Family Dwelling District for miniature, transportable housing (Tiny House Park). (Council opened the public hearing at the May 14, 2026, meeting and continue the public hearing to May 28, 2026, meeting.)

Section VIII. - Work Session :

1. Hold a discussion regarding Garza Days.
2. Training Session — Mayor and Council Training over open meetings, open records and roles and duties of the Mayor and Council.

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 9, 2026 and April 23, 2026 City Council minutes.
2. Consider and take action on an Ordinance amending the Lake Dallas Municipal Code Zoning Ordinance and map of the City of Lake Dallas, Texas, heretofore amended, by changing the zoning regulations governing the development and use of Lot 1, Block A, Kim Addition, an addition to the City of Lake Dallas, Denton County, Texas, from C-3 Commercial District, with 1-35 Business Corridor District, to Planned Development (PD) District with a base zoning of C-3 Commercial District and 1-35 Business Corridor District; adopting development regulations. Also known as 631. S Lake Dallas Drive. (The Public hearing was held at the May 14, 2026)

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.

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 21, 2026 at 5:00 p.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 COUNCIL
AGENDA MEMO**

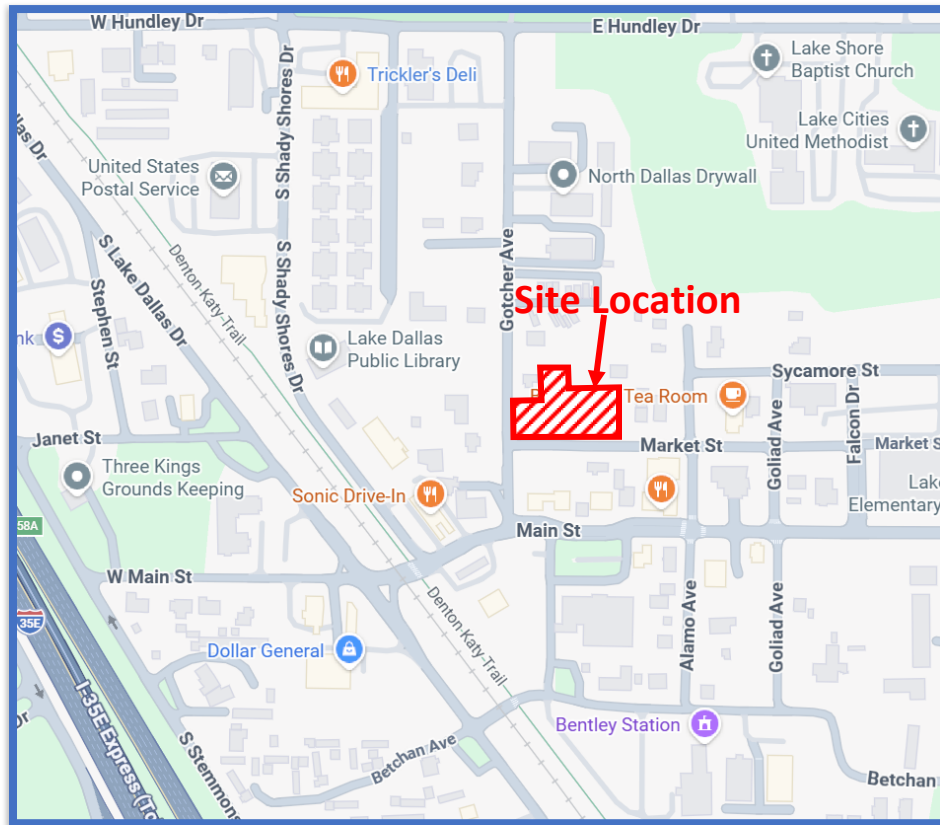
Prepared By: Marisa Brewer, AICP, City Planning Consultant

May 28, 2026

Conduct a public hearing and act on an Ordinance 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.

DESCRIPTION:

City Council shall consider the request for Planned Development for the property at 101, 103, 105, 107 Market St, Lake Dallas, TX 75065 (located on Lots 9 and 10, Block 1 of Gotcher Addition and in the M. Wright Survey, Abstract Number 1355 in the City of Lake Dallas, Denton County, Texas,) to allow the for the construction of a Tiny Home Park.



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

	Requirement	PD Standard	Reason
1	Section 122-1228 (1.c) : 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.
2	Section 122-1228 (2.c): 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.
3	Section 122-1228 (2.a): 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	Section 122-1228 (2.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.	A perimeter landscape area with a minimum depth of three feet shall be maintained between designated parking and vehicular use areas and abutting properties.	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.

5a	Section 122-1229: 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.	A minimum of fifteen percent (15%) of the total area of the Property shall be devoted to feature landscaping.	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.
5b	(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	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	The applicant has requested to waive this requirement.
6	Section 122-1228 (1) (b): There shall be a minimum of one tree planted for each 400 square feet or fraction thereof of required interior landscape area.	Trees shall not be required within interior landscape areas of the site	Applicant is not proposing any trees within the interior site.

2. Site Standards

	Requirement	PD Standard	Reason
1	Section 2.06 Sidewalk Location and Design: Sidewalks to be 4" thick, 3,600 psi in 28 days, reinforced with No. 3 bars 14" O.C.E.W	A brick sidewalk with a minimum width of five feet (5.0') shall be located along the perimeter of the	There is an existing (5') five-foot brick sidewalk to the east that this proposed sidewalk can tie into.

<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>Property when adjacent to a public right-of-way.</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:

DIRECTION	ZONING	EXISTING USE
<i>Subject Property</i>	<i>C-1 and O-17-02</i>	<i>Retail</i>
<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.

APPROVE the rezoning of the Planned Development and associated ordinance with conditions.
(This motion would require a list of additional conditions to be added to the Planned Development.)

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

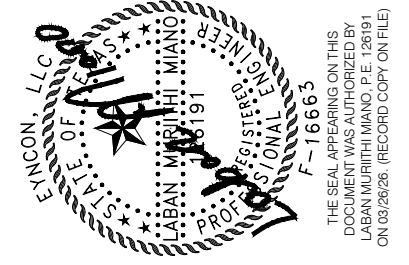
DRAWN BY:
 SCALE: N/A
 DATE:
 REVISION:

LMM
 ENGINEERING

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

Site Data 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 MURITHI 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

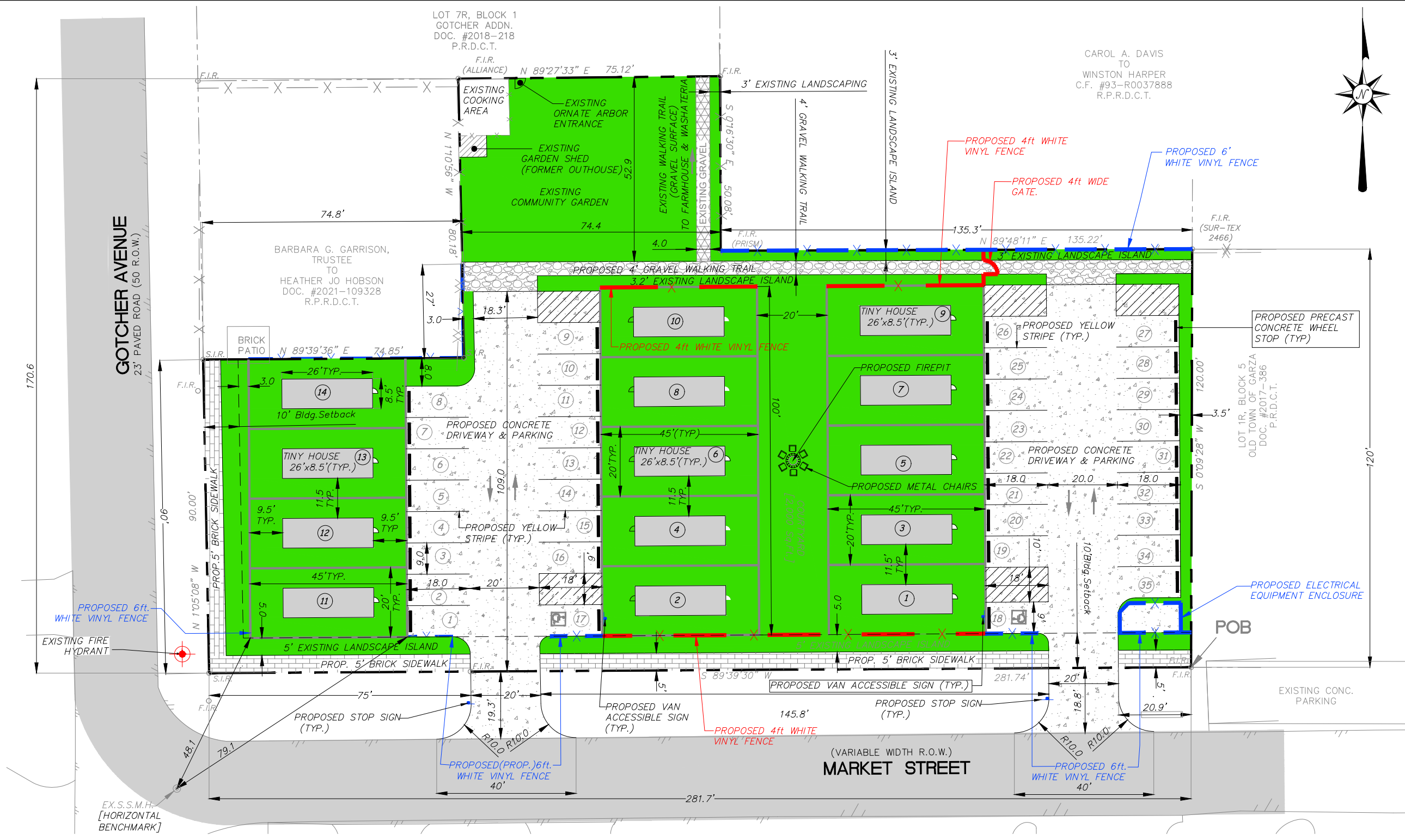
JOB:

SHEET **C3**
1 OF 1 SHEETS

SITE PLAN

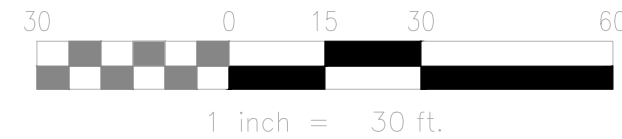
DRAWN BY:
SCALE: N/A
DATE:
REVISION:

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 OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2026-_____**

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE ZONING REGULATIONS GOVERNING THE USE AND DEVELOPMENT OF A 0.815± ACRE TRACT OF LAND IN THE M. WRIGHT SURVEY, ABSTRACT NO. 1355 FROM C-1 RETAIL DISTRICT AND PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF R-2 TWO-FAMILY DWELLING DISTRICT, WITHIN DOWNTOWN DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF R-1-6000 SINGLE FAMILY DWELLING DISTRICT AND DOWNTOWN DISTRICT WITH THE INCLUSION OF A SINGLE-FAMILY DWELLING DISTRICT FOR MINIATURE, TRANSPORTABLE HOUSING (TINY HOUSE PARK); PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, having received the recommendation of the Planning and Zoning Commission and the report presented by the City Administration, the City Council of the City of Lake Dallas, Texas, finds that exceptional circumstances affecting the Property exists such that establishment of a planned development district regulating the development of the Property is justified.

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

SECTION 1. ZONING CLASSIFICATION: The Comprehensive Zoning Ordinance and Map of the City of Lake Dallas, Texas (collectively, the “Zoning Ordinance”), heretofore duly passed by the governing body of the City of Lake Dallas, as previously amended, be, and the same are hereby amended by amending the regulations governing the use and development of a 0.815± acre tract of land in the M. Wright Survey, Abstract No. 1355 City of Lake Dallas, Denton County, Texas (commonly known as 107, 105, 103, and 101 Market Street), being more specifically described and depicted in **Exhibit “A,”** attached hereto and incorporated herein by reference (“the

Property”) from C-1 Retail District and Planned Development (PD) District with a base zoning of R-2 Two-Family Dwelling District, within Downtown District, to a Planned Development (PD) District with base zoning of R-1-6000 Single Family Dwelling District and Downtown District, including a use for Single-Family Dwelling District for miniature, transportable Housing (“Tiny House Park”) subject to the development and use regulations set forth in Section 2 of this ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS. The Property shall be developed and used in accordance with the applicable provisions of the Zoning Ordinance, as amended, , subject to the following modifications:

- A. **Base Zoning:** Subject to the modifications or additions set forth in this Section 2, the Property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the R-1-6000 Single Family Dwelling District and Downtown District, except as modified by this ordinance.
- B. **“Tiny House Park”:** For purposes of this Ordinance, the phrase “Tiny House Park” means a unified development located on the Property configured as a single, undivided lot but on which individual lease pads designated on the Site Plan (hereafter “Pads”), along with common areas and open spaces area established, on which Pads privately owned Tiny Houses may be placed.
- C. **Site Plan:** The arrangement of Pads and Tiny Houses on the Property shall be substantially as shown on the Site Plan in **Exhibit “B,”** attached hereto and incorporated herein by reference (“Site Plan”). In no case shall the number of Pads located on the Property exceed fourteen (14). The City Manager may authorize minor changes to the Site Plan as provided in Section 122-636 of the Zoning Ordinance.
- D. **“Tiny House” Defined; Size and Construction Standards:** 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 (100) 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 constructed or otherwise located on the Property shall be located on pads and subject to the following:
 - 1. **Minimum Unit Size:** Each Tiny House shall have a minimum gross floor area of not less than one hundred (100) square feet and no greater than four hundred (400) square feet.
 - 2. **Minimum Sleeping Room Size:** In every Tiny House of two or more rooms, every room occupied for sleeping purposes by one occupant shall contain at least thirty-five (35) square feet of floor space.

3. **Width**: Each Tiny House must measure not less than seven feet (7.0') and not greater than eight and one-half feet (8.5') in width.
4. **Depth**: Each Tiny House must measure not less than twelve feet (12') and not greater than forty feet (40') in length.
5. **Construction Standards**: In addition to the regulations set forth in this Ordinance, every Tiny House located on the Property, whether constructed on the Property on a permanent foundation or constructed off-site and transported to the Property, shall, at the time of application for a building permit or, if not building permit is required, certificate of occupancy, be constructed in accordance with:
 - a. All construction codes relating to residential dwelling units enacted by the City of Lake Dallas that are deemed to be applicable to the structural stability and life safety requirements for a Tiny House as determined by the Building Official or designee; and
6. **Foundation Platforms**: Tiny Houses located on the Property shall be constructed with one of the following foundation platforms:
 - a. Mobile, or wheeled, platforms shall be permitted in the form of a trailer vehicle that is registered with the Texas Department of Motor Vehicles (TxDMV). Such dwellings may be towed in-place by means of bumper hitch, frame-towing hitch, fifth-wheel connection, gooseneck type, or other approved towing method. All Tiny Houses with mobile or wheeled platforms shall be:
 - (i) tied down to the ground or pad with an auger/ground anchors when located on a Pad; and
 - (ii) constructed with fire-resistant skirting, with the necessary vents, screens, and/or openings that is installed within thirty (30) days after placement of the Tiny House on the Pad.
 - b. Conventional foundation platforms, such concrete slab on-grade, pier and beam, perimeter grade beam, and similar permanent foundation types shall be permitted, with such foundations being certified by a registered professional structural engineer as a condition of securing building permit approval.
 - c. Recreational vehicles, manufactured homes and mobile homes, as defined in the Zoning Ordinance shall be prohibited as dwelling units within the Tiny House Park.

7. **Pad Requirements:**

- a. **Area:** Each Pad shall have an area of no be less than eight hundred (800) square feet and not greater than one thousand (1,000) square feet.
- b. **Coverage:** Maximum coverage of a Tiny House shall not exceed forty-five percent (45%) of the Pad area. Porches and other additions to the Tiny House shall not exceed twenty percent (20%) of the Pad area.
- c. **Width:** Each Pad shall not be less than twenty feet (20') wide and not greater than thirty feet (30') wide.
- d. **Depth:** Each Pad shall be not less than thirty-seven feet (37') in depth and not greater than one hundred feet (100') in depth.

8. **Setbacks:**

- a. **Common parking areas and adjoining property lines:** A Tiny House shall be setback not less than five feet (5.0') from any common area designated and used for parking and the property line of the Property; provided, however, porches, awnings and other additions attached to the Tiny House may project a distance of not greater than an additional three feet (3.0') beyond the foregoing setback.
- b. **Tiny House Separation:** A Tiny House shall be setback not less than five feet (5.0') from the edge of the Pad.

E. **Amenities for Tiny House Park:** The Tiny House Park shall contain the following common area amenities and facilities, all of which shall be completed and made operational prior to the issuance of the initial Certificate of Occupancy (CO) for the first Tiny House to be located on the Property:

1. A centralized common open space area shall be provided substantially as shown on the Site Plan and shall include courtyard, fire pit, related furniture and equipment, landscaped islands, sidewalks and a walking trails.
2. Common open space area, as shown on the Site Plan and labelled as "courtyard", shall be provided at a ratio of not less than one hundred (100) square feet of open space per each Pad developed on the Property. Such common open space area shall be directly adjacent to ten of the Pad sites.
3. The common open space area shall not be located inside a storm water detention/retention area, wetland, stream, floodway, or required landscaped buffer area.

F. Parking:

1. Parking spaces shall be provided at a ratio of not less than two (2) spaces for each Pad developed on the Property.
2. All designated parking areas on the Property shall be paved with concrete as approved by the City Engineer or designee, with such approval to be secured in writing prior to the issuance of a building permit or certificate of occupancy for the first Tiny House located on the Property.

G. Screening and Fencing: Prior to issuance of the first certificate of occupancy for any building constructed on the Property (whether a Tiny House or other building), screening fences shall be constructed as shown on the Site Plan and subject to the following:

1. 1. A vinyl fence with a minimum height of six feet (6.0') shall be constructed:
 - (a) along the north boundary line of the Property as shown on the Site Plan;
 - (b) along the south boundary line of the Property and adjacent to designated parking areas as shown on the Site Plan; and
 - (c) along the western boundary line of the property and adjacent to designated parking areas as shown on the Site Plan; and
2. A vinyl fence with a minimum height of four feet (4.0') shall be constructed along the south boundary of the line of the Property and adjacent to pads as shown on the Site Plan.
3. Except as otherwise stated herein, designated parking and vehicular use areas shall not be required to be screened with a wall, fence, hedge, berm, or other living barriers from abutting properties.

H. Landscaping: The Property shall be developed substantially in accordance with the Landscape Plan, attached hereto as **Exhibit "C"** and incorporated herein by reference (the "Landscape Plan"), which is hereby approved, and subject to the following:

1. Landscape Plans may not be required to be prepared by a landscape architect, landscape contractor or landscape designer, so long as the landscape plans still provide the required information listed in section 122-1225(b) of the Zoning Ordinance.
2. 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:
 - (a) 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.

3. A perimeter landscape area with a minimum depth of three feet (3.0') shall be maintained between designated parking and vehicular use areas and abutting properties.
4. A minimum of fifteen percent (15%) of the total area of the Property shall be devoted to feature landscaping.
5. Planting islands located at the ends of designated parking areas shall not be required to contain trees.
6. 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.
7. **Interior Landscape Areas.** Trees shall not be required within interior landscape area of the property.

I. Tree Preservation:

1. No building permit for any building to be constructed on the Property (or any certificate of occupancy, if no building permit is required) shall be issued until a Tree Preservation Permit is obtained by making application in accordance with the requirements established in Chapter 42, Article IV of the Lake Dallas Code of Ordinances, as amended.
2. Tree protection requirements shall be enforced during the construction period in accordance with Chapter 42, Article IV, of the Lake Dallas Code of Ordinances, as amended.

J. Tiny House Maintenance. All Tiny Houses and the Pads shall be maintained in accordance with all applicable property maintenance regulations adopted by the City. Skirting, porches, awnings and other additions, when installed on a Tiny House, shall be maintained in good repair.

K. Certificate of Occupancy Required. No Tiny House constructed or placed on the Property may be occupied as a dwelling unit or for any other purpose until a certificate of occupancy has been granted by the City authorizing commencement of the Tiny House for such use. The foregoing sentence shall apply whether or not a building permit is required to be issued with respect to construction of the Tiny House.

L. Property Demolition Required. No building permit for any building to be constructed on the Property (or any certificate of occupancy, if no building permit is required) shall be issued until all structures located on the Property as of the effective date of this Ordinance are demolished and debris removed from the Property as determined by the Building Official or designee.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Comprehensive Zoning Ordinance, as amended in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

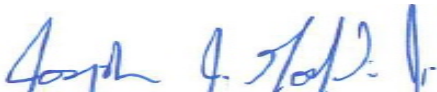
PASSED AND APPROVED this ___th day of May 2026.

Kristy Bleau, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:



Joseph J. Gorfida, Jr., City Attorney

EXHIBIT "A"
PROPERTY DESCRIPTION AND DEPICTION

Property Description

BEING all that certain lot, tract, or parcel of land situated in the M. Wright Survey Abstract Number 1355 in the City of Lake Dallas, Denton County, Texas, being a part of Lois 9 and 10, Block 1 of Gotcher Addition, an addition to the City of Lake Dallas, Denton County, Texas, according to the plat thereof recorded in Volume 75, Page 91, Deed Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Robert Thomas Mullins, Jr. et al to Teny Lantrip recorded under Clerk's File Number 96-R0061250, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Mark Steven Schmitz to Teny Lantrip recorded in Volume 5385, Page 901, Real Property Records, Denton County, Texas and being all that certain tract of land conveyed by deed from Cart Joe Johnson and Carletta Johnson to Teny Lantrip recorded under Volume 2775, Page 20, Real Property Records, Denton County, Texas, and being all that certain tract of land conveyed by deed from Virginia B. Nash et al to Teny Lantrip recorded under Clerk's File Number 93-R0027672, Real Property Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found for comer in the north line of Market Street, a public roadway having a variable width right-of-way, said point being the southwest corner of Loi 1 R, Block 5 of Old Town of Garza, an addition to the City of Lake Dallas, Denton County, Texas according to the plat thereof recorded under Document Number 2017-386, Plat Records, Denton County, Texas;

THENCE S 89° 39' 30" W, 281 . 7 4 feet with said north line of said Markel Street to a capped iron rod market RPLS 4561 set for comer in the east line of Gotcher Avenue, a public roadway having a right-of- way of 50.0 feet,

THENCE N 01° 05' 08" W, 90.00 feel with said east line of said Gotcher Avenue to a capped iron rod marked RPLS 4561 set for comer, said point being the southwest corner of that certain tract of land conveyed by deed from Barbara G. Garrison, Trustee, to Heather Jo Hobson recorded under Document Number 2021 -109328, Real Property Records, Denton County, Texas;

THENCE N 89° 39' 36" E, 74.85 feel with the south line of said Hobson tract to a capped iron rod marked RPLS 4561 set for comer, said point being the southeast comer of said Hobson tract;

THENCE N 01° 10' 56" W, 80.18 feel with the east line of said Hobson tract to a capped iron rod marked Alliance found for comer in the south line of Lot 7R, Block 1 of Gotcher Addition, an addition to the City of Lake Dallas, Denton County, Texas according to the plat thereof recorded under Document Number 2018-218, Plat Records, Denton County, Texas;

THENCE N 89° 27' 33" E, 75.12 feel with the south line of said Loi 7R to an iron rod found for comer in the west line of that certain tract of land conveyed by deed from Carol

EXHIBIT "A"
PROPERTY DESCRIPTION AND DEPICTION

A. Davis to Winston Harper recorded under Clerk's File Number 93-0037888, Real Property Records Denton County, Texas;

THENCE S 00° 16' 30" E, 50.08 feet with said west line of said Harper tract to a capped iron rod marked Prism found for comer, said point being the southwest comer of said Harper tract;

THENCE N 89° 48' 11" E, 135.22 feet with the south line of said Harper tract tract to a capped iron rod marked SUR-TEX found for comer, said point being the northwest comer of said Lol1 R, Block 5 of said Old Town of Garza;

THENCE S 00° 09' 28" W, 120.00 feel with the west line of said Loi 1R to the PLACE OF **BEGINNING** and containing 0.815 acres of land.

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

The Lake Dallas City Council met in a Regular meeting on April 9, 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: None

Staff Present: City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, City Attorney Joe Gorfida, Chief Daniel Robb, Finance Director Sarah Cochran, Randi Rivera, City Planner and Marissa Brewer, City Planner

Open Session

1. Call to Order & Determination of Quorum.

Mayor Bleau called the meeting to order at 6:00 p.m.

2. Invocation and Pledges of Allegiance

Pastor Shannon Grubbs led the invocation and the pledges.

3. Presentation:

- a. **Proclamation for “National Public Safety Telecommunicators Week, April 12–18, 2026”.**
- b. **Proclamation for April as “Child Abuse Prevention Month”.**

4. Citizen Agenda & Public Comments:

Paul Grubbs, of 605 E. Hundley Dr., addressed the Council regarding the recent house explosion and the April 1st special called meeting. He thanked the Mayor and Council for their service during the “trying times” following the incident, but stated he was “not satisfied” with the outcome of the meeting due to the public’s inability to ask questions directly to Atmos representatives. Mr. Grubbs stated the community had more questions following the meeting than they did prior and claimed Atmos had “kicked the can” to a company with prior control over the area. He further stated that the Mayor, Sheriff, and County Judge have a “constitutional authority to respond,” and that residents felt it was “every man for himself” in the days following the explosion. Mr. Grubbs also stated it was “very insulting” to hear the incident referred to as a ‘fire’ rather than an ‘explosion.’ He additionally expressed frustration about being “lectured” by a Councilmember regarding

posting “false information” while not being permitted to ask questions at the April 1st special called meeting.

Mary Freeman, of 308 Owen Oaks Dr., addressed concerns regarding the proposed addition of sidewalks and a traffic light at Swisher Rd. and Briar Oaks Dr. She stated that safety concerns within the Jackson Ranch subdivision are “not being addressed” and expressed concern that Council’s focus was on what she described as an “unnecessary” traffic light. Ms. Freeman stated that priority should instead be given to addressing cut-through traffic, speeding, and the resulting “safety risk” before considering a traffic light and sidewalk improvements. She stated that exiting Jackson Ranch through the main entrance on Swisher has become “very dangerous” and “frustrating” due to vehicles blocking the intersection and reducing visibility. Ms. Freeman recounted an incident earlier in the week in which she spent approximately ten minutes attempting to make a left turn off Briar Oaks and was unable to see oncoming traffic once she exited. She stated that although a traffic light may appear to be a solution, it would come with its “own set of problems.” Ms. Freeman further stated that cut-through traffic is “out of control,” causing damage to streets previously repaired by the City and creating ongoing safety concerns. She also recounted several eyewitness accounts of incidents caused by cut-through traffic since last September and urged the Council to reconsider the addition of a traffic light at Briar Oaks and Owen Oaks and instead install speed bumps to deter speeding.

Stacey Chapman, of 501 Briar Oaks Dr., introduced herself as the HOA President for the Jackson Ranch subdivision and stated that she was speaking on behalf of both herself and the residents of Jackson Ranch. Ms. Chapman stated that the concerns being discussed are not secondhand experiences, but issues she encounters “every single day” within the neighborhood. She described the situation as “not just frustrating, it’s dangerous” and stated that the concerns are “not a new issue” or an “isolated complaint,” noting that they have been presented to several past and present Mayors, City Managers, and Police Chiefs. Ms. Chapman stated that the intersection at Swisher and Briar Oaks experiences “heavy traffic, excessive speed, and drivers using the center lane to bypass traffic,” which she believes creates “hazardous conditions” for residents attempting to exit the neighborhood. She recounted several examples of these concerns, including incidents referenced earlier by Ms. Freeman. Ms. Chapman acknowledged that officers stationed in the area during peak hours “absolutely” help deter these behaviors while present, but stated that the enforcement does not create lasting change. She further stated that the addition of a traffic light at Swisher and Briar Oaks would create a traffic “bottleneck,” criticized the Council’s lack of action on the matter, and asked, “What are you going to do to help us?”

Connor Chapman, of 501 Briar Oaks Dr., addressed the Council regarding traffic concerns within Jackson Ranch. He recounted his experience growing up in the neighborhood and stated that the main entrance at Swisher and Briar Oaks has always felt “unsafe,” whether as a passenger or driver. Mr. Chapman stated that issues related to speeding and cut-through traffic have been “ongoing” and have created a “dangerous environment” for residents. He stated that he has witnessed multiple vehicles and mailboxes struck by speeding cut-through drivers over time. Mr. Chapman further stated that he believes adding a traffic light to the intersection would “increase the risk” and, having lost friends to car accidents, does not feel it is “worth the risk.”

Pamela Lowry, of 302 Ravenna Rd., thanked the City on behalf of the Friends of the Library for allowing use of the Community Room for the organization’s annual Book & Bake Sale, which enabled library programs to continue without disruption. Ms. Lowry stated that the current week was Library Giving Week and noted that the Book & Bake Sale was ongoing during the Council meeting and would continue through Saturday. She stated that all proceeds from the sale would benefit the Library.

Scott Griffin, of 312 Plantation Oak, thanked the residents who attended the meeting to address the Council and encouraged continued public participation. Mr. Griffin also stated that he believes “it’s time” to call for a vote to terminate the City Manager. He stated that the city has experienced leadership issues for some time and that the public’s concerns are “falling on deaf ears.” Mr. Griffin further stated that the city needs a City Manager willing to “put boots on the ground” and “get the job done.” He claimed the city is in “disarray” and that restoring public confidence would require finding a City Manager willing to “think outside the box.” Mr. Griffin requested that a public vote regarding the City Manager be placed on the next meeting agenda, including a record of Councilmembers who would “not be in favor,” so that the public can elect “good leaders” into City Management and Council.

Christina Watson, of 5422 Prince Dr., thanked the City Manager and Council for listening to residents’ concerns during the April 1st special called meeting. She also thanked City staff for posting the recording of the April 1st meeting online for public viewing and expressed hope that future regularly scheduled meetings would also have recordings posted for residents unable to watch livestreams. Ms. Watson stated that she hoped to learn about future “improvements” to the city’s Emergency Response Plan in light of recent events. She noted that everyone had likely learned “new lessons” over the past few weeks, particularly regarding “communication,” adding that “small steps are better than no steps.” Ms. Watson also stated that she was “looking forward” to the discussion regarding sidewalks along Swisher and the upcoming presentation concerning the Street Pavement Assessment.

5. Mayor & Council Member Announcements

- Councilmember Wohn-
 - Councilmember Fitzpatrick
 - Councilmember Lewelling
 - Mayor Bleau-
- Review the Emergency Response Process
 - Review the Emergency Response Process
 - Live Trap Ordinance
 - Jackson Ranch survey
 - Agenda item to terminate the City Manager
 - Arlene was volunteer of the year for Community and Schools
 - Attended the LDISD Boys soccer state sendoff
 - Thank PD for assisting with the soccer sendoff
 - Spent the weekend with Freddy the Falcon, visited several businesses in town and received feedback from a few businesses they received new customer from my Facebook post with Freddy
 - Thank everyone who worked long hours behind the scenes during the incident.
 - Thanked the City Manager for paying out of pocket to feed everyone on scene the first night and personal paying to place two resident in hotel rooms.

2. Council response to public comment made by Terry Lantrip from the February 12, 2026, City Council meeting.

Kevin Lively, of 721 E. Hundley Drive addressed the Council regarding a letter he wrote, which was read by Terry Lantrip at the February 12th Council meeting. Mr. Lively said the letter was “one hundred percent [his] wording,” adding that “a lot of thought” was put into it. Mr. Lively claimed he “had no reason to lie” and that he’s worked in Lake Dallas since 1998 and is a vested member of the community. Mr. Lively offered handwritten statements to the Council from eyewitnesses to verify the accuracy of his claims.

Mayor Bleau read the following statement:

“On February 12, 2026, during the citizen comment portion of the City Council meeting, Terry Lantrip presented a letter to City Council that was drafted by Kevin Lively regarding an event that occurred October 24, 2025. In response to the allegations contained in such letter regarding the event, City Council reviewed bank statements, deposits, and credit card statements containing individual line-item purchases for the months of October through December 2025. Based on the evidence reviewed, City Council found no evidence of any transactions from City funds that could be deemed inappropriate or paid towards expenditures relating to the event held on October 24, 2025, or any dates between October through December 2025. The Council considers this matter closed. Thank you.”

6. City Manager’s Report:

- Atmos utility repairs ongoing in various locations, certain areas completed or nearing completion; restoration work will follow
- Staff looking into notification system to better communicate with residents
- April 15 is Council Budget Retreat; Business Association Quarterly Meeting is also that morning
- April 17-26 is Restaurant Week for Chamber of Commerce
- City Park Well should be activated within next few days
- Falcon Dr. work will begin next Monday and last two weeks, coordinating with Lake Dallas ISD for bus routes during this time

Work Session:

7. Discussion on short-term rentals, including current regulations, community impact, enforcement, and potential policy updates.

Council discussed short-term rentals, including what regulations and enforcement options. The City Attorney will present the Council will options on regulations and enforcement options at future meeting in May.

8. Hold a discussion regarding adding sidewalks to Swisher Road.

Council discussed sidewalks along Swisher Road and asked staff to evaluate the extent of sidewalk needed to complete the south side of the roadway, as well as the estimated cost for completion.

Robert Allen, of 519 Ridgewood, addressed the Council regarding pedestrian and cyclist accessibility along Swisher Rd. Mr. Allen stated that he has lived in Lake Dallas for thirty years and recalled when Swisher Rd. was only two lanes and provided adequate space for cyclists to travel safely. He stated that in recent years it has become “very dangerous” for cyclists. Mr. Allen also stated that the Oak Lakes neighborhood has become isolated for pedestrians, cyclists, and disabled individuals due to the lack of sidewalks. He stated that curbs, utility boxes, and rough terrain hidden in the grass force pedestrians and cyclists into the roadway. Mr. Allen claimed that the city is a “desert” within Denton County in terms of sidewalk accessibility and urged the Council to take action to improve safety and make Swisher Rd. more attractive for businesses and pedestrians.

9. Receive a presentation from the Public Works Director regarding Nexco for street pavement assessment.

Council received a presentation from Public Works Director Jeremy Wilks regarding Nexco for street pavement assessment.

10. Receive an update on the Carlisle Road Project.

City Manager Luke Olson stated on March 16, 2026, City staff, engineers, and Mayor Bleau were requested to attend a meeting organized by ITS, who manages Denton County road bond projects, regarding Carlisle Road. During this meeting, a representative from Hickory Creek was also present and participated in the discussion.

At that time, ITS requested that the City of Lake Dallas take over responsibility for the project. The City is currently coordinating with ITS, McAdams Engineering, and Halff

On April 1, 2026, the City held a meeting with Halff Engineering, McAdams, and DART engineers to discuss previously unaddressed comments related to the DCTA/DART line intersection at Carlisle Road that the City of Lake Dallas and McAdams Engineering were unaware of. Which then makes the plans not at 100 percent as led to believe at the March 16 meeting. During this meeting, it was also communicated that construction of the crossing must be completed by the end of December.

McAdams, City staff, and ITS are actively working to resolve all outstanding comments associated with the project. A clear path forward has been established that will allow for completion of the DART/DCTA crossing by the end of December.

At this time, the outstanding issues remain: the acquisition of three sidewalk easements and the completion of hydrology analysis for the DART/DCTA crossing. The only anticipated costs not covered by the project will be those associated with the three easements located outside of the prescriptive right-of-way.

All other project costs are expected to be fully funded through Denton County's 2022 bond program. If progress continues as scheduled, the City anticipates advertising the project for bid by the end of June.

11. Consider and Act on a Resolution appointing members to various positions on the Parks and Recreation Board/ Keep Lake Dallas Beautiful Committee.

Motion: a motion to appoint Thomas Lumbard to the Parks and Recreation Board/ Keep Lake Dallas Beautiful Committee made by Councilmember Vrba and second by Councilmember Wohr.

Ayes: Councilmember Wohr, Lewelling, Fitzpatrick, Vrba and Evans.

Noes: None

Motion Passed 5-0.

12. 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.

A. The City Council will convene into executive session pursuant to Section 551.071(1)(A) of the Texas Government Code to consult with the city attorney regarding pending litigation: Greeniverse Business Park, LLC v City of Lake Dallas; 26-2972-467.

Council convened into Executive Session at 8:01 p.m. under section 551.074 of the Texas Government Code, Section 551.071(1)(A) of the Texas Government Code to consult with the city attorney regarding pending litigation: Greeniverse Business Park, LLC v City of Lake Dallas; 26-2972-467.

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

Council reconvened into Open Session at 8:57 p.m.

No action taken.

Adjournment

Mayor Bleau adjourned the meeting at 8:57 p.m.

Approved:

Kristy Bleau, Mayor

Attest:

Codi Delcambre, City Secretary

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

The Lake Dallas City Council met in a Regular meeting on April 23, 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: None

Staff Present: City Manager Luke Olson, Director of Administrative Services/City Secretary Codi Delcambre, City Attorney Joe Gorfida, Chief Daniel Robb, Finance Director Sarah Cochran, Public Works Director Jeremy Wilks, and Administrative Assistant Cole Howell

Open Session

1. Call to Order & Determination of Quorum.

Mayor Bleau called the meeting to order at 6:00 p.m.

2. Invocation and Pledges of Allegiance

Pastor Rachelle Garland led the invocation and the pledges.

3. Presentation:

- Proclamation for April as Autism Awareness and Acceptance Month .
- Proclamation as Municipal Clerk Week May 3-9, 2026.
- Proclamation for National Police Week May 10-16, 2026.
- Proclamation for National Library Week April 19-25, 2026.
- Proclamation for National Teen Volunteer Week April 19-25, 2026.

4. Citizen Agenda & Public Comments:

Mary Freeman of 308 Owen Oaks Dr. thanked Council and Staff for meeting with her and other residents earlier in the week to discuss traffic and safety concerns in the Jackson Ranch subdivision. She introduced her daughter from the audience to “put a face” to the children who she believes are at risk of harm due to alleged speeding and “cut-through” traffic in the neighborhood. Ms. Freeman expressed appreciation for the feedback but demanded a solution. Ms. Freeman also requested that stop signs and crosswalks be installed at various intersections in Jackson Ranch in advance of the installation of a traffic signal at Swisher Rd. She encouraged “proactivity over reactivity.”

Terry Lantrip of 109 Market St. asked for help with an ongoing collection issue with Republic Services. He stated that he doesn't know when his trash will be picked up. Mr. Lantrip alleged that he has made several phone calls over the last few months, including a conversation with Jerri Harwell with Republic, but that the "problem" has not been taken care of. Mr. Lantrip claimed that Republic had missed pick-up as recently as last week, causing him to have to "stockpile" debris. He stated that he wants to keep his properties clean and his tenants happy, and although he did speak to the City Code Enforcement officer, whom he said did reach out to Republic, they have not yet returned to his property to collect his trash.

Karen Evans of 320 Thousand Oaks Dr. expressed frustration that Councilmember Evans was "denied" the ability to comment at the April 9th Council meeting regarding business owner Kevin Lively's letter, which alleged "negligence" in the City's hiring practices. She demanded an independent investigation be conducted into the City's hiring process. Ms. Evans claimed that in the meantime, current hiring practices put the City in a "liable" position. She then read Councilmember Evans's letter in response to a request to withdraw his complaint.

Ruby Benoit of 612 Grayson Ln. stated that she noticed the Lake Cities 4th of July event is being held on June 27th. She stated that if the City was not going to hold the celebration on the 4th of July, then the event should be re-branded. Ms. Benoit volunteered to participate in a committee to help organize the event, if one exists.

Lucy Phillips of 2209 Wagon Wheel Trl. (Corinth, Texas) recalled that three years ago, the Library was on the verge of closing, but thanks to the dedication of City Council and City Staff, the Library is still here. She expressed gratitude to the City for hiring Erin as the Library Director, and said that the Library is a "hopping" place now. Ms. Phillips stated that although she doesn't live in Lake Dallas, she is far more familiar with the Lake Dallas Councilmembers than those of Corinth, where she resides, which she believes speaks to the dedication of City leaders. She reminded Council and attendees that the Library is hosting a Star Wars event on May 5th, and urged the public to sign up for flyers and newsletters from the Library.

Shelley Kristich of 298 S. Lakeview Dr. said that she received a sticker from the fire department to help first responders locate essential items in her home in the event of emergency, but that awareness about this sort of service was low. She urged Council to encourage residents to develop their own safety plans, and to "help them help themselves." Ms. Kristich stated that home explosions are happening more frequently, not just in Lake Dallas, so people need to develop plans for themselves, animals, and neighbors.

Jayne Potter of 615 Shore Dr. expressed frustration with the parking situation in her area. She stated that a parking flyer was put out by the City prior to the home explosion event in March, but there has been no follow-up since then. Ms. Potter expressed concern about the ongoing work being done by Atmos in the city, claiming that she has sustained "injuries and trauma" from holes caused by Atmos. She also alleged that her mail has not been delivered because her mailbox has been inaccessible with all of the utility work being done.

5. Mayor & Council Member Announcements

Councilmember Wohr-	<p>Thanked City Staff for attending Mayor’s Prayer Breakfast</p> <p>Thanked Library & Library Volunteers for their work</p> <p>Boys & Girls Club is returning to Denton County with a location in Lewisville opening soon</p> <p>Thanked Luke for quick response to water sprinkler issue at City Park</p> <p>Discussion on accountability for companies contracted by the City</p>
Councilmember Fitzpatrick	<p>Thanked City Staff for attending Mayor’s Prayer Breakfast</p> <p>Thanked Library & Library Volunteers for their work</p> <p>Thanked the City and Mayor for the Autism Awareness Month Proclamation</p> <p>Discussion on one-on-one training for Council members to address online misinformation</p>
Councilmember Vrba	<p>Happy birthday to Councilmember Wohr</p> <p>Thanked City Staff for attending Mayor’s Prayer Breakfast</p> <p>Increased communication with Republic Services regarding issues with trash collection</p>
Councilmember Evans	<p>Discussion on archiving livestreams for public meetings</p>
Mayor Bleau-	<p>Thanked City Council and City Staff for attending Mayor’s Prayer Breakfast</p> <p>Thanked Chief Robb for bringing food to Denton County Sheriff’s Office dispatchers during Telecommunicators Week</p> <p>Encouraged participation in Lake Dallas ISD’s “Falcon Insider” program</p> <p>Thanked the public for their patience over the last several weeks as the City navigates various issues</p> <p>Attended conference call with Public Works Director Jeremy Wilks for the annual Shore-To-Shore cleanup event.</p> <p>Thanked City Staff for educational materials on existing codes</p> <p>Continued updates on Carlisle road project</p> <p>Statistics from All American Dogs and the Police Department</p> <p>Monthly or quarterly updates on Fire Department responses to calls</p> <p>Follow up on issues with mail delivery voiced by citizens</p>

6. City Manager’s Report:

- Kids-N-Cops this Saturday, weather permitting
- Met with Atmos executives to address logistical issues
- Coordinating with Atmos and Texas Railroad Commission to complete repairs by end of July

Work Session:

7. Hold discussion regarding the Emergency Management Plan and Code of Ordinance Chapter 30 Emergency Service.

Council held a discussion regarding the Emergency Management Plan and Code of Ordinance Chapter 30 Emergency Service.

8. Consider and act on the November and December 2025 financial report.

Council received a presentation from Finance Director Sarah Cochran regarding the November and December 2025 financial report.

Motion: to approve the November and December 2025 financial report was made by Councilmember Vrba and seconded by Councilmember Fitzpatrick.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.

Noes: None

Motion Passed 5-0

9. Consider and act on an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by repealing and replacing in its entirety Chapter 78: “Peddlers and Solicitors”.

Council held a discussion on the adoption of an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by repealing and replacing in its entirety Chapter 78: “Peddlers and Solicitors”.

Motion: to approve an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by repealing and replacing in its entirety Chapter 78: “Peddlers and Solicitors” was made by Councilmember Vrba and seconded by Councilmember Woehr.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.

Noes: None

Motion Passed 5-0

10. Consider and act on authorizing the City Manager to negotiate and execute a contract for the turf program for the City Park soccer fields.

Council received a presentation from Public Works Director Jeremy Wilks outlining a potential agreement with Sports Field Solutions for the maintenance of the City Park soccer fields.

Motion: to authorize the City Manager to negotiate and execute a contract with Sports Field Solutions for the turf program for the City Park soccer fields was made by Councilmember Vrba and seconded by Councilmember Fitzpatrick.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.
Noes: None

Motion Passed 5-0

11. Consider and act on authorizing the City Manager to negotiate and execute a contract for the purchase of Automated External Defibrillators from AEDSuperstore

Council received a presentation from Police Chief Daniel Robb providing an overview of the Automated External Defibrillators (AEDs) from AEDSuperstore.

Motion: to authorize the City Manager to negotiate and execute a contract with AEDSuperstore for the purchase of Automated External Defibrillators was made by Councilmember Vrba and seconded by Councilmember Woehr.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.
Noes: None

Motion Passed 5-0.

12. Consent Agenda

1. Consider and act on an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by amending Chapter 18 titled “Animals” Article VII Title “Mistreatment of Animals” by repealing Section 18-246 titled “Poisoning” and replacing it with a new Section 18-246 titled “Animal Traps and Poison”.

This item was pulled from the Consent Agenda.

2. Consider and act on a Resolution authorizing membership in the Atmos Cities Steering Committee and authorizing payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related to Atmos Energy Corporation.

3. Consider and act on the approval of the December 11, 2025, January 8, 2026, February 4, 2026, February 12, 2026 and March 12, 2026 City Council minutes.

Motion: to approve the Consent Agenda was made by Councilmember Vrba and seconded by Councilmember Woehr.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.
Noes: None

Motion Passed 5-0.

13. Consider and act on an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by amending Chapter 18 titled “Animals” Article VII Title “Mistreatment of Animals” by repealing Section 18-246 titled “Poisoning” and replacing it with a new Section 18-246 titled “Animal Traps and Poison”.

Council held a discussion on the language and provisions of the proposed Ordinance.

Motion: to approve an Ordinance by the City of Lake Dallas, Texas, amending the Code of Ordinances of Lake Dallas by amending Chapter 18 titled “Animals” Article VII Title “Mistreatment of Animals” by repealing Section 18-246 titled “Poisoning” and replacing it with a new Section 17-246 titled “Animal Traps and Poison” was made by Councilmember Woehr and seconded by Councilmember Vrba.

Ayes: Councilmember Woehr, Lewelling, Fitzpatrick, Vrba and Evans.

Noes: None

Motion Passed 5-0.

14. **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. Conduct a closed meeting pursuant to Texas Government Code Section 551.074 to deliberate and evaluate the duties, responsibilities, performance, and dismissal of the City Manager
2. Conduct a closed meeting pursuant to Section 551.074(1) of the Texas Government Code, Personnel Matters, to deliberate the duties of the Mayor and City Council Members.

Council convened into Executive Session at 8:30 p.m.

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

Council reconvened into Open Session at 9:32 p.m.

Motion: To terminate the City Manager was made by Councilmember Lewelling and seconded by Councilmember Evans.

Ayes: Councilmember Lewelling and Evans

Noes: Councilmember Woehr, Fitzpatrick, and Vrba

Motion Failed 2-3

Adjournment

Mayor Bleau adjourned the meeting at 9:33 p.m.

Approved:

Kristy Bleau, Mayor

Attest:

Codi Delcambre, City Secretary



CITY COUNCIL
AGENDA MEMO

Prepared By: Marisa Brewer, AICP, City Planning Consultant

May 28, 2026

Act on an Ordinance 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 a 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

	Requirement	PD Standard	Reason
1	Sec. 122-667. - Lot area. 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.
2	Sec. 122-408. - Rear yards. (a) The minimum rear yard setback shall be 25 feet.	(a) 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>
---	---	--

2. Landscaping

	Requirement	PD Standard	Reason
1	<p>Sec. 122-1228 (2.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>Sec. 122-1228 (2.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 16th,2026. The commission made the recommendation to approve as presented.

PUBLIC HEARING:

A Public Hearing was held on May 14 and City Council made a motion to approve the Planned Development as presented.

RECOMMENDED MOTIONS:

At the May 14, 2026, City Council meeting, the Council conducted a public hearing and approved the Planned Development request as presented. The item before the Council tonight is a formal action to approve the Ordinance amending the Zoning Ordinance and Official Zoning Map to establish the Planned Development district as presented and approved at the May 14, 2026, meeting.

Recommended Action:

Approve an Ordinance amending the Lake Dallas Municipal Code, including the Zoning Ordinance and Official Zoning Map of the City of Lake Dallas, Texas, as previously amended, by changing the zoning classification governing the development and use of Lot 1, Block A, Kim Addition, an addition to the City of Lake Dallas, Denton County, Texas, from C-3 Commercial District with the I-35 Business Corridor Overlay District to a Planned Development (PD) District with a base zoning of C-3 Commercial District and I-35 Business Corridor Overlay District; and adopting associated development regulations.

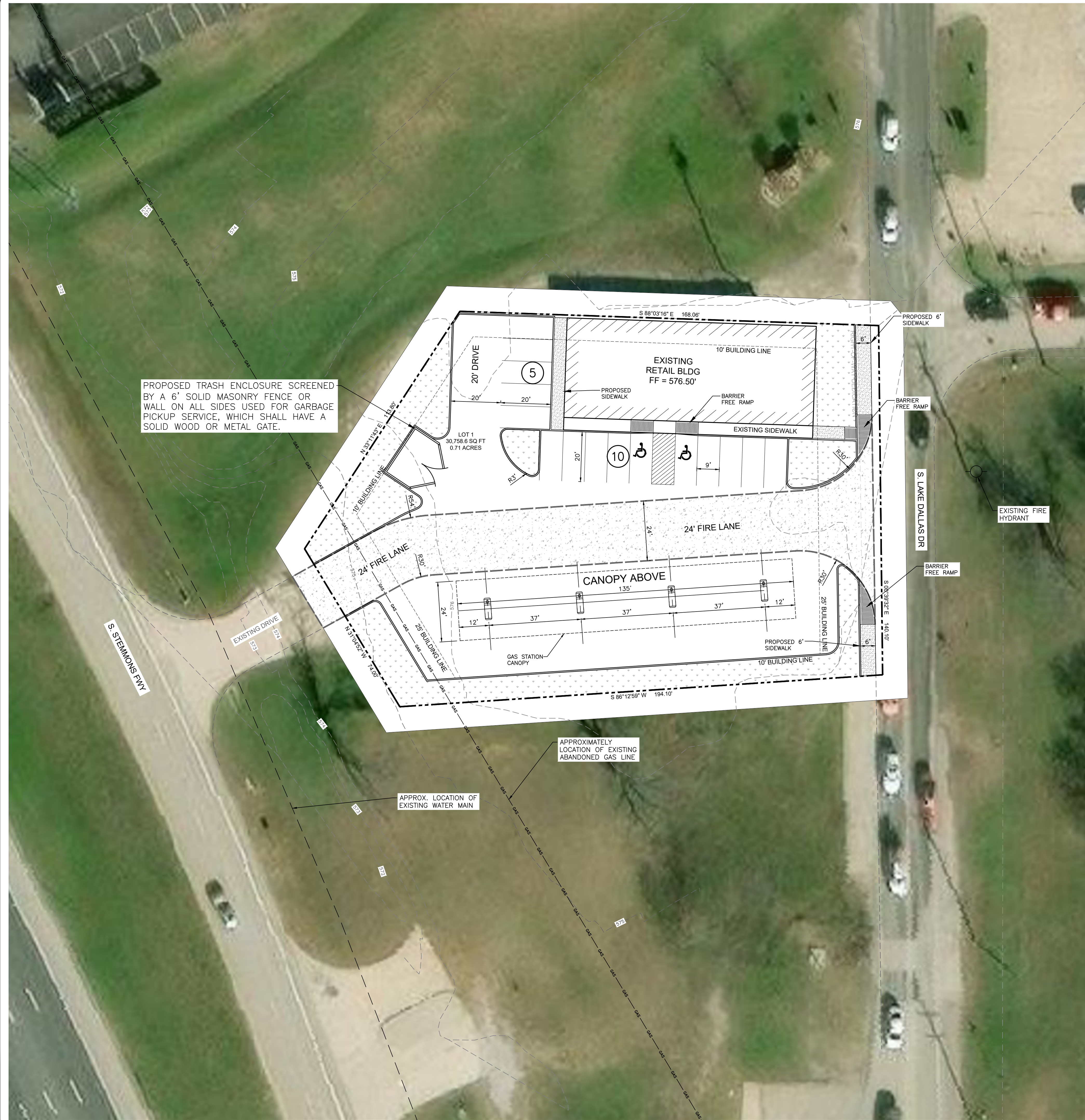
ATTACHMENTS:

Draft Ordinance

Site Plan

Landscape Plan

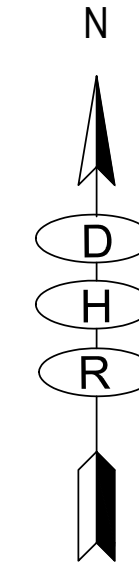
Elevations



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

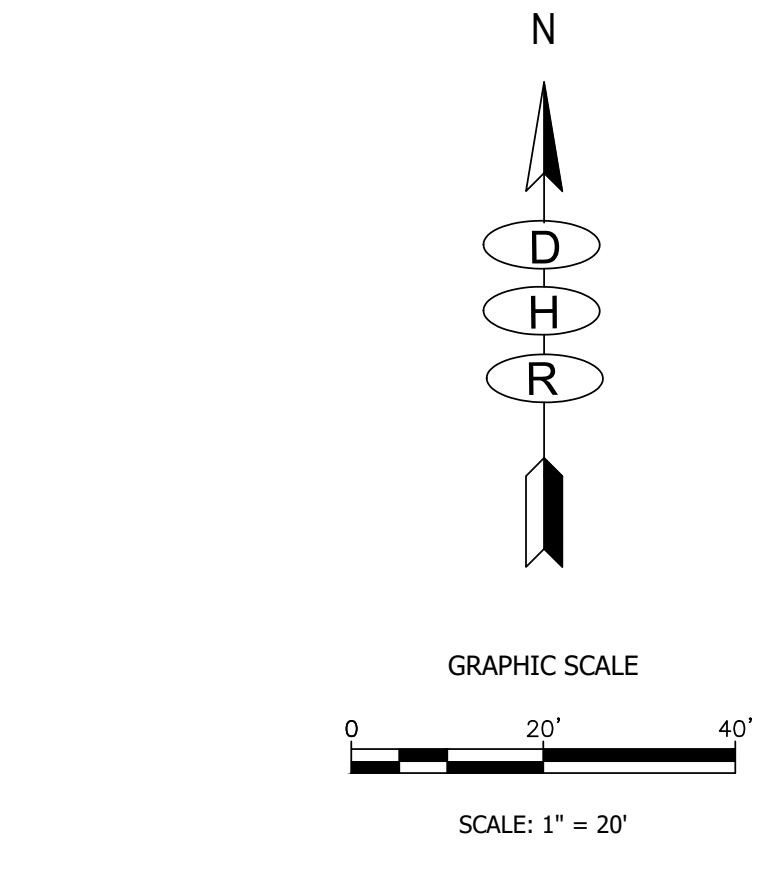
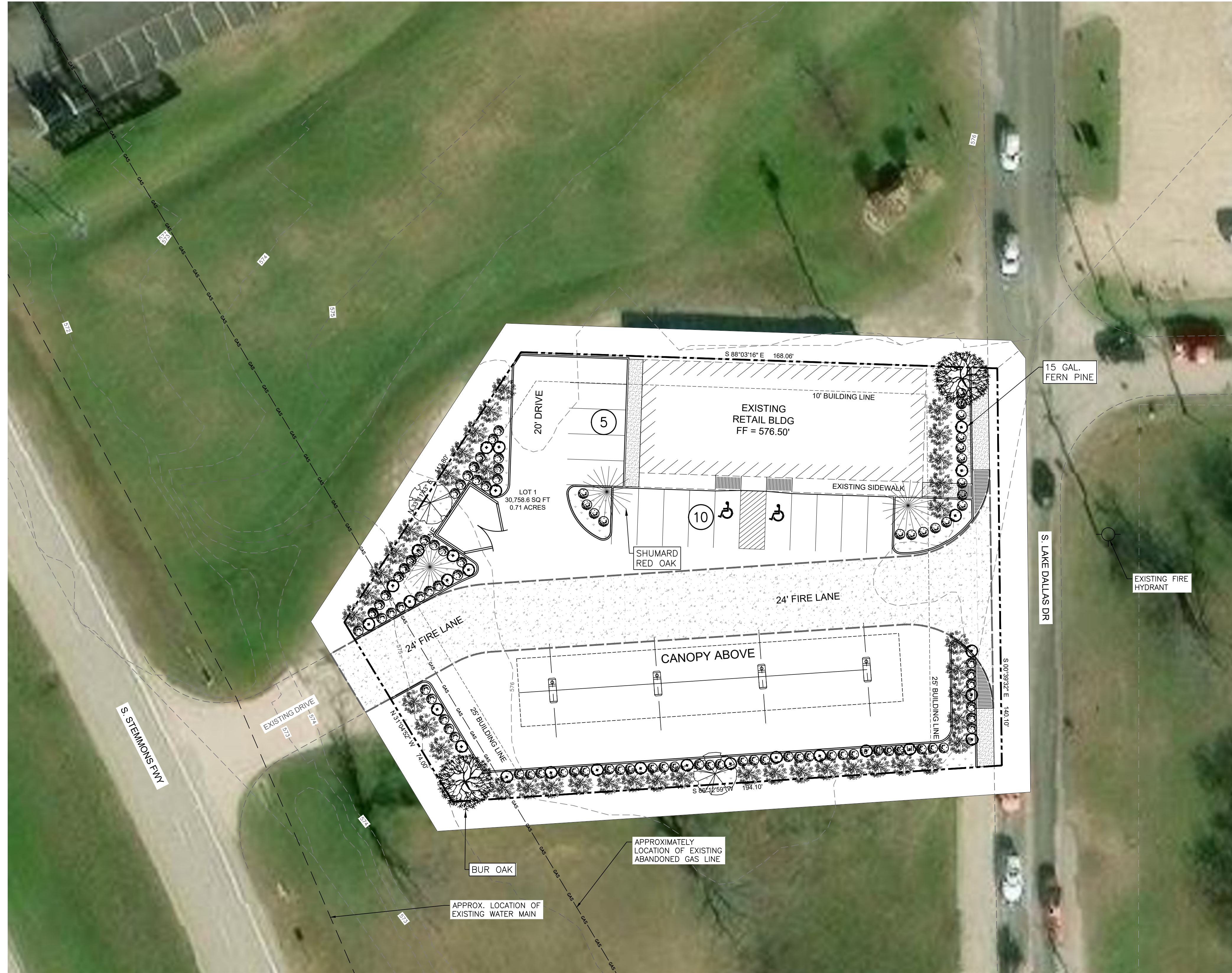
CLIENT ADDRESS
FAST TRACK AUTO, LLC
631 S LAKE DALLAS DR
LAKE DALLAS, TX 75065
CONTACT: ASH NOORANI
PH: (832) 455-6868
EMAIL: Fatma@fasttrack2@gmail.com

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	
DHR JOB No. 25796	
ISSUE DATE:	11/17/2025
SHEET	
C-3.0	



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

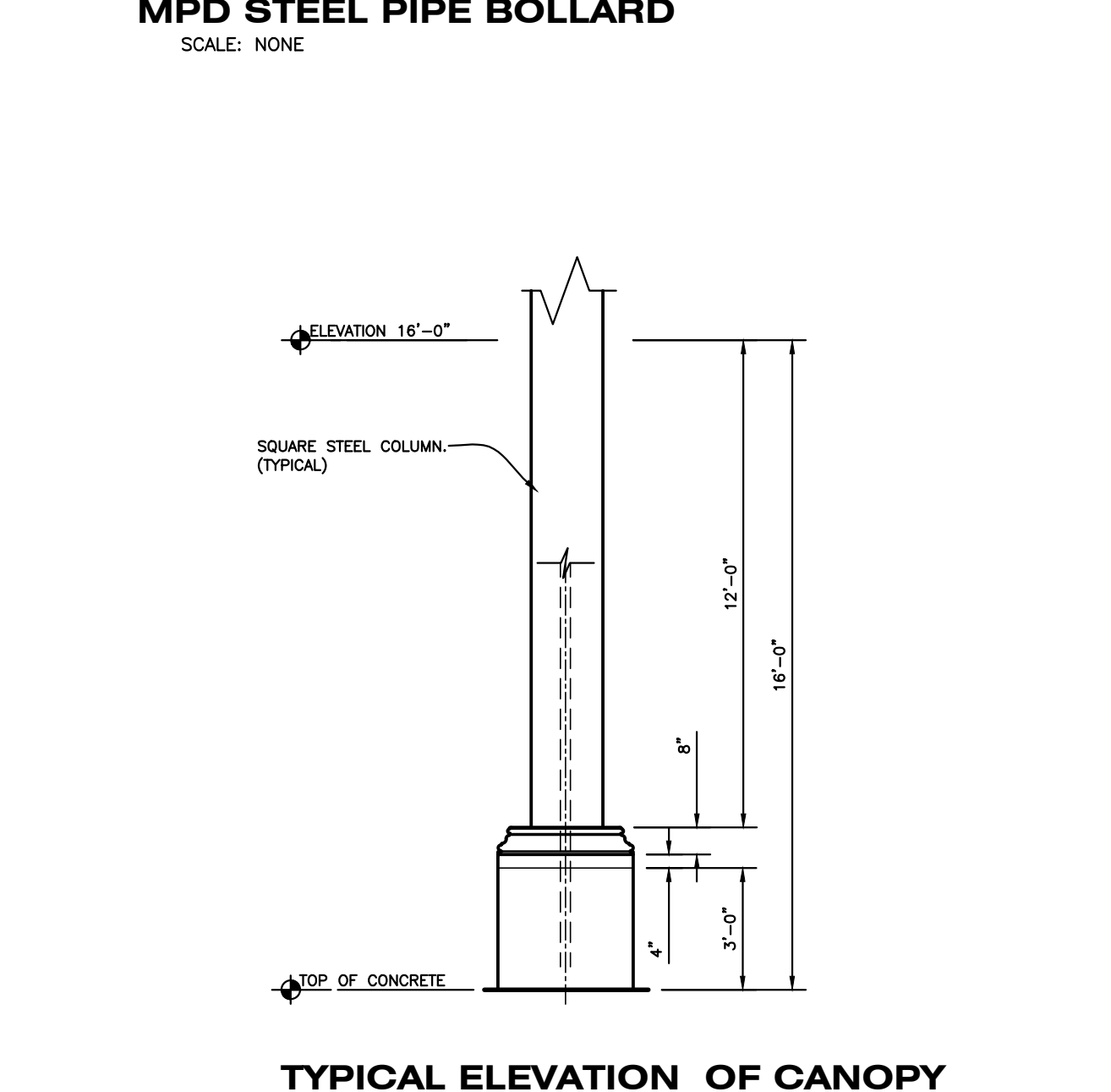
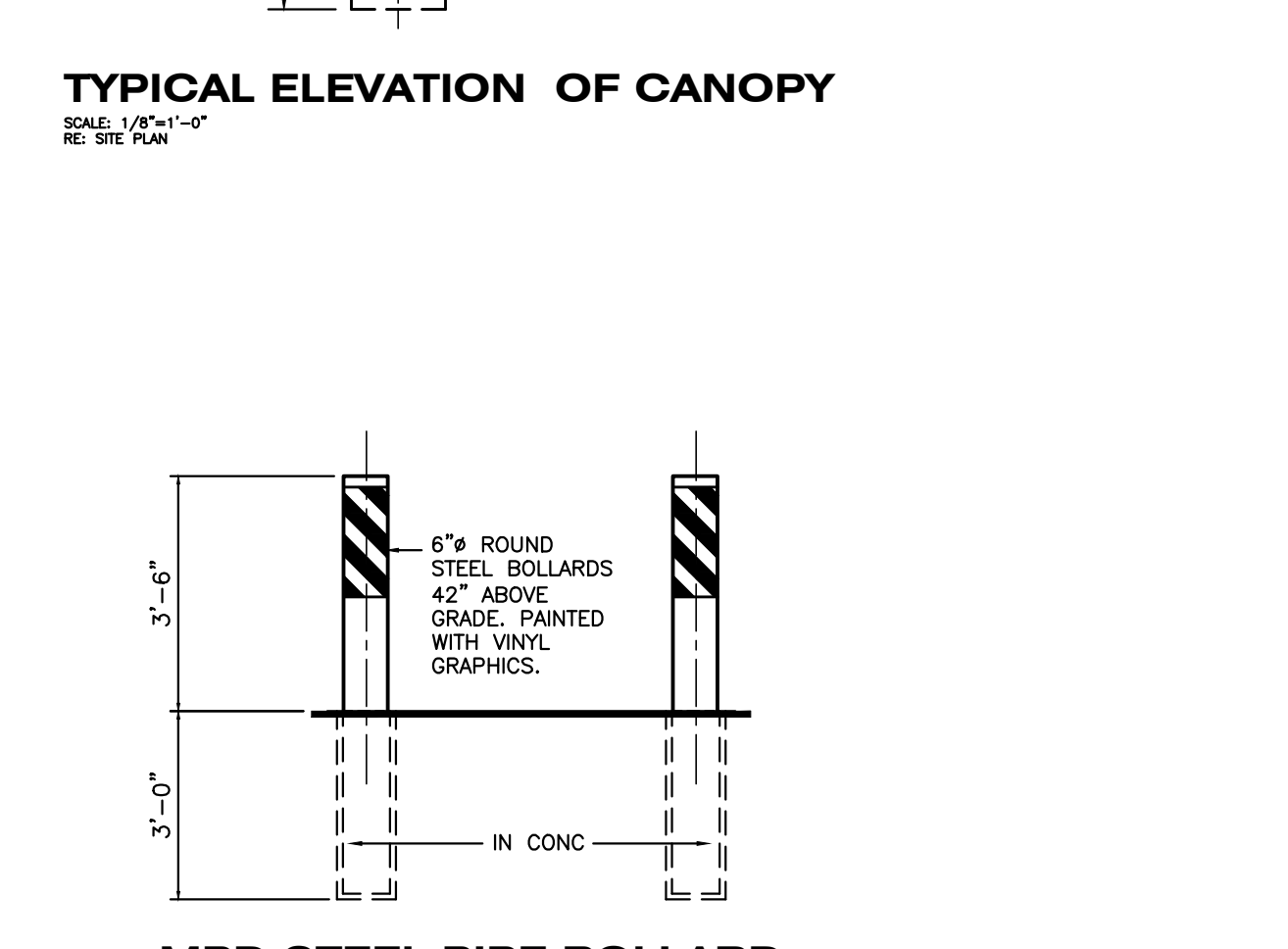
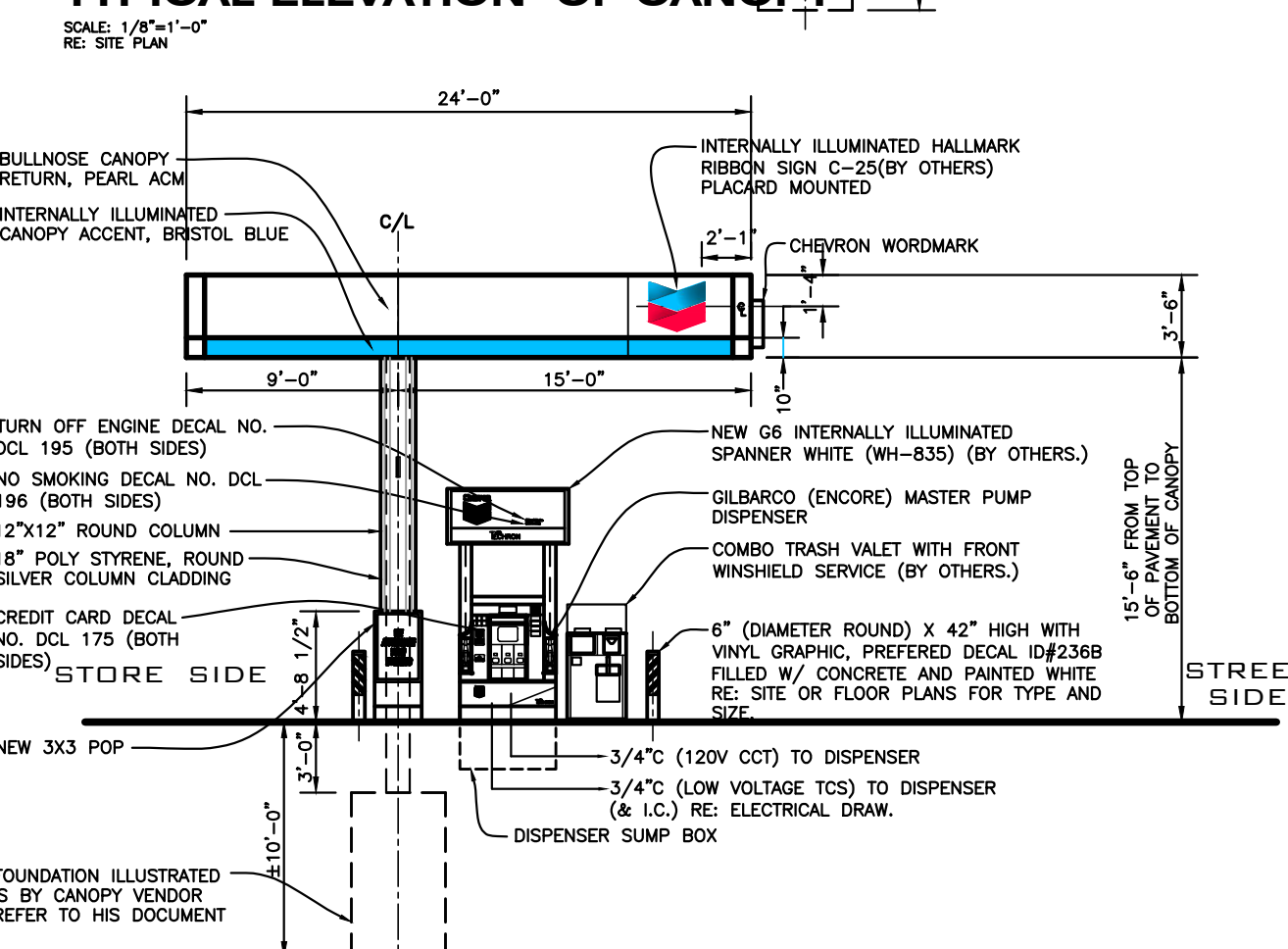
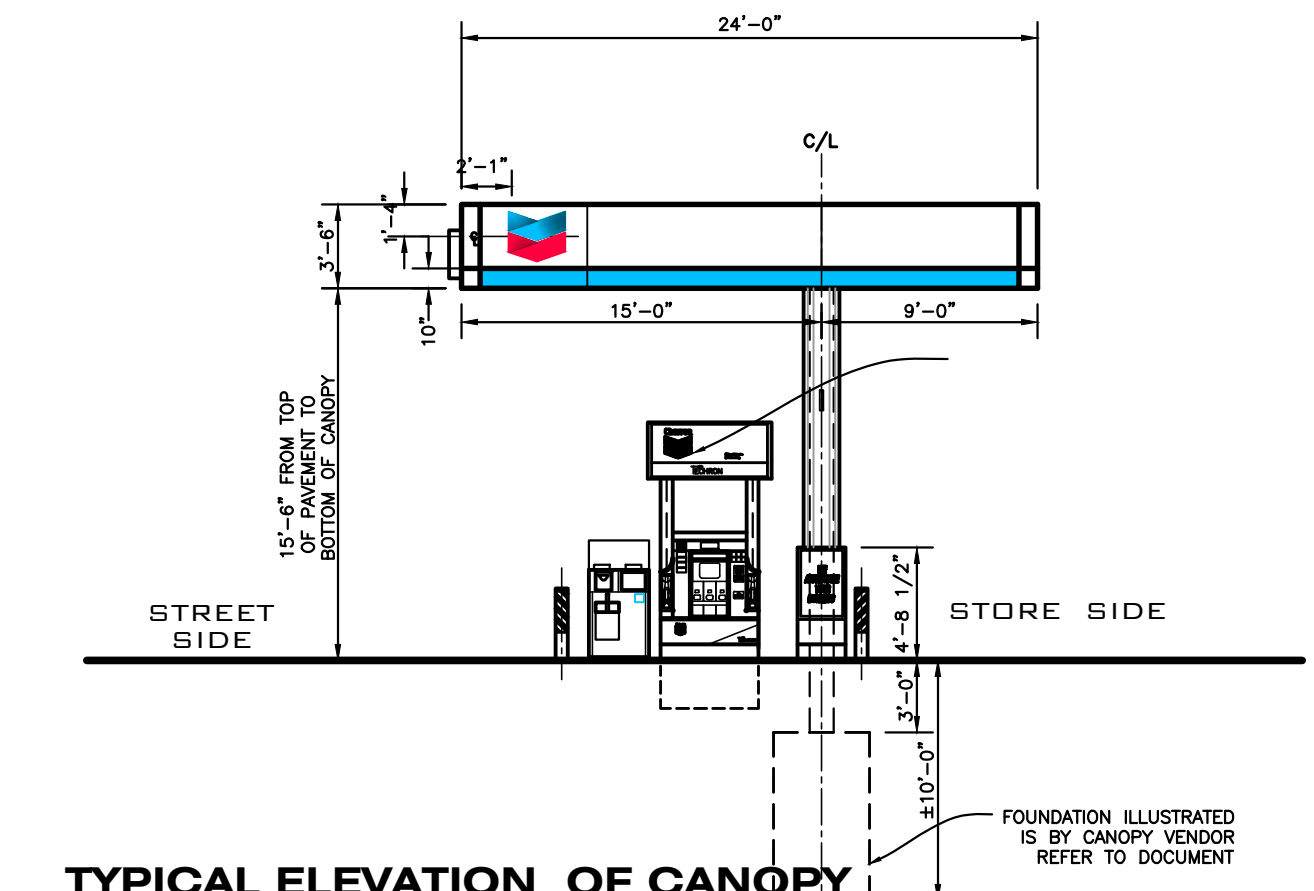
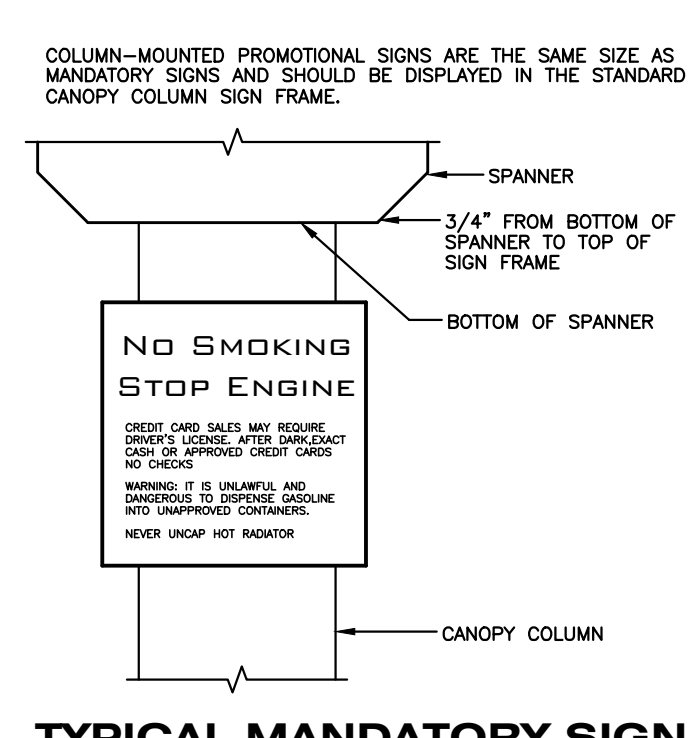
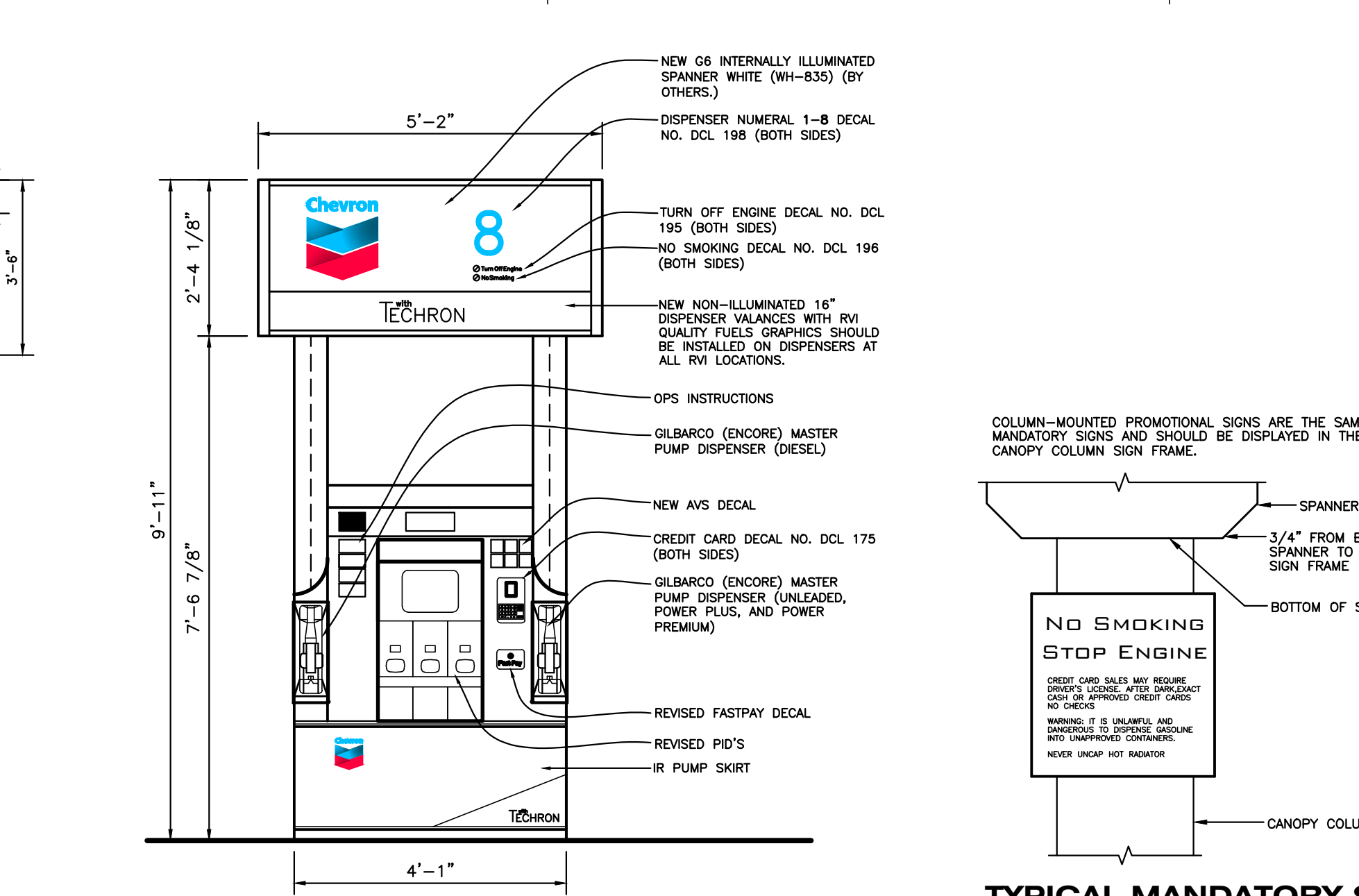
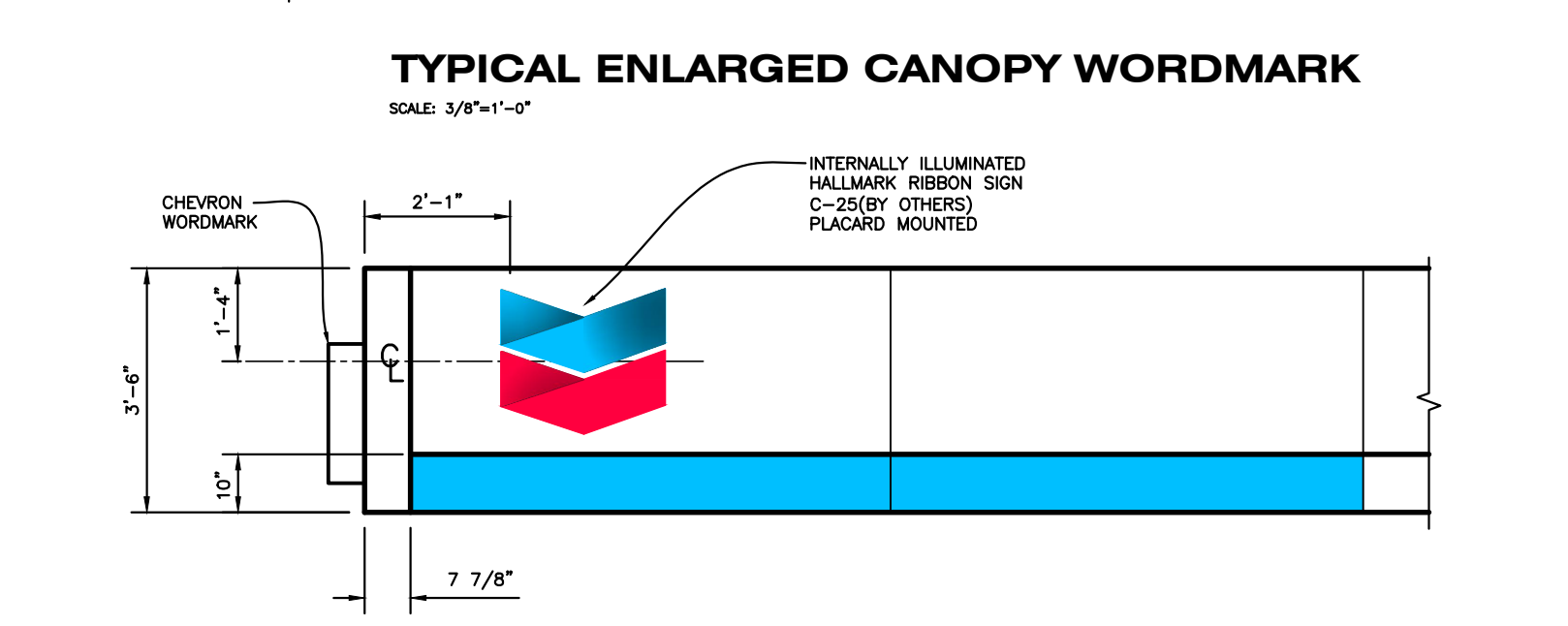
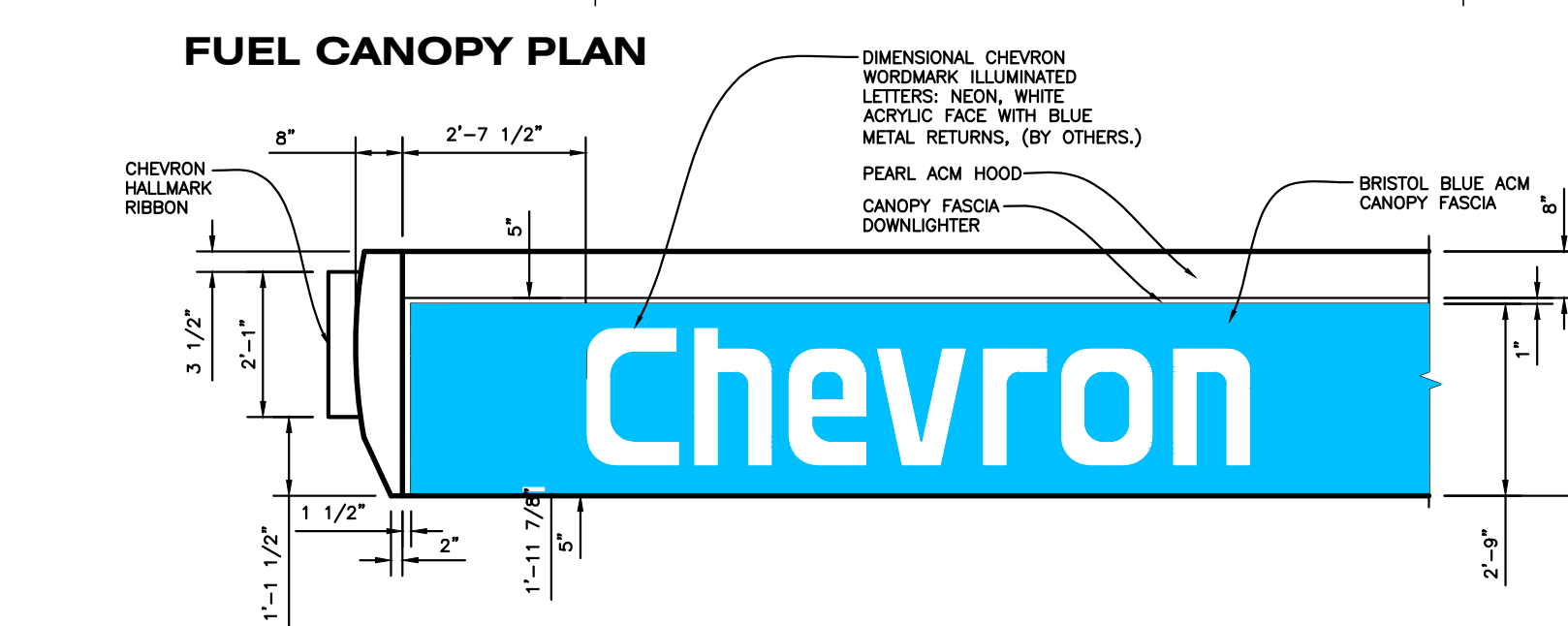
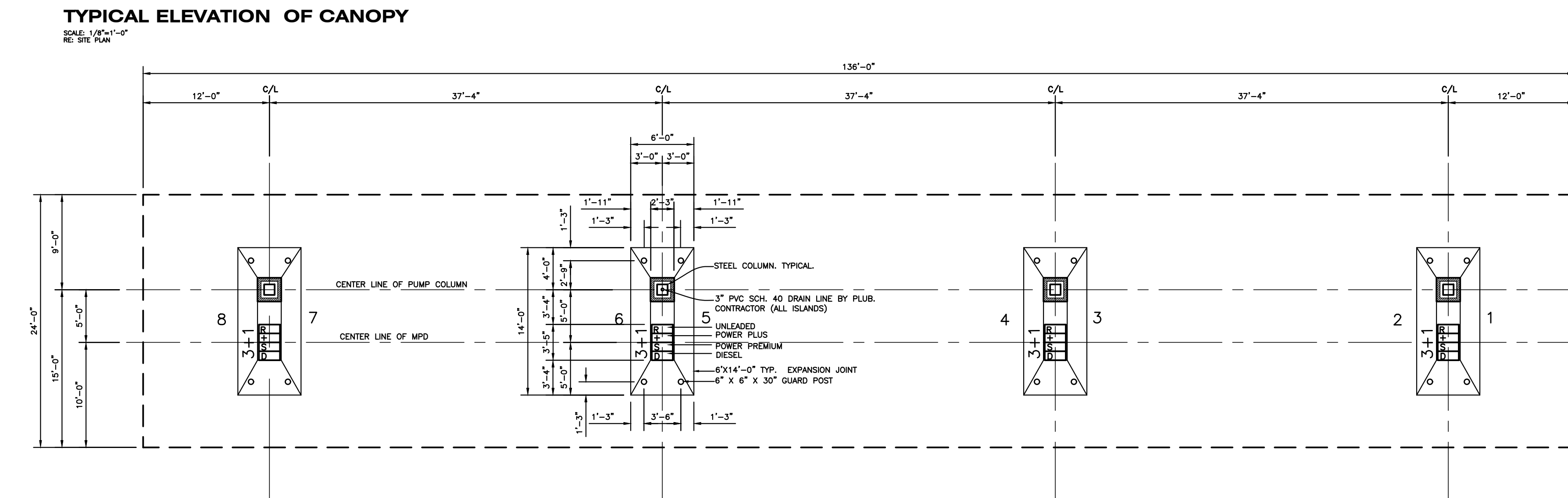
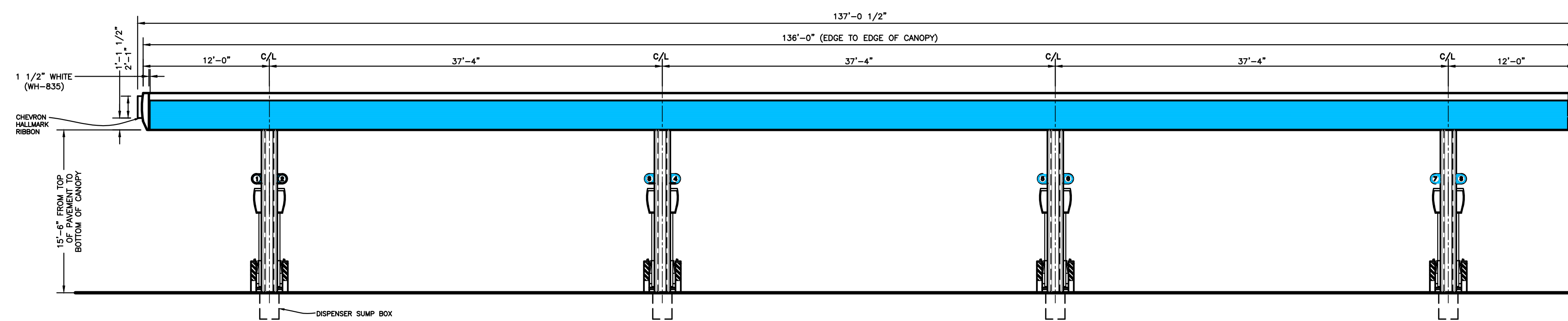
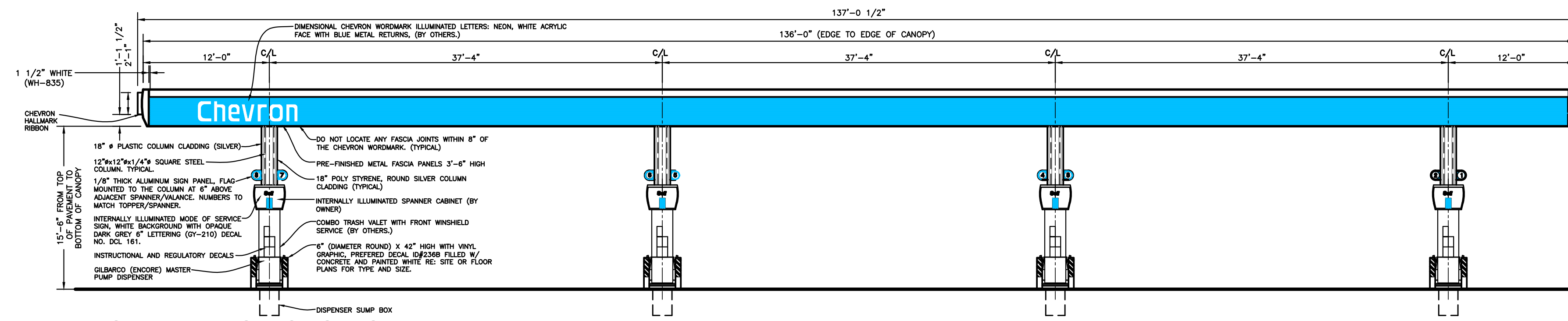
SIGNAGE NOTE
ALL SIGNAGE (INDOOR AND OUTDOOR) WILL BE SUBMITTED FOR APPROVAL THROUGH THE SIGN PERMIT APPLICATION.

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.

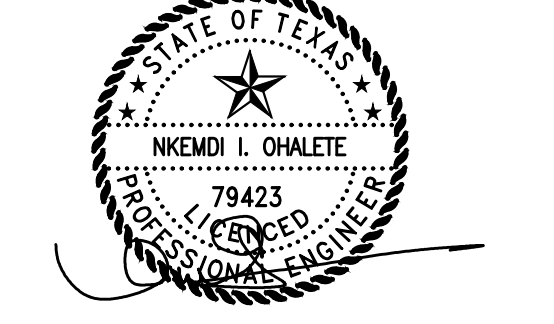
RE: SITE AND/OR FLOOR PLANS VERIFY WITH OWNER ALL ITEMS WHICH ARE APPLICABLE. CANOPY CONTRACTOR REFER TO SHEET F1.0 FOR SIZE AND OVERALL SCOPE OF WORK.



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

**CITY OF LAKE DALLAS, TEXAS
ORDINANCE NO. 2026-_____**

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE LAKE DALLAS MUNICIPAL CODE ZONING ORDINANCE AND MAP OF THE CITY OF LAKE DALLAS, TEXAS, AS HERETOFORE AMENDED, BY CHANGING THE ZONING REGULATIONS GOVERNING THE DEVELOPMENT AND USE OF LOT 1, BLOCK A, KIM ADDITION, AN ADDITION TO THE CITY OF LAKE DALLAS, DENTON COUNTY, TEXAS, FROM C-3 COMMERCIAL DISTRICT, WITH I-35 BUSINESS CORRIDOR DISTRICT, TO PLANNED DEVELOPMENT (PD) DISTRICT WITH A BASE ZONING OF C-3 COMMERCIAL DISTRICT AND I-35 BUSINESS CORRIDOR DISTRICT; ADOPTING DEVELOPMENT REGULATIONS; PROVIDING A CONFLICTS RESOLUTION CLAUSE, PROVIDING A SEVERABILITY CLAUSE, PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, having received the recommendation of the Planning and Zoning Commission and the report presented by the City Administration, the City Council of the City of Lake Dallas, Texas, finds that exceptional circumstances affecting the Property exists such that establishment of a planned development district regulating the development of the Property is justified.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The Lake Dallas Municipal Code Zoning Ordinance and Map of the City of Lake Dallas, Texas (collectively, the Zoning Ordinance”), heretofore duly passed by the governing body of the City of Lake Dallas, as previously amended, be, and the same are hereby amended by amending the regulations governing the use and development of Lot 1, Block A, Kim Addition, an addition to the City of Lake Dallas, Denton County, Texas, as recorded in Instrument No. 2025-309, Plat Records of Denton County, Texas (the “Property”), from “C-3” Commercial District, with I-35

Business Corridor District to Planned Development (PD) District with a base zoning of C-3 Commercial District and I-35 Business Corridor District, subject to Section 2 of this Ordinance.

SECTION 2. LAND USE AND DEVELOPMENT STANDARDS

The Property shall be developed and used in accordance with the provisions of the Zoning Ordinance, as amended, subject to the following modifications:

A. Base Zoning. Subject to the modifications or additions set forth in this Section 2, the Property shall be developed and used in accordance with the provisions of the Zoning Ordinance applicable to property located within the C-3 Commercial District and I-35 Business Corridor District, except as modified by this ordinance.

B. Site Plan. The Property shall be used and developed substantially in accordance with the Site Plan attached hereto as Exhibit “A” and incorporated herein by reference (the “Site Plan”). The Site Plan shall serve as the approved site plan, and no separate site plan approval pursuant to Section 122-639 shall be required. The City Manager may authorize minor modifications to the Site Plan in accordance with Section 122-636 of the Zoning Ordinance

C. Development Standards. The Property shall comply with the development standards of the C-3 Commercial District and I-35 Business Corridor District, except as provided below:

- (1) The minimum lot area shall be 8,000 square feet.
- (2) The minimum rear yard setback shall be zero (0) feet.

D. Landscaping. The Property shall be developed substantially in accordance with the Landscape Plan, attached hereto as Exhibit “B” and incorporated herein by reference (the “Landscape Plan”), and the following:

- (1) For off-street parking and vehicular use areas abutting adjacent property lines, a minimum perimeter landscape buffer area is not required.

E. Parking. One parking space shall be permitted in the rear yard setback on the north edge of the Property as shown on the Site Plan.

SECTION 3. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Lake Dallas and the provisions of this ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid the same shall not affect the validity of this ordinance as a whole, or any part or provision thereof other than the part so

decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Zoning Ordinance as a whole.

SECTION 5. An offense committed before the effective date of this ordinance is governed by the prior law and the provisions of the Zoning Ordinance, as amended in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. Any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Zoning Ordinance of the City of Lake Dallas, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 7. This ordinance shall take effect immediately from and after its passage and the publication of the caption as the law and charter in such cases provides.

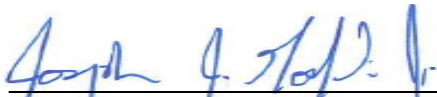
PASSED AND APPROVED this 23rd day of April 2026.

Kristy Bleau, Mayor

ATTEST:

Codi Delcambre, City Secretary

APPROVED AS TO FORM:

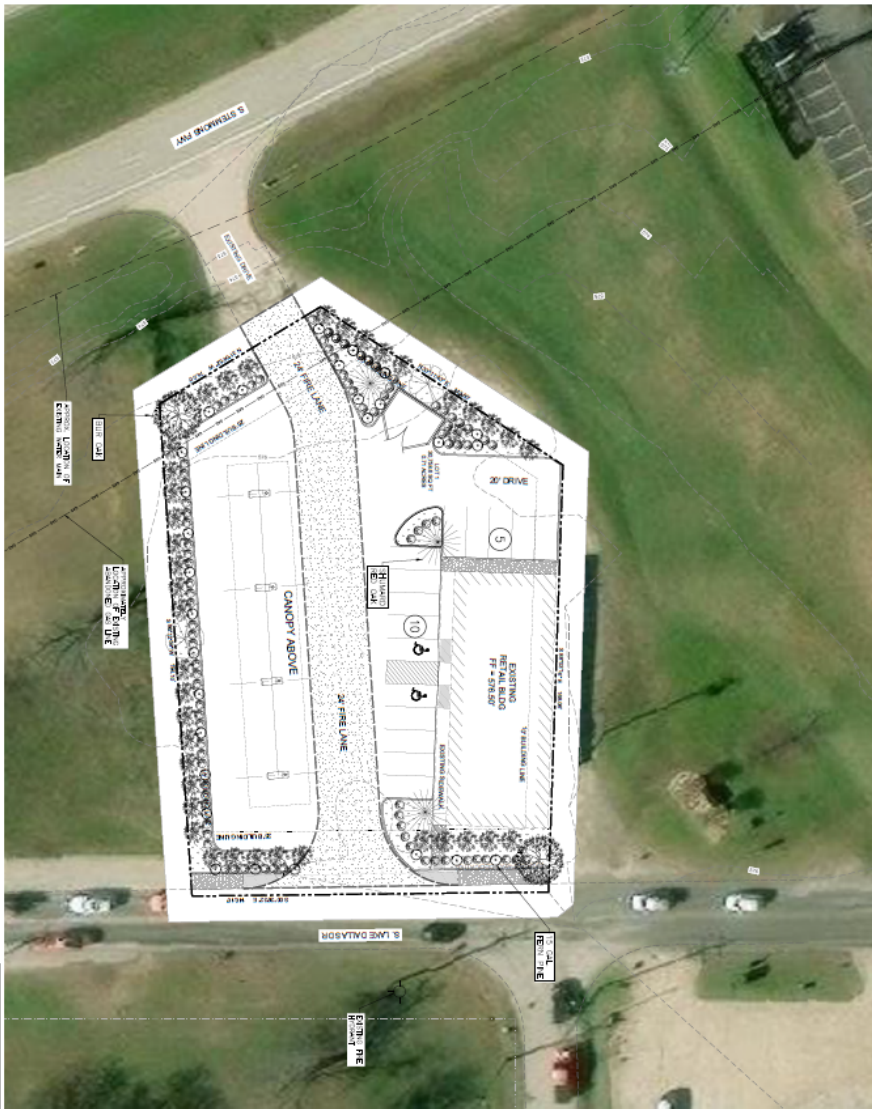


Joseph J. Gorfida, Jr., City Attorney

ORDINANCE NO. 2026-_____ EXHIBIT "B" – LANDSCAPE PLAN

PLATE: 4/2/2026 3:33:23 AM

R12: LANDSCAPE PLAN.DWG

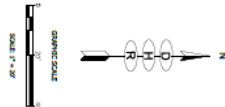


PLANTING SCHEDULE (SHRUBS)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/DIA.	HEIGHT	SPACING
	80	INDIAN HAWTHORN	Quercus imbricaria	5' O.C.	3'	5' O.C.
	40	SAFFORDY	Sollya spinosa	5' O.C.	3'	5' O.C.
	27	REDWATER DOGWOOD	Indigofera spicata	15' O.C.	6'	12' O.C.

PLANTING SCHEDULE (LARGE TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/DIA.	HEIGHT	SPACING
	2	BUR OAK	Quercus macrocarpa	4"	12' MIN.	4'-8'-24" MIN.
	3	SHADY OAK	Quercus shumardii	4"	12' MIN.	4'-8'-24" MIN.
	2	SHADE TOLERANT	Fraxinus densata	4"	12' MIN.	4'-8'-24" MIN.

LEGEND

- PROPOSED PAVING LANE OF HOT CONCRETE PAVEMENT WITH AN INTEGRATED SUBGRADE CENTER LINE AND EDGE CURB
- EXISTING PAVING
- PROPOSED SIDEWALK AND ACCESS DRIVE



C-4.0

DATE: 04/02/2026

PROJECT: 631 S LAKE DALLAS DR. GAS STATION

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

LANDSCAPE PLAN

D E R

ENGINEERING, INC.

Civil Engineers
5115 E. KENNEDY BOULEVARD, SUITE 500
IRVING, TEXAS 75038
TEL: (972) 716-8000 FAX: (972) 716-8111
TYPICAL FORM

FAST TRACK AUTO, LLC
631 S LAKE DALLAS DR.
LAKE DALLAS, TX 75048
CONTACT: 409-600-0000
PH: (822)-48-6962
EMAIL: FastTrackAuto@gmail.com

No.	Revisions/Issues	Date