



**City of Lake Dallas
City Council
Regular Called Meeting
City Hall
212 Main Street, Lake Dallas, TX 75065
Thursday, July 9, 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:

Section VIII. - Action items:

1. Consider and act on an Ordinance amending the Code of Ordinances by amending Chapter 26 titled "Businesses" by adding a new Article VII titled "Short-Term Rental Regulations".

Section IX. - Work Session :

1. Receive an update on the Hundley Road and Shady Shore Road Improvement Project, including the status of utility relocations, infrastructure improvements, and construction progress.
2. Receive a report from the Garza Day Committee regarding preparations and planned activities for Garza Day.
3. Discussion regarding the renaming of the City's July 4th event.

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 June 11, 2026 and June 25, 2026 minutes.

Section XI. - Executive Session:

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

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 July 1, 2026 at 5:00 p.m.



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: Codi Delcambre,
Director of Administrative
Services/City Secretary

July 9, 2026

Consider and act on an Ordinance amending the Code of Ordinances by amending Chapter 26 titled "Businesses" by adding a new Article VII titled "Short-Term Rental Regulations".

Description:

Consider and act on an Ordinance amending the Code of Ordinances by amending Chapter 26 titled "Businesses" by adding a new Article VII titled "Short-Term Rental Regulations".

Background Information:

On April 9, 2026, the City Council directed staff to prepare a proposed ordinance establishing regulations for short-term rental (STR) properties operating within the City of Lake Dallas. Since that direction, staff has worked with the City Attorney to develop an ordinance that provides a regulatory framework while balancing property rights, neighborhood compatibility, public safety, and the City's ability to effectively administer and enforce short-term rental operations.

As short-term rentals continue to increase in communities throughout North Texas, the proposed ordinance is intended to establish consistent operating standards, improve accountability, and ensure compliance with applicable City ordinances and state laws.

Summary of the Proposed Ordinance

The proposed ordinance creates a new Article VII within Chapter 26 of the Code of Ordinances to regulate short-term rentals. Major provisions include:

- Requires all short-term rentals operating within the City to obtain an annual registration certificate.
- Establishes registration requirements, including owner information, emergency contacts, floor plans, safety information, and designated local responsible parties.
- Requires a local responsible party to be available at all times and able to respond to complaints within one hour.
- Requires guest safety information to be provided and posted within each short-term rental, including emergency contact information, evacuation routes, parking requirements, noise regulations, and trash collection information.
- Requires compliance with all applicable Hotel Occupancy Tax requirements.
- Establishes procedures for renewal, suspension, revocation, and appeals of registration certificates.
- Provides enforcement authority for violations, including penalties consistent with the City's Code of Ordinances.

Financial Consideration:

The ordinance authorizes the establishment of a registration fee through the City's Master Fee Schedule. Registration fees are intended to offset administrative costs associated with implementing and enforcing the program. Additional Hotel Occupancy Tax compliance may also provide increased revenue collection where

applicable.

Recommended Motions:

I move to approve/deny an Ordinance amending the Code of Ordinances by amending Chapter 26 titled "Businesses" by adding a new Article VII titled "Short-Term Rental Regulations".

Attachments:

1. LAKE DALLAS Ordinance Amending Chapter 26 by Adding Article VII Short-Term Rental Regulations

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

AN ORDINANCE OF THE CITY OF LAKE DALLAS, TEXAS, AMENDING THE CODE OF ORDINANCES BY AMENDING CHAPTER 26 TITLED “BUSINESSES” BY ADDING A NEW ARTICLE VII TITLED “SHORT-TERM RENTAL REGULATIONS”; PROVIDING A SEVERABILITY CLAUSE, PROVIDING A PROVIDING A SAVINGS CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council recognizes the growth of short-term rental properties within the City of Lake Dallas; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Lake Dallas to establish reasonable regulations for the operation of short-term rentals to protect neighborhood integrity, ensure public safety, and maintain compliance with applicable health, building, and taxation codes;

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

SECTION 1. That the City of Lake Dallas Code of Ordinances is hereby amended by amending Chapter 26 titled “Businesses” by adding a new Article VII titled “Short- Term Rental Regulations,” to read as follows:

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

“Chapter 26 -- Businesses

...

ARTICLE VII. – SHORT-TERM RENTAL REGULATIONS

Sec. 26-206. Purpose

This article is adopted to promote the public health, safety, and general welfare within the City by providing neighborhood sustainability and preserving property values. Having current and reliable information about the Owners of short-term rentals will allow the City to provide those Owners with timely information on the condition of their properties and emergency contact information, to protect the health and safety of guests of short-term rentals and to aid in enforcement of applicable ordinances and laws. By requiring the registration of short-term rental properties, the City Council seeks to protect property values and to prevent property damage within the City limits.

Sec. 26-207. Definitions.

The following words, terms, and phrases, when used in this article, shall have the meanings described in this section. Where terms are not defined in this section, and are defined in other adopted ordinances, such terms shall have the meaning as described to them as in those ordinances. Where terms are not defined through the methods authorized by this section, such terms shall have ordinarily accepted meanings as the context implies.

Director or designee means the director of the department(s) or division(s) of the City designated by the City Manager to administer and/or enforce the provisions of this article and any person or persons designated by such department or division directors) to represent the department or division for said purpose.

Guest means a person contracting with an Owner, either directly or through a Short-term rental listing service, for use of a residential dwelling or premises as a short-term rental and such person's invitees occupying the short-term rental. "Guest" includes any individual person living, sleeping, or possessing a short-term rental premises, or portion thereof for any portion of the time during which the rental agreement for the STR authorizes such possession. A person is not required to be paying rent, providing in-kind services, or named in any lease, contract, or other legal document to be considered a guest.

Operate means to do any of the following for an STR: rent or lease; offer, advertise, or market to rent or lease; or enter into an agreement to rent or lease.

Owner means any person, agent, operator, firm, trust, corporation, partnership, or any other legal entity who has a legal or equitable interest in the property; or who is recorded in the official records of the county as holding title to the property; or who otherwise has control of the property, including the guardian of the estate of any such person, and the executor of the estate of such person if ordered to take possession of real property by a court. The term "Owner" does not include the holder of a non-possessory security interest in real property.

Person means one or more individuals, corporations, partnerships, associations, labor organizations, legal representatives, mutual companies, joint stock companies, trusts, unincorporated organizations, trustees, fiduciaries and any other organization or entity of whatever character.

Premises means the property, a lot, plot, or parcel of land, including any structures or portions of structures thereon.

Short-term rental or STR means a dwelling that is (a) used or designed to be used as place where a Person may reside, including a single-family dwelling, garage apartment, guest house or a unit in a multi-unit building, including an apartment, condominium, cooperative or timeshare; and (b) rented wholly or partly for a fee and for a period of less than 30 consecutive days. The term "short-term rental" does not include a premises that is used for a nonresidential purpose, including an educational, health care, retail, restaurant, banquet space or event center purpose or another similar use, or a bed-and-breakfast or hotel as defined in the Zoning Ordinance, as amended.

Short-term rental listing service means a Person that participates in the short-term rental business by facilitating and/or collecting a fee for booking services through which an Owner may offer short-term rentals to potential guests. Short-term rental listing services usually, though not necessarily, provide booking services through an online platform that allows an Owner to advertise the premises through a website or mobile application provided by the Short-term rental listing service and the Short-term rental listing service conducts a transaction by which potential guests arrange their use and their payment, whether the potential guest pays rent directly to the Owner or to the Short-term rental listing service.

Sec. 26-208. Registration required.

- (a) No short-term rental shall operate within the City without a current, valid short-term rental registration certificate. All individual units having cooking, sleeping, and bathing facilities within common buildings, regardless of ownership, shall require a separate, individual registration certificate for each unit intended to be used as a short-term rental. A short-term rental registration certificate is nontransferable and may not be assigned to another Person or premises, including, but not limited to, any successor in title to ownership of the STR or upon lease of the STR to a Person for a period longer than 30 days.
- (b) A Person who desires to Operate an STR shall submit a written application for a short-term rental registration to the Director on a form available from the City or through the City's on-line registration portal. Each application for short-term rental registration shall be accompanied by a non-refundable registration fee in the amount set forth in the Master Fee Schedule, and shall include the following information:
 - (1) A list of all Owners, operators, and agents (if applicable) of the STR and the owner of the premises on which the STR is to be Operated, including names, addresses and current email addresses and telephone numbers of each such Person; if a partnership, the name of all partners and the principal business address and telephone number of each partner; if a corporation, the Person registering must state whether it is organized under the laws of the state or is a foreign corporation, and must show the mailing address, business location, telephone number, name of the main individual in charge of the local office of such corporation, if any, and the names of all officers and directors or trustees of such corporation, and, if a foreign corporation, the place of incorporation;
 - (2) The name, address, email address and 24-hour telephone number of a contact Person who is the Owner, operator, or Owner's designated agent relating to ownership and/or operation of the STR, and the designated local responsible party who shall be responsible and authorized to respond to complaints concerning the STR within one hour or less;
 - (3) An acknowledgement that any registration granted under this article does not supersede any property-specific restrictions against short-term rentals that may exist under law, agreement, lease, covenant, or deed restriction;

- (4) A depiction of the floor plan that identifies sleeping areas, evacuation routes and location of all fire extinguishers and smoke detectors;
 - (5) The guest safety information containing the information required by Section 26-210;
 - (6) A sworn statement that the Owner has met and will continue to comply with all requirements of this article;
 - (7) A list of all Short-term rental listing services that the applicant will use to advertise the STR, and a link to each listing for the STR on a Short-term rental listing service; and
 - (8) Other information as may be required by the Director.
- (c) An application shall be considered complete when all documentation required by this article has been provided and the registration fee has been paid. Incomplete applications will not be accepted. Not later than 30 days after receipt of the registration application, the Director shall either issue a certificate of registration or notify the applicant that the application does not comply with the requirements of this article.
 - (d) The Owner shall update the City within seventy-two (72) hours of any material changes to the registration information described in Section 26-208(b).
 - (e) Unless earlier suspended or revoked by the Director pursuant to this article, a short-term rental registration certificate expires on the last day of the calendar year in which the certificate is issued. A registration certificate holder shall apply for renewal prior to the expiration of the registration certificate on a form provided by the Director. The registration certificate holder shall update the information contained in the original registration application or any subsequent renewal applications if any of the information has changed. The registration certificate holder shall sign a statement affirming there is either no change in the information contained on the original registration application and any subsequent renewal applications, or that any information that has been updated, is accurate and complete. A complete application for renewal received after the expiration of a current registration certificate shall be treated as an application for a new registration. The application for renewal of a registration shall be accompanied by a non-refundable registration fee established by resolution of the City Council from time to time.
 - (f) Upon receipt of a complete application for renewal of a short-term rental registration, the Director may deny the renewal of a short-term rental registration if it is determined that the registration certificate was issued in error or based on incorrect or false information supplied by the applicant, or if there are grounds for suspension or revocation as provided for in this article.

- (g) There is no property right in an STR registration and it is issued at the City's discretion and subject to revocation or denial in accordance with the terms of this article. The Owner and/or operator of a STR that has had a registration certificate revoked for a premises is ineligible to apply for a short-term rental registration for such premises for a period of one year from the date of such revocation. A premises for which a registration certificate has been revoked is ineligible for registration regardless of the Owner or operator of the STR at such premises for a period of one year from the date of such revocation.

Sec. 26-209. Designation of local responsible party.

- (a) An Owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public about a short-term rental. Said individual must be available to be reached in person, or by phone at all times while guests are on the premises of a short-term rental. If called, a local responsible party must be able to and shall be present at the premises within one hour of a phone call from the Director. The local responsible party must be authorized to respond to complaints concerning the STR and make decisions regarding the premises and its occupants within one hour or less.
- (b) The Owner shall update the City within seventy-two (72) hours of any changes to the name, address and 24-hour telephone number of the contact Person who is the Owner, operator, or designated agent responsible and authorized to respond to complaints concerning the short-term rental within one hour or less. Should a law enforcement officer or code enforcement official respond to the premises of a short-term rental and issue a citation or notice of violation for any violation of this Code or other law, such responsible person may be contacted by the officer or designee. The responsible person shall attempt to contact the occupants within one hour of any contact from the City to address the occupants about the complaints.

Sec. 26-210. Guest safety notification and minimum requirements.

- (a) Each Owner of a short-term rental shall provide to guests a brochure and post in a conspicuous location in the short-term rental the following minimum information:
 - (1) The Owner, operator, the designated agent's name and 24-hour contact telephone number of the designated local responsible party under this article;
 - (2) Pertinent neighborhood information including, but not limited to, parking restrictions, noise restrictions, trash collection schedules and location of required off-street parking, other available parking, and prohibition of parking in the yard and on unapproved surfaces;
 - (3) Information to assist guests in the case of an emergency posing threats to personal safety or damage to property, including emergency and non-

emergency telephone numbers for police, fire and emergency medical services and instructions for obtaining severe weather, natural or manmade disaster alerts and updates;

- (4) Depiction of the floor plan of the STR identifying evacuation routes, including the dwelling's exits, primary evacuation routes and secondary evacuation routes placed near the front door of the dwelling; and
- (5) A copy of the current and valid registration certificate.

Sec. 26-211. Authority of the Director.

The Director shall implement and enforce this article and may by written order establish such procedures as the Director determines are necessary to discharge any duty under this article and are not inconsistent with this article or other City ordinances, rules or regulations, or any county, state, or federal laws or regulations.

Sec. 26-212. Hotel occupancy tax.

- (a) An Owner who Operates an STR shall ensure that all hotel occupancy taxes required under State law and chapter 98 titled “Taxation”, article IV titled “Hotel Occupancy Tax” of this Code are properly collected and remitted to the City. Upon request of the Director or the City finance department, the Owner shall within thirty (30) days, provide an accounting of all guests who rented the premise, and the amount of hotel occupancy taxes collected and remitted.
- (b) If a Short-term rental listing service collects hotel occupancy taxes on behalf of the Owner, the Owner shall remain responsible for ensuring that such taxes are properly remitted to the City in accordance with State law and chapter 98, article IV of this Code.

Sec. 26-213. Revocation of registration certificate with notice.

- (a) Grounds for Revocation. Any registration certificate issued hereunder may be revoked by the Director, in their discretion, if:
 - (1) Two or more convictions for violations of this article, or any other provision of this Code, have occurred on the STR Premises within the preceding 12-month period, and such violations constitute evidence of a habitual nuisance condition and repeated failure to operate in compliance with City regulations; or
 - (2) One or more incidents occur on the STR Premises within the preceding 12-month period that substantially interfere with the use or enjoyment of private or public property and are reasonably likely to induce fear in persons of ordinary sensibilities, including but not limited to conduct

involving child abuse, sexual offenses, unlawful discharge of firearms, incidents resulting in serious bodily injury or death, or conduct creating an immediate hazard to the health, safety, or welfare of the public; or

- (3) Owner knowingly made a false statement in the registration application;
 - (4) Owner fails to notify the Director in writing of any material change in the registration information within seventy-two (72) hours of the change;
 - (5) Owner fails to remit hotel occupancy tax as required under this article and chapter 98, article IV, titled “Hotel Occupancy Tax” of this Code;
 - (6) The local responsible party fails to meet the requirements of section 26-209 during all periods of Guest occupancy, including nights and weekends, to facilitate compliance with this article; or
 - (7) In the opinion of the City, the premises cannot be legally used as a STR by other law, private contract or property covenant, including but not limited to deed restrictions, HOA rules, or leases. The City, however, is not responsible for interpreting or enforcing property covenants or private contracts.
- (b) Notice of Director Determination. Notice of the Director’s determination of revocation shall be given to the Owner in writing, with the reasons for the revocation. Such notice of determination shall be served either by personal service or by certified United States mail to the Owner’s last known address. The revocation shall become effective the day following personal service, or, if mailed, five (5) business days from the date of mailing.
- (c) One-year Revocation. In the event an Owner’s STR registration is revoked by the Director and the Owner does not successfully appeal the decision pursuant to sections 26-114 and 26-115, no new, renewed, or additional registration shall be issued for any STR on the Premises where the registration was revoked for a period of one (1) year from the date of revocation.

Sec. 26-214. Initial repeal of revocation.

- (a) To contest the Director’s revocation of a registration certificate after notice is given pursuant to section, the Owner shall file a written request for a hearing with the Director within ten (10) business days following service of such notice. If no written request for hearing is filed within ten (10) business days, the revocation shall be final.
- (b) A request for hearing shall stay the revocation of the registration unless the Director determines an immediate revocation is necessary because of urgent concern for physical safety.

- (c) The Director shall give notice of the date and time of the hearing to the appellant Owner and conduct the hearing within twenty (20) business days of the date on which the notice of appeal was filed with the Director, unless otherwise agreed by the parties.
- (d) Based upon the evidence presented at such hearing, the Director shall sustain, modify or rescind the determination by written decision supported by reasoning and findings of fact.
- (e) The Director's written decision after the hearing is final unless appeal is timely filed with the City Manager per section 26-215.

Sec. 26-215. Final appeal to city manager.

- (a) An Owner may appeal a decision under section 26-214(d) to the City Manager. All appeals to the City Manager shall be made in writing and received no less than ten (10) business days after any final decision made by the Director in accordance with the sections above.
- (b) The City Manager shall give notice of and conduct a hearing within twenty (20) business days from receipt of the Owner's appeal request, unless otherwise agreed by the parties.
- (c) An appeal shall stay the suspension or revocation of the registration unless the City Manager determines an immediate denial, suspension or revocation is necessary because of urgent concern for physical safety.
- (d) Based upon the evidence presented at such hearing, the City Manager shall sustain, modify or rescind the determination by written decision supported by reasoning and findings of fact.
- (e) After the hearing, the City Manager's decision shall be furnished to the Owner by personal service or by certified mail, return receipt requested.
- (f) If sustained, the decision issued must state that the registration certificate is immediately revoked, and the Owner is not eligible to receive a new permit for a STR on the premises sooner than one year after the date of the order.
- (g) If a determination of suspension or revocation is reversed, the registration shall be reinstated immediately.
- (h) The decision of the City Manager shall be final on the date the written decision is signed.
- (i) For purposes of this section, City Manager includes their designee.

Sec. 26-216. Offenses.

- (a) It shall be unlawful for an Owner or other Person to Operate an STR without a valid registration certificate as required by this article.
- (b) It shall be unlawful for an Owner or other Person to Operate an STR and fail to pay registration fees as required in this article.
- (c) It shall be unlawful for an Owner to Operate an STR and fail to provide and post the information as required in section 26-209.
- (d) It shall be unlawful for an Owner or other Person to advertise, promote, or allow the use of an STR that is not in compliance with the STR this article or other law. The Owner is presumed to have allowed an advertisement or promotion on a Short-term rental listing service identified pursuant to section 26-208(b)(7).
- (e) It shall be unlawful for an Owner or Guest of an STR to allow, permit, or make any noise that would be in violation of the City's noise ordinance under chapter 42, section 42-72 of this Code.
- (f) It shall be unlawful for the Owner or Guest of an STR to allow, permit, or cause any garbage on the Premises to be in violation of chapter 42, section 42-74 at any time.
- (g) It shall be unlawful for an Owner or other Person to Operate an STR using a registration certificate not assigned to the Owner, or to a different address, or to a different dwelling unit.
- (h) It shall be unlawful for an Owner or other Person who Operates an STR to fail to pay hotel occupancy taxes as required under State law and chapter 98, article IV of this Code.
- (i) It shall be unlawful for an Owner or other Person who Operates an STR to fail provide within thirty (30) days following a request by the Director an accounting of payment of hotel occupancy taxes and history of Guests as required in this article.
- (j) It shall be unlawful for an Owner to fail to ensure the local responsible contact(s) is/are available and authorized to act as described in section 26-209 above during all periods of guest occupancy, including nights and weekends, to facilitate compliance with this article.
- (k) It shall be unlawful for an Owner to fail to provide complete and accurate information in an application for registration or renewal of registration of an STR.

- (l) It shall be unlawful for Owner to fail to notify the Director within seventy-two (72) hours after information in an application or approved STR registration becomes inaccurate.
- (m) It shall be unlawful for an Owner or other Person to Operate an STR and intentionally, knowingly, or recklessly allow the use of the STR:
 - (1) To promote or engage in an illegal activity;
 - (2) By one or more Persons in violation of the Regulation of Sex Offender Residency as set forth in chapter 70, article V, of this Code and/or in violation of Registration Requirements in V.T.C.A., Code of Criminal Procedure Ch. 62;
 - (3) To promote or engage in illegal distribution or possession with intent to distribute marijuana, a dangerous drug, or any controlled substance, as defined by the Texas Health and Safety Code;
 - (4) To promote or engage in selling alcohol or another activity that requires a permit or license under the Texas Alcoholic Beverage Code; or
 - (5) To operate as a sexually oriented business in violation of chapter 26, article III.

SECTION 2. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Ordinances of the City of Lake Dallas, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 3. That if any article, paragraph, subdivision, clause or provision of this ordinance as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid or unconstitutional.

SECTION 4. That any person, firm, or corporation violating any provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Lake Dallas, as heretofore amended and upon conviction shall be punished by a fine not exceeding five hundred dollars (\$500.00) for each offense.

SECTION 5. That this ordinance shall take effect immediately from and after its passage.

IT IS ACCORDINGLY SO ORDAINED.

DULY PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF LAKE DALLAS, TEXAS ON THIS THE _____ DAY OF _____, 2026.

Kristy Bleau, Mayor

ATTEST:

Codi Delcambre, TRMC, City Secretary

APPROVED AS TO FORM:

Joseph J. Gorfida, Jr., City Attorney
(07-02-2026: 4915-4849-4519, v. 1)

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

The Lake Dallas City Council met in a Regular meeting on June 11, 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 Kelly McKee, Chief Daniel Robb, Finance Director Sarah Cochran, Administrative Assistant Cole Howell, Code Enforcement Officer Ariana Lopez, 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 Josue Maldonado led the invocation and the pledges.

3. Presentation:

a. Presentation from the Friends of the Library

Council received a presentation from Terri Davison regarding proposed budget increases for the Lake Dallas Public Library.

b. Proclamation for Texas Women's Veterans Day

Mayor Bleau presented a Proclamation recognizing June 12 as Texas Women Veterans Day.

4. Citizen Agenda & Public Comments:

James Bragg, of 712 Lake Dr., said that his neighborhood looks "much better" now that a commercial property has taken down its sign, and that it makes the area feel less like a "commercial district." He thanked the City for the work that has been done in that direction. Mr. Bragg stated that contractors working on gas repairs have not been packing dirt down in

work sites like contractors for previous projects had done in years prior. He said that he has had to have holes on his property filled three times this year because he has lost three to four feet of dirt. Mr. Bragg expressed concern that any repaved roads may crack and break apart if the dirt is not packed in properly and requested that someone ensure that contractors are doing so “correctly.” Mr. Bragg also said that the tiny homes being built in Dallas for veterans have a concrete foundation, and that there’s a difference between those and the “mini mobile homes” that are being proposed in Lake Dallas.

Mary Freeman, of 308 Owen Oaks Dr., said that the safety of residents in Jackson Ranch “has to be a priority.” She said that she is aware that the light has been installed but still has some steps to complete before activation, but that she still does not have “answers.” She discussed a few incidents occurring in Jackson Ranch within the last month, including a cat being struck and a separate hit-and-run incident that destroyed a brick mailbox. She thanked Chief Robb for installing a traffic sensor, calling it “informative” and “eye-opening.” Ms. Freeman said that the data collected from the sensor is “concerning” because it indicates that most of the issues taking place are caused by people who don’t reside in the neighborhood. She expressed concern about pedestrian safety during peak hours and requested the installation of additional stop signs at various intersections.

Shelley Kristich, of 298 S Lakeview Rd., said that she has been trying for four years to have a stop sign installed at the intersection of Lakeview and Lakeland, and that she has similar concerns and worries to those of the Jackson Ranch residents. She said that there needs to be more police action in the area. Ms. Kristich also said that the stop signs at Thompson and Main forces people to make sharp turns, and that there needs to be curbing on Main St. to reduce the sharp turns. Ms. Kristich expressed concern over kids on Thompson, who she claims are speeding down Lakeview on scooters and electric motorbikes. She also said that the Library is having “problems” with parking now that more people are coming.

5. Mayor & Council Member Announcements

Councilmember Wohr-	Discussion on one-way access from Jackson Ranch onto I-35 service road Thanked City for recognizing women veterans Thanked trash workers for navigating around Atmos repair work
Councilmember Fitzpatrick-	Discussion on “no right on red” at Briaroaks traffic signal Coordinate with other cities for creation of e-vehicle Ordinances
Councilmember Vrba-	Discussion on privatization of roads in Jackson Ranch subdivision
Mayor Bleau-	Discussion on Atmos Revisit traffic monitoring on Lakeview Thanked Atmos contractors for their work amidst frustrations Thanked Jeremy and Public Works crew for their efforts to quickly address “little” projects

6. City Manager’s Report:

- First few box culverts were installed on Hundley
- Ongoing utility work for Hundley/Shady project

Planning & Development:

- 7. 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 continued the public hearing to the June 11, 2026 meeting.)**

The Public Hearing for this item was opened at the May 14, 2026 meeting and continued to the June 11, 2026 meeting.

Council received a presentation from Marissa Brewer, City Planner and Randi Rivera, City Planner regarding the Planned Development for a Tiny House Park.

Council received a presentation from Kevin Lasher, applicant, regarding the Planned Development for a Tiny House Park.

Council received a presentation from Terry Lantrip, property owner, regarding the Planned Development for a Tiny House Park.

Council received a presentation from Heather Shankle, attorney, regarding the Planned Development for a Tiny House Park.

James Bragg, of 712 Lake Dr., said that Tiny Homes are typically built in “resort” areas, not “grouped” like the proposed Tiny Home Park. He stated that Tiny Homes are essentially “mini-mobile homes” and expressed uncertainty about whether the Planned Development would bring the tax base that the community wants.

Ben Pimpler, of 285 Market St., stated that he worked with Mr. Lantrip as an employee of Urban Retro and helped work on the Tiny Homes. He claimed that the “sense of community” he observed in the existing Tiny Homes made him want to stay, and he now resides in Lake Dallas. Mr. Pimpler described the “personable” relationship between Mr. Lantrip and the Tiny Home residents, claiming that the Tiny Homes are the “strongest part” of the community, and adding the proposed Phase II development would only “add to the community.”

Shelley Cristich, of 298 S Lakeview Rd., said that if she had the chance, she would move into a Tiny Home. She said she’s “fascinated” with them and knows that there are other states with Tiny Home villages, and that they have gardens, parking, and “camaraderie.”

Neva Sudderth, of 702 Glen Rhea Dr., said that she is “100% for” another Tiny Home village done by Terry Lantrip. She said everything Mr. Lantrip has “put his hands on” has turned out “quality.” She said she would expect “nothing less” with this proposal. Ms. Sudderth said she enjoys driving by the Tiny Home village, calling it “quaint” and “lake-ish”. She said she has “no fear” in Mr. Lantrip’s ability to produce another “quality” Tiny Home village.

Mayor Bleau closed the Public Hearing at 7:33 p.m.

Council held a discussion regarding the Planned Development for a Tiny House Park.

Motion: to table until the June 25, 2026 meeting was made by Councilmember Vrba and seconded by Councilmember Fitzpatrick.

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

Noes: None

Motion Passed 5-0.

8. **Consider adoption of an ordinance by the City of Lake Dallas abandoning, vacating, and quitclaiming a portion of Wall Street being a 0.22 acre tract of land in the M.E.P and P.R.R. Company Survey, Abstract No. 924; reserving all existing easement rights of others, if any; providing for the furnishing of a certified copy of this ordinance for recording in the official public records of Denton County, Texas, as a quitclaim deed; authorizing the City Manager to execute any documents necessary to complete said abandonment.**

Council received a presentation from Randi Rivera, City Planner and Marissa Brewer, City Planner, regarding the abandonment of a portion of Wall Street.

Motion: to approve an Ordinance by the City of Lake Dallas abandoning, vacating, and quitclaiming a portion of Wall Street being a 0.22 acre tract of land in the M.E.P and P.R.R. Company Survey, Abstract No. 924; reserving all existing easement rights of others, if any; providing for the furnishing of a certified copy of this ordinance for recording in the official public records of Denton County, Texas, as a quitclaim deed; authorizing the City Manager to execute any documents necessary to complete said abandonment was made by Councilmember Vrba and seconded by Councilmember Wohr.

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

Noes: None

Motion Passed 5-0.

Work Session:

9. **Receive a presentation regarding the Code Enforcement process, including an overview of complaint intake, investigation procedures, enforcement actions, compliance timelines, and opportunities for public engagement.**

Council received a presentation from Code Enforcement Officer Ariana Lopez regarding the Code Enforcement process.

- 10. Receive a presentation of the City's new website, including an overview of features, navigation, online services, and resources available to residents and visitors.**

Item postponed to the June 25, 2026 meeting.

- 11. Hold a discussion regarding the creation, responsibilities, and potential implementation of a Public Relations position for the City.**

Item postponed to the June 25, 2026 meeting.

- 12. Hold a discussion regarding extending Library operating hours and increasing the Library budget to support expanded services and community needs.**

Council held a discussion on elevating the Library Director position to full-time status while maintaining current operating hours, based on feedback from Library staff and the Friends of the Library.

Action Items:

- 13. Consider and approve the January and February 2026 Financial Report.**

Motion: to approve the January and February 2026 Financial Report was made by Councilmember Vrba and seconded by Councilmember Fitzpatrick.

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

Noes: None

Motion Passed 5-0.

Consent Agenda:

- 14. Consider and act on the City Council Minutes for May 14, 2026.**

- 15. Consider and act on the Fiscal Year 2026 1st and 2nd Quarter Investment report.**

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

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

Noes: None

Motion Passed 5-0.

- 16. 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.**

No executive session.

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

No action taken.

Adjournment

Mayor Bleau adjourned the meeting at 10:04 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 June 25, 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, Chief Daniel Robb, Finance Director Sarah Cochran, Administrative Assistant Cole Howell, Public Works Director Jeremy Wilks, 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 Allison Medley led the invocation and the pledges.

3. Presentation: None

4. Citizen Agenda & Public Comments:

Robert Allen, of 519 Ridgewood, said that the new traffic signal at the intersection of Swisher and Briaroaks is “progress” and “much needed,” but adds “barriers” for pedestrians and cyclists who travel along Swisher due to the lack of sidewalks. Mr. Allen said that the lack of sidewalks felt “tone deaf” and that the City should consider adding them along Swisher in a future project.

5. Mayor & Council Member Announcements

Councilmember Wohr-	Thanked Staff for attending TML Region 8 meeting Thanked Codi for volunteering for TML Pray for Cheryl McClain and husband as they are going through tough times
Councilmember Fitzpatrick-	Thanked Staff for hard work being put in for 4 th of July event

Councilmember Vrba-

Discussion on sidewalks

Discussion on drainage fee ordinance

Mayor Bleau-

Thanked Staff for hard work being put in for 4th of July event

Attended NCTCOG summit with local and county leaders

Thanked Chief for sending Sgt. Speedy to VFW event

Thanked Staff for attending TML Region 8 meeting

Met a future tenant at Terry Lantrip's new Tiny Homes

Thanked Jeremy for quick response to Atmos-related issue with a resident

6. City Manager's Report:

- Signal activated at Swisher and Briaroaks
- Concrete work in Kings Manor is completed
- Met with Jackson Ranch HOA to discuss traffic and safety concerns
- Pavement Condition Index score is currently 63; industry standard is 70
- Hundley/Shady intersection will close overnight next Tuesday for culvert installation

Planning & Development: None

Work Session:

7. Receive a presentation of the City's new website, including an overview of features, navigation, online services, and resources available to residents and visitors.

Council received a presentation from Administrative Assistant Cole Howell regarding the City's new website.

8. Hold a discussion regarding the creation, responsibilities, and potential implementation of a Public Relations position for the City.

Council held a discussion regarding the creation of a Public Relations position for the City.

Action Items:

9. Consider and act on adding July 6, 2026 as a City Holiday for 2026.

Motion: to add July 6, 2026 as a City Holiday for 2026 was made by Councilmember Vrba and seconded by Councilmember Wohr.

Ayes: Councilmember Wohr, Fitzpatrick, Vrba and Evans.

Noes: Councilmember Lewelling

Motion Passed 4-1.

Consent Agenda:

10. Consider and act on the City Council Minutes for May 28, 2026.

11. **Consider and act on a Resolution authorizing an Interlocal Agreement with Denton County for public safety radio communications system; authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas and provide an effective date.**
12. **Consider and act on a Resolution authorizing an Interlocal Agreement with Denton County for public safety communications services; authorize the City Manager to execute all documents related thereto on behalf of the City of Lake Dallas and provide an effective date.**

Motion: to approve the Consent Agenda was made by Councilmember Wohr and seconded by Councilmember Fitzpatrick.

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

Noes: None

Motion Passed 5-0.

13. **Consider and act on 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 continued the public hearing to the June 11, 2026 meeting.)**

This item was pulled from the Consent Agenda at the request of Councilmember Vrba.

Motion: to approve 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), as presented, was made by Councilmember Vrba and seconded by Councilmember Wohr.

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

Noes: Councilmember Vrba

Motion Passed 4-1.

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.**

No executive session.

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

No action taken.

Adjournment

Mayor Bleau adjourned the meeting at 6:54 p.m.

Approved:

Kristy Bleau, Mayor

Attest:

Codi Delcambre, City Secretary