



**City of Lake Dallas
Community Development Corporation
Regular Meeting
Lake Dallas City Hall
212 Main Street, Lake Dallas, TX 75065
Monday, July 13, 2026 at 6:00 PM
Agenda**

Section 1. - Call to Order & Determination of Quorum:

Section 2. - Citizen Agenda & Public Comment:

An opportunity for citizens to address the Lake Dallas Community Development Corporation (CDC) Board on matters which are not scheduled for consideration by the CDC on this agenda. The Texas Open Meeting Act prohibits deliberation by the CDC of any subject which is not on the posted agenda; therefore, the CDC Board will not be able to discuss or take any action on items discussed during the citizen presentations. Citizen presentation will be limited to 5 minutes per person.

Section 3. - Action Items:

- a. Consider and act on June 8, 2026, minutes.
- b. Consider and act on the March 2026 financials.
- c. Discuss and consider any action regarding a BIG Grant for S K Carter Holdings at 718 E Hundley Drive.

Section 4. - Executive Session:

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

- a. Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive

Section 5. - Open Session:

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

Section 6. - Announcements and Future Agenda Items:

Section 7. - 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 7, 2026 at 4:30 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.

State of Texas
County of Denton
City of Lake Dallas

The Community Development Corporation of the City of Lake Dallas met for a regular meeting on June 8, 2026, in the Lake Dallas City Hall, 212 Main Street, with notice of the meeting posted, as required, by Title 5, Chapter 551.041 of the Texas Government Code.

1. Call to Order

Mike Mayberry called the meeting to order at 6:00 p.m.

Present:

Mike Mayberry	Chairperson
Rick Lewelling	Member 3
Cheryl McClain	Member 5
Glynn Vrba	Member 7

Absent:

Megan Ray	Member 1
Terry Tuck	Member 2
Francesco Murga	Member 4

Staff members: City Manager Luke Olson, Public Works Director Jeremy Wilks and Administrative Assistant Cole Howell.

2. Citizen Agenda & Public Comment: None

3. Consider and act on May 4, 2026 minutes.

Motion: to approve the May 4, 2026 meeting minutes was made by Glynn Vrba and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Cheryl McClain, and Rick Lewelling

Noes: None

Motion Passed 4-0

4. Consider and act on February 2026 financials.

Motion: to approve the February 2026 monthly financial report was made by Mike Mayberry and seconded by Cheryl McClain.

Ayes: Glynn Vrba, Mike Mayberry, Cheryl McClain, and Rick Lewelling.

Noes: None

Motion Passed 4-0

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

- A. **Executive Session**: Conduct a closed meeting pursuant to Texas Government Code Section 551.071, 551.072, and 551.087; To Discuss Commercial or Financial Information received from an existing business or business prospect with the City is negotiating for the location or retention of a facility, or for incentives the City is willing to extend, or financial information submitted by same for the Following: Project Swan 109 and 111 S. Lake Dallas Drive.

Executive session convened at 6:02 p.m.

6. **Return to Open Session** Discuss and take appropriate action, if any, resulting from the discussions conducted in Closed Session

Re-convened at 7:26 p.m.

No action taken.

7. **Announcements or requests for future agenda items.**

Glynn Vrba- Action item or executive session on 312 Main St.

8. **Adjourn**

Mike Mayberry adjourned the meeting at 7:30 p.m.

Mike Mayberry, Chairperson

Codi Delcambre, City Secretary

**City of Lake Dallas Community Development Corporation
Business Improvement Grant (BIG) Program Application**

The Business Improvement Grant Program contract is an agreement between the real property owner and the Lake Dallas Community Development Corporation. The application, as well as the agreement, are to be signed by the real property owner.

Real Property Owner: S K Carter Holdings

Real Property Owner's Phone Number: 214-876-1131

Business Owner: Kemper Carter , Stan Carter

Business Owner's Phone Number: 214-876-1131

Business Name: _____

Business Address: 718 E Hundley Dr

Contact Person: Stan Carter

Phone: 214-876-1131

Email: stan@lonestarfountains.com

Business Description: The property was purchased in 2025 for use as warehouse and office lease space for our business, Lone Star Fountains. The remainder of the lease space will be leased to responsible tenants.

Describe the scope of work for the proposed Business Improvement project: _____

We plan to to remove and replace the aged cyclone fencing with new 8' tall metal fencing along Hundley Dr right of way. We will also remove and replace the brick facade with matching r-panel metal on the East building to match the refurbished larger warehouse.

How will this project benefit Lake Dallas? This project will dramatically improve the street view appearance of the property thereby addressing the city's vision and mission.

Does this business pay sales tax to the City of Lake Dallas? yes

Grant Amount Requested: \$10,000

Estimated Cost of the Project: \$21,549.09

You MUST include the following information with your application:

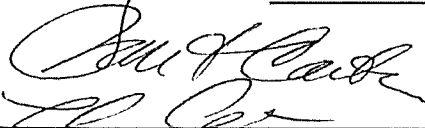
1. Photographs of the existing building and premises
2. Drawings or renderings of the proposed improvements
3. A plot plan (drawn on a plat or survey) for premises improvements such as fencing, landscaping, or free-standing signage
4. Written description of the proposed improvements
 - Include building materials and color schemes
5. A copy of contractor bids. The bids should be less than 91 days old.
6. A copy of the business Certificate of Occupancy and the Texas Sales Tax Permit, if applicable.

By affixing your signature, the applicant acknowledges they have read and agree to the City of Lake Dallas Community Development Corporation BIG Program Guidelines. The applicant understands that all grants are awarded on a reimbursement basis after all work has been certified as completed by the City Manager or his designee. It is expressly understood that work commenced or completed prior to the final approval of the grant is ineligible for funding. The applicant is solely responsible for overseeing the work and will not seek to hold the City of Lake Dallas or the Lake Dallas Community Development Corporation liable for any property damage, personal injury, or other loss related to the BIG Program. The applicant agrees to indemnify the City of Lake Dallas, the Lake Dallas Community Development Corporation and/or their agents, employees, officers and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Real Property Owner Printed Name: Kemper Carter , Stan Carter

Signature:  Date: 7-2-2026

Business Owner Printed Name: Kemper Carter , Stan Carter

Signature:  Date: 7-2-2026













Prepared For

SK Carter Holdings

718 E Hundley Dr

Lake Dallas, TX 75065

Favela's Welding

Kennedale, TX

Phone: (682) 970-2958

Email: favelas.weldingdfw@gmail.com

Estimate #

143

Date

06/02/2026

DESCRIPTION

ENTRANCE FENCE AND ROLLING GATE - 718 E Hundley Dr. Lake Dallas, TX 75065

- 139' X 8' tall iron fence
- 30' X 8' tall iron rolling gate
- Remove 169' of old gate and fence material
- Labor and materials included

TOTAL Fence and gate replacement \$13,200

DESCRIPTION

STE 100 FAÇADE DEMO AND REPLACEMENT – 718 E Hundley Dr Ste 100, Lake Dallas, TX 75065 –

- Removal of brick façade
- Supply and install identical R metal façade to Ste 120
- Disposal of demo material
- Labor and materials included

TOTAL Façade demo and replacement \$5,700

GRAND TOTAL: \$18,900



Business Number 817-991-5551

ESTIMATE
EST0221DATE
Jun 4, 2026TOTAL
USD \$2,649.09

TO

Stan Carter

718 E Hundley Dr Lake Dallas Texas

□ 2148761131

stan@lonestarfountains.com

DESCRIPTION	RATE	QTY	AMOUNT
10x8ft6in double steel commercial insulated white door with commercial track 10 ft wide by 9 ft 9 in tall bring down opening to 8ft 6 in	\$2,576.00	1	\$2,576.00

SUBTOTAL	\$2,576.00
DISCOUNT (5%)	-\$128.80
TAX (8.25%)	\$201.89
TOTAL	USD \$2,649.09



Certificate of Occupancy

DEPARTMENT OF DEVELOPMENT SERVICES

This certificate issued pursuant to the requirements of Development Codes of the City of Lake Dallas and Section 111 of the International Building Code certifying that at the time of issuance this project was in compliance with the various ordinances of the City regulating building construction or use, for the following:

USE CLASSIFICATION: F-1

ZONING: M-1 (light industrial)

OCCUPANCY LOAD: 70

PERMIT: 20250213

NAME OF BUSINESS: LONESTAR FOUNTAINS

BUILDING ADDRESS: 718 E. HUNDLEY DRIVE SUITE 120

OWNER: Stan and Kemper Carter

Issue Date: July 15, 2025

Issued by: _____
Development Services

THIS CARD IS TO BE DISPLAYED

TEXAS SALES AND USE TAX PERMIT

This permit is not transferable, and this side must be prominently displayed in your place of business.

Retailers: A seller may NOT accept a copy of this permit in lieu of a properly completed exemption or resale certificate. A certificate is necessary to document why tax is not collected on a sale.

TAXPAYER NAME: BUSINESS LOCATION NAME and PHYSICAL LOCATION

W C AQUATICS, LLC

W C AQUATICS, LLC

718 E HUNDLEY DR STE 120

LAKE DALLAS

DENTON COUNTY

TX 75065-2872

ICS: 811310 Commercial and Industrial Machinery and Equipment (except Au

SHOW THIS BUSINESS IN THE FOLLOWING LOCAL SALES TAX AUTHORITIES:

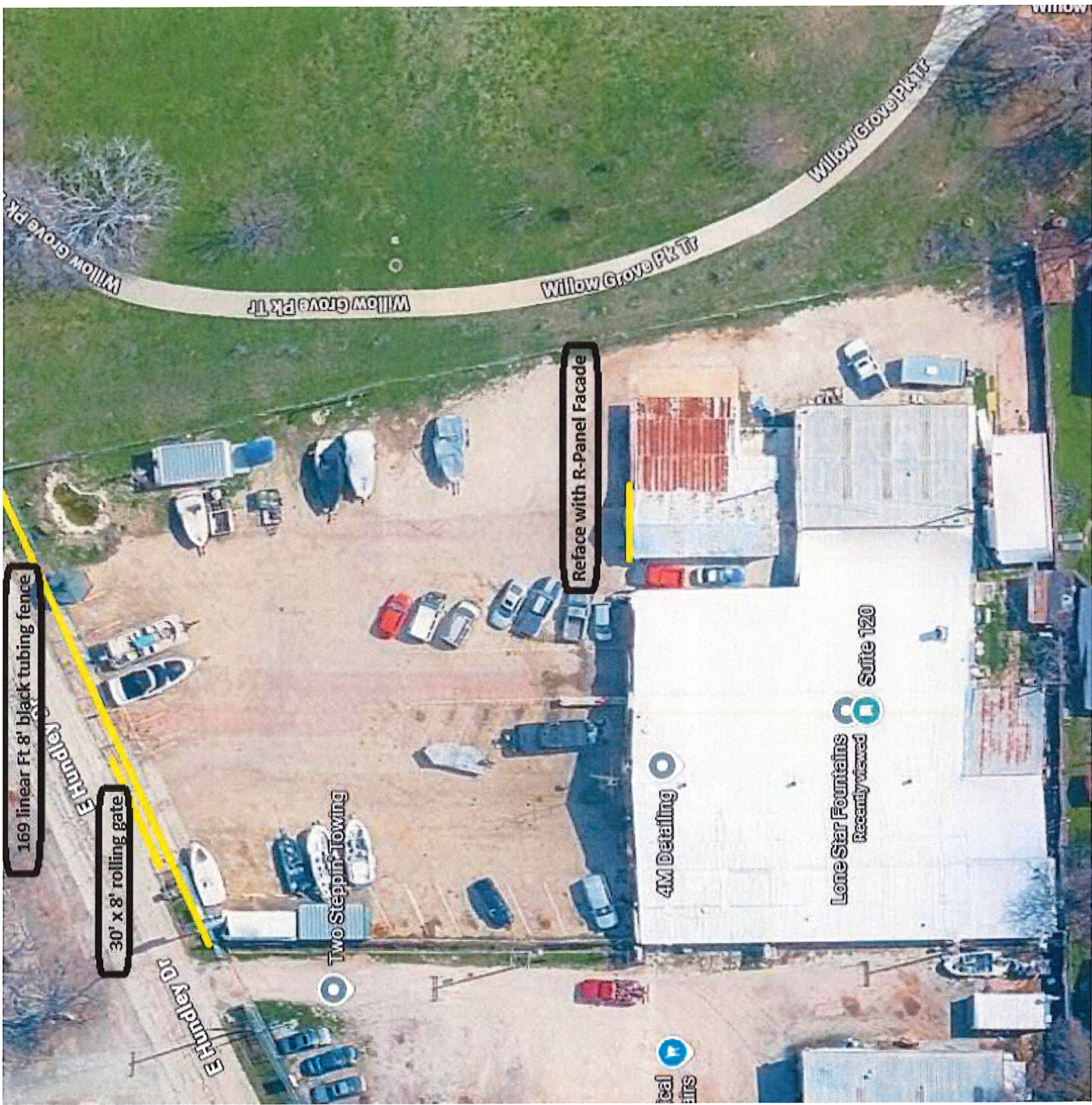
TY: LAKE DALLAS

EFF: 01/01/2026

You must obtain a new permit if there is a change in ownership, location or business location name.

Type of permit	SALES AND USE TAX
Taxpayer number	3-20664-2855-1
Location number	00002
First business date of location	01/01/2026

Cathy Hundley



169 linear Ft 8' black tubing fence

30' x 8' rolling gate

Reface with R-Panel Facade

Lone Star Fountains
Recently Viewed
Suite 120

4M Detailing

Two Steppin' Towing

E Hundley Dr

Willow Grove Pk Tr