



**COMPREHENSIVE PLAN
REVIEW
02/12/2026**

KEY PROVISIONS OF TEXAS LOCAL GOVERNMENT CODE CHAPTER 213

LEGAL ELEMENT	DESCRIPTION
Adoption Requirement	Plan adoption is optional; cities may adopt but are not required.
Content Flexibility	Cities define content and may include land use, transportation, and public facilities.
Adoption Process	Requires ordinance, public hearing, and planning commission review (if applicable).
Legal Effect	Plan is advisory and not zoning; zoning generally must align with plan.
Plan Structure	May be a single document or a coordinated set of plans.

LAKE DALLAS COMPREHENSIVE PLAN

What is a Comprehensive Plans :

A comprehensive plan for a city is a long-term, strategic document that outlines a city's vision for the future, including how it wants to grow, develop, and manage its resources. It acts as a roadmap for guiding future decisions related to land use, infrastructure, and community development. Essentially, it's a blueprint for the city's future, setting the stage for how it will evolve over the next 10-20 year.

Comprehensive Plans Should Be:

Future Oriented

Continuous

Based on a
determination of
present and projected
conditions

Act as a guiding
document

COMPREHENSIVE PLAN CREATION + TIMELINE

PHASE 1

Project
Initiation and
Status of
Lake Dallas
Mid-2017

2nd Public
Workshop
(Keypad
polling)
**August 17,
2017**

1st Public
Workshop
**June 15,
2017**

3rd Public
Workshop
**October 24,
2017**

PHASE 2

PHASE 3

City Council
and P&Z
Commission
Workshop
**January 17,
2018**

Approved by
City Council
June 2018

Recommen
ded for
Approval by
Planning &
Zoning
May 2018



LAKE DALLAS COMPREHENSIVE PLAN - TOPICS

INTRODUCTION

LAND USE &
URBAN DESIGN

HOUSING

COMMUNITY
PROFILE

MOBILITY

DOWNTOWN

VISION & GOALS

PARKS, TRAILS, &
OPEN SPACE

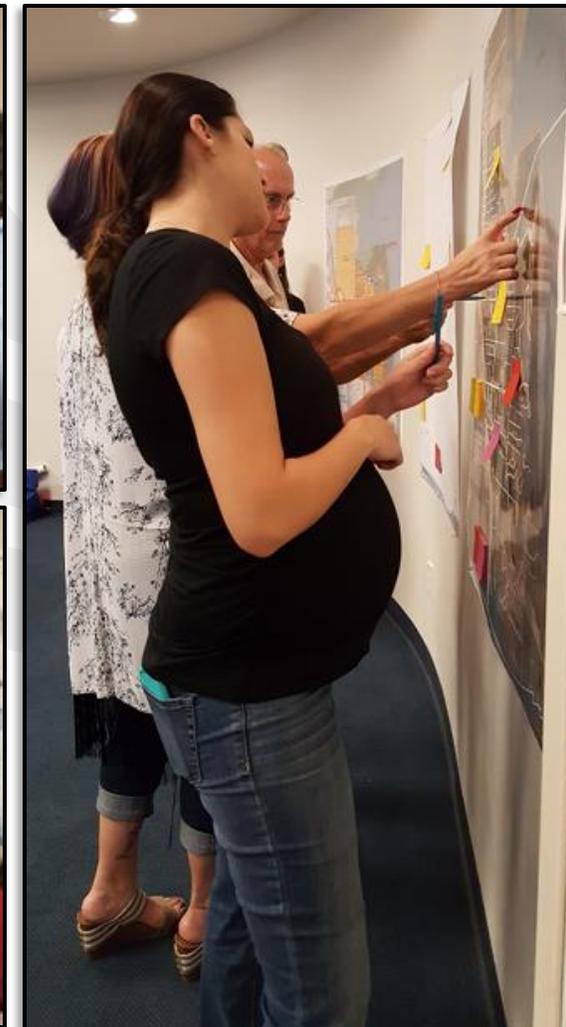
IMPLEMENTATION
& MONITORING

COMPREHENSIVE PLAN – VISION

Vision Statement: Lake Dallas is a welcoming community filled with exciting lakeside recreation, a vibrant downtown, and thriving neighborhoods while retaining its unique, small-town charm.

Guiding Principles:

- Create a recreation destination intertwined with lakefront amenities to draw people in from around the Metroplex and provide a high quality of life for residents.
- Create a highly connected city with strong economic drivers along major roads.
- Create an inviting, visually pleasing city with a destination downtown that contains a variety of eclectic shops and neighborhood serving retail opportunities.



SCENARIO DEVELOPMENT VISION

Nearhood Connections Scenario

1. Enhanced Main Street
2. Neighborhood Retail Centers
3. Healthy Corridors
4. Pocket Neighborhood Parks
5. Neighborhood Districts
6. New Housing Types



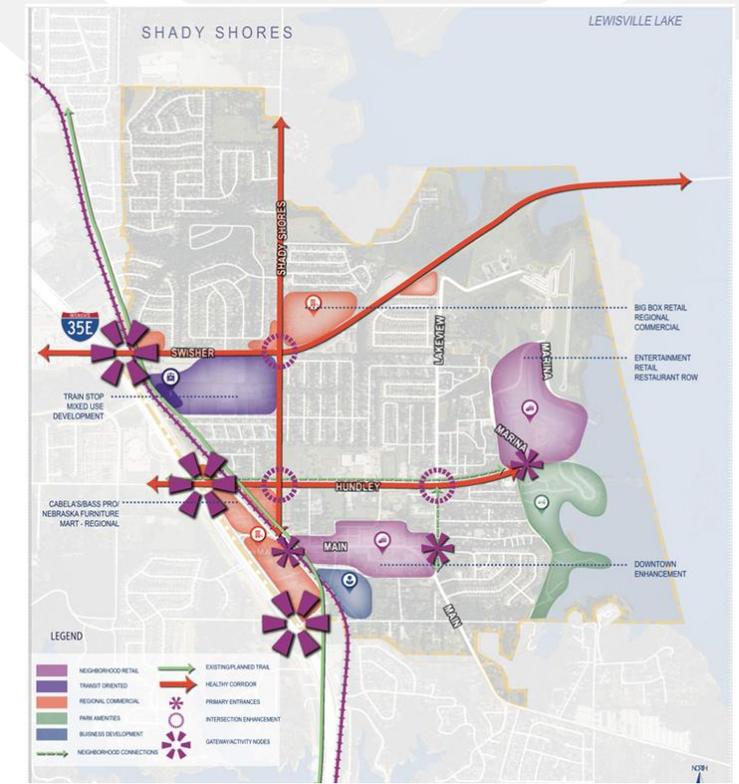
Economic Development Scenario

1. Regional Commercial
2. Entertainment Retail
3. Gateways
4. Downtown Enhancement
5. Train Stop



Tourism/Entertainment Scenario

1. Water Park
2. Entertainment Village
3. Expanded Downtown
4. Focal Features
5. Paddle Launch
6. Proposed Trails

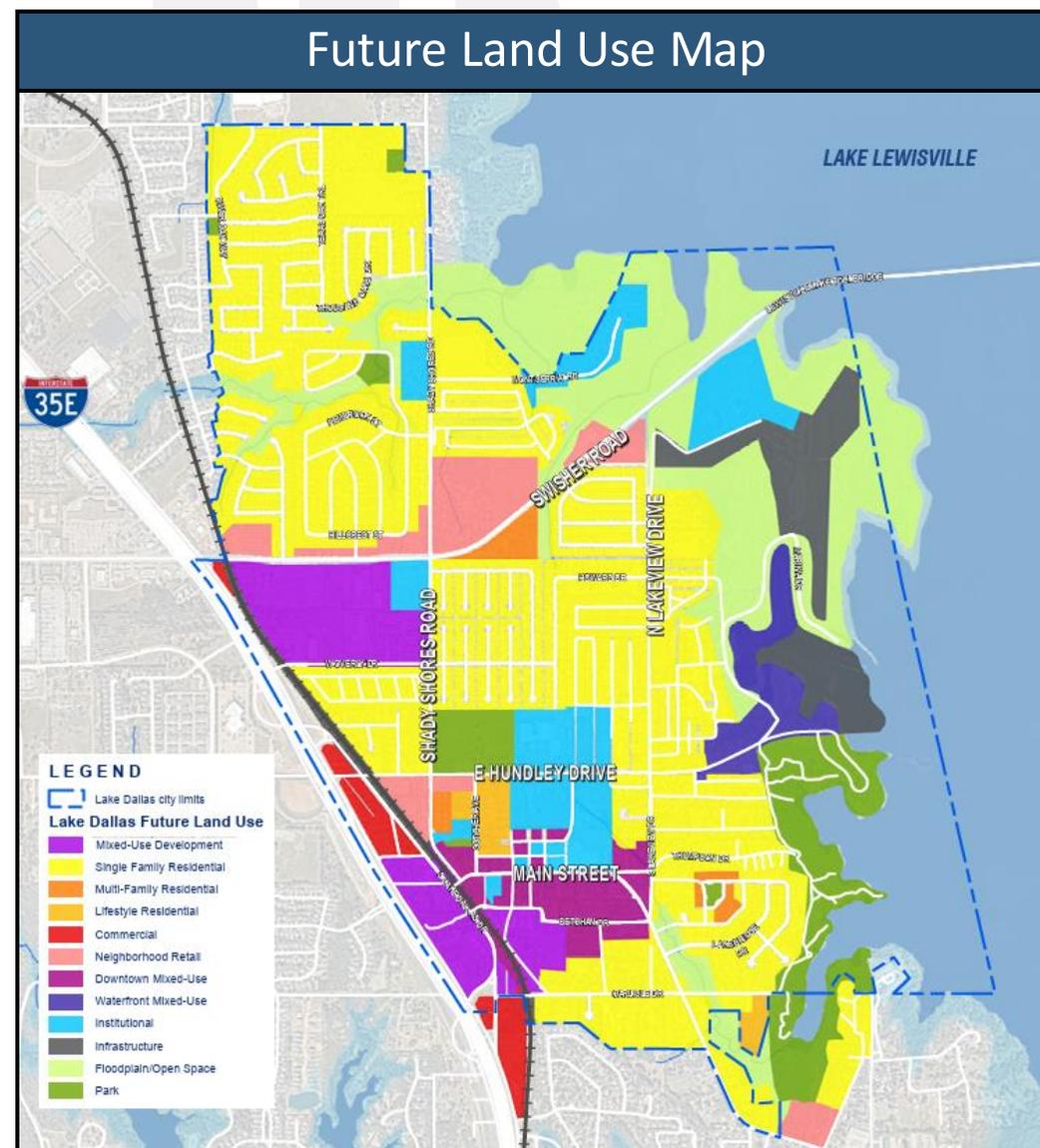


LAND USE & URBAN DESIGN

Land Use Framework: Create economic development opportunities along I-35 and focus on neighborhood-serving retail, unique eclectic tourism districts, and local business opportunities east of the railroad.

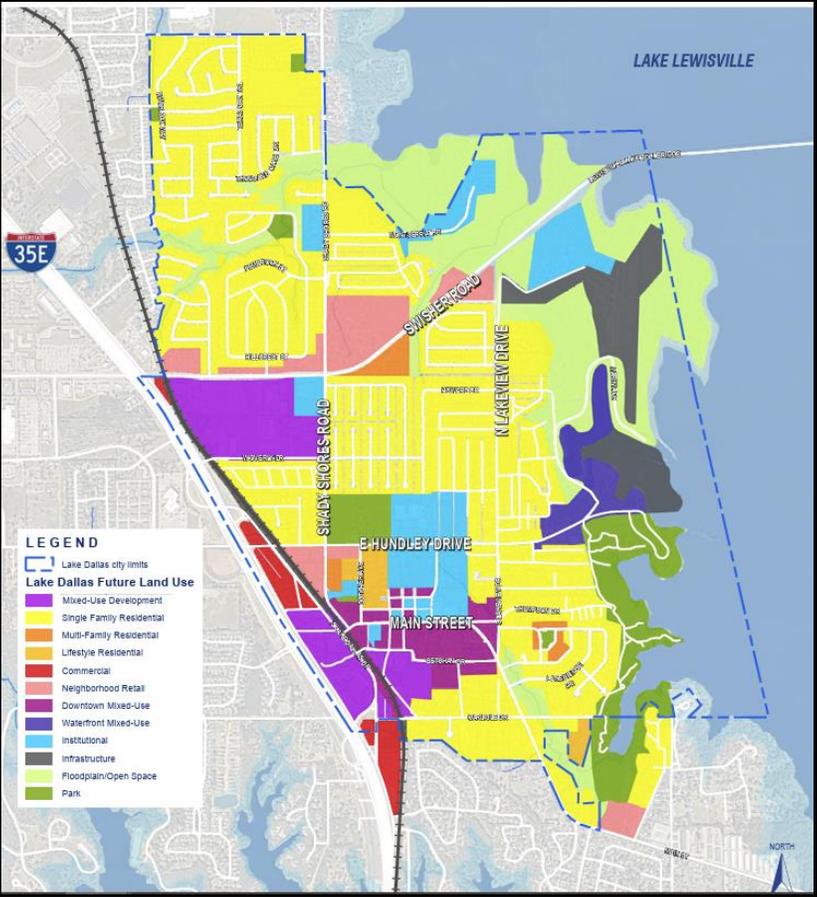
Land Use Designations:

1. Single Family Residential
2. Multi-Family Residential
3. Lifestyle Residential
4. Neighborhood Retail
5. Commercial
6. Institutional
7. Parks
8. Floodplain/Open Space
9. Infrastructure
10. Waterfront Mixed-Use
11. Downtown Mixed-Use
12. Mixed-use

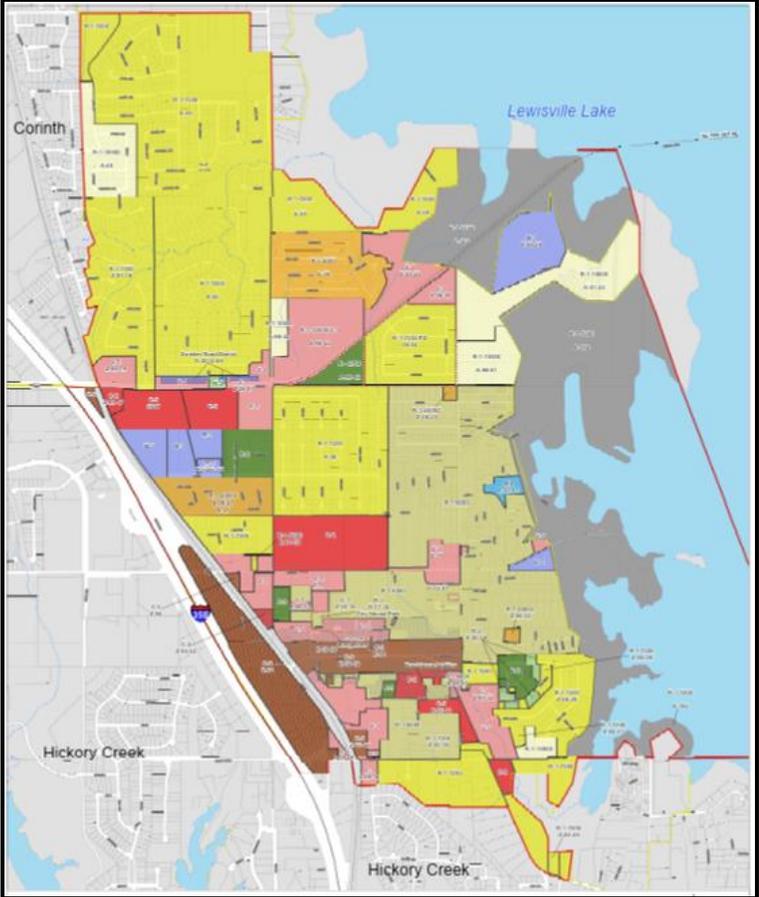


DIFFERENCES ZONING & FUTURE LAND USE MAP

Future Land Use Map acts as a vision and guide for the future and does not have regulatory actions



Zoning is specific and acts as a regulatory framework that implements regulations



MOBILITY

Mobility Framework: Improve visibility and access into the City while focusing on internal road quality and connections.

Action Items:

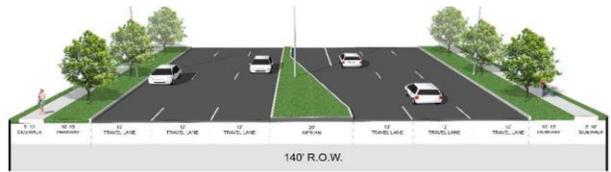
- Coordinate with local, region, and state partners on transportation projects.
- Prioritize Shady Shores Road and Hundley Drive as complete streets.

Other Items:

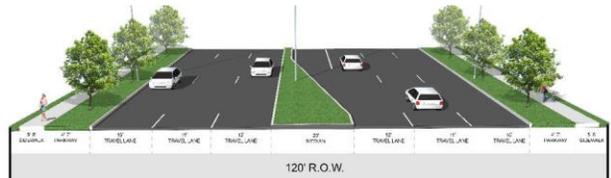
- 98% of online survey respondents believe that improving streets/infrastructure was a top priority for Lake Dallas in the next 1-5 years; Was the #1 category chosen.
- During plan reviews, City of Lake Dallas’s Engineering Design Manual is utilized to establish requirements for Roadways, sidewalks, trails and other mobility requirements.

HUNDLEY DRIVE & SHADY SHORES ROAD RECONSTRUCTION

CITY OF LAKE DALLAS
DENTON COUNTY, TEXAS
CONSTRUCTION PLANS
MCADAMS PROJECT NUMBER: CLD24002 & CLD24003
CITY OF LAKE DALLAS PROJECT NUMBER: 2025-01
DATE: OCTOBER 2025



PRINCIPAL ARTERIAL



MAJOR ARTERIAL



MINOR ARTERIAL

ROADWAY CROSS SECTIONS

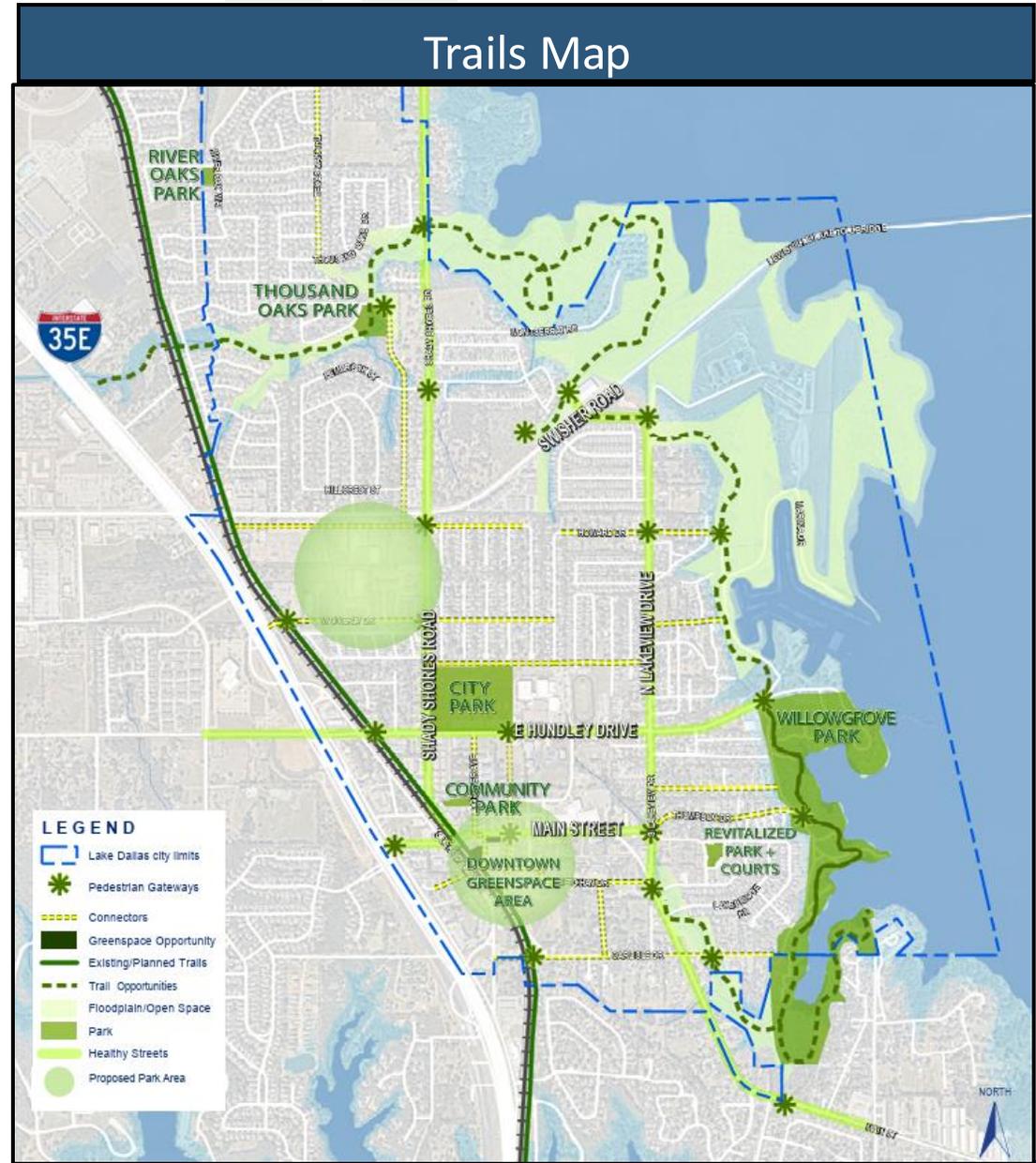


PARKS, TRAILS & OPEN SPACE

Parks Framework: Exceed park access standards by providing all residents access to a park within a quarter mile, connecting existing parks, and activating open space amenities throughout the City.

Action Items:

- Prioritize development of bicycle and pedestrian improvements along major roads.
- Preserve floodplain areas as natural open space.



HOUSING

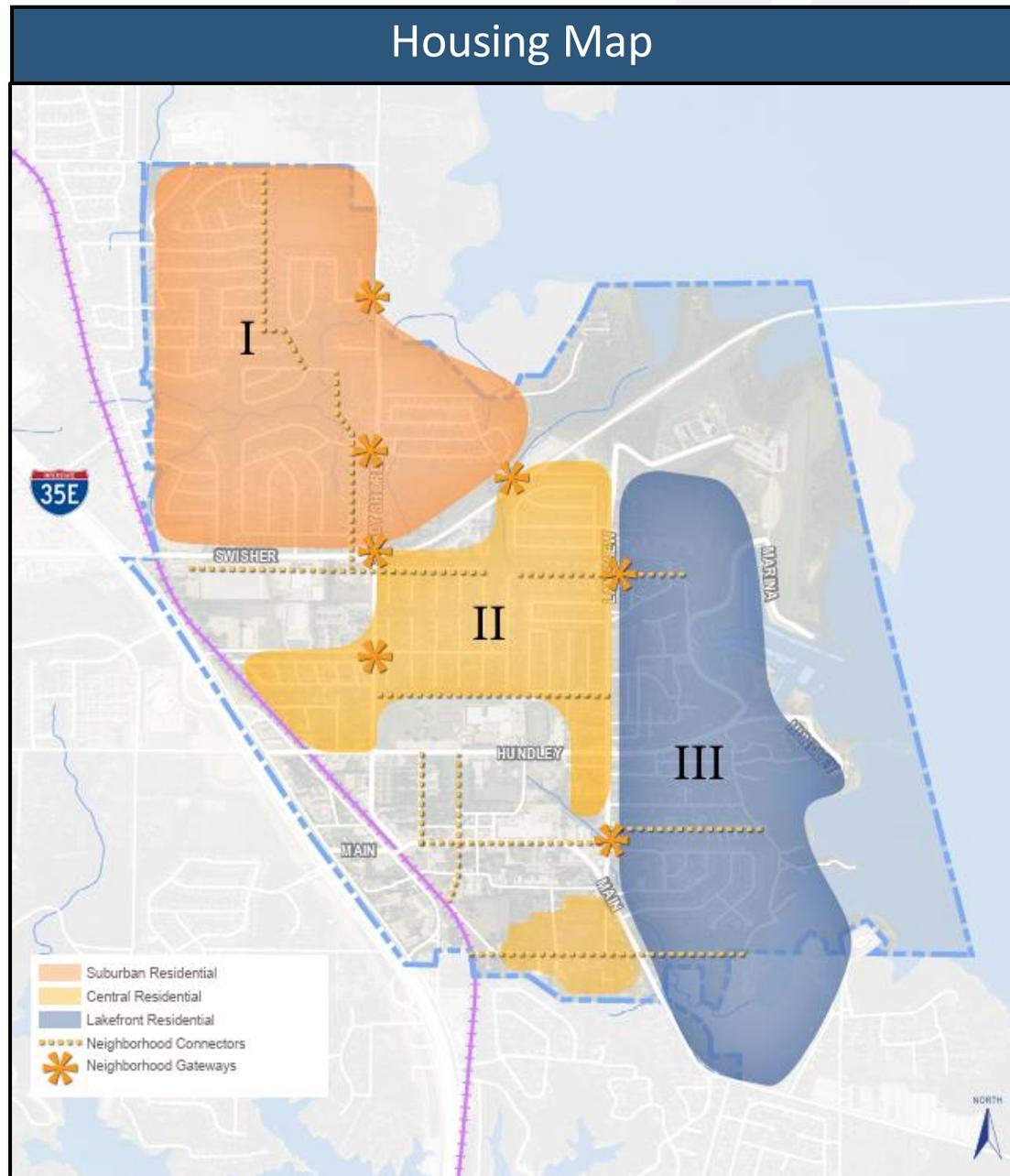
Housing Framework: Enhance existing neighborhoods and create diverse, unique housing options to increase housing opportunities.

Community Input:

- More Townhomes
- Want to clean up mobile home communities
- Need sidewalk repair in neighborhood
- Would like live/work space
- Clean and maintained residential neighborhoods.

Housing Types in Lake Dallas:

- Suburban Residential
 - Single Family Homes
- Central Residential
 - Tiny Homes
 - Apartments
 - Duplex's
- Lakefront Residential
 - Cottages
 - Single Family Homes
 - Townhomes



DOWNTOWN DISTRICT

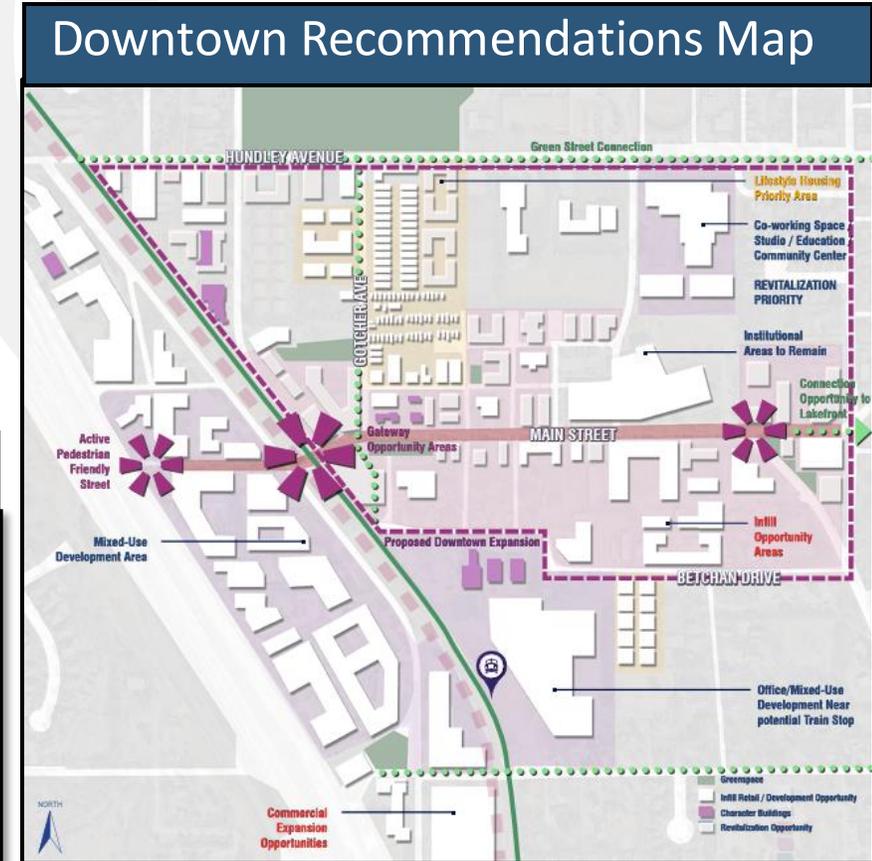
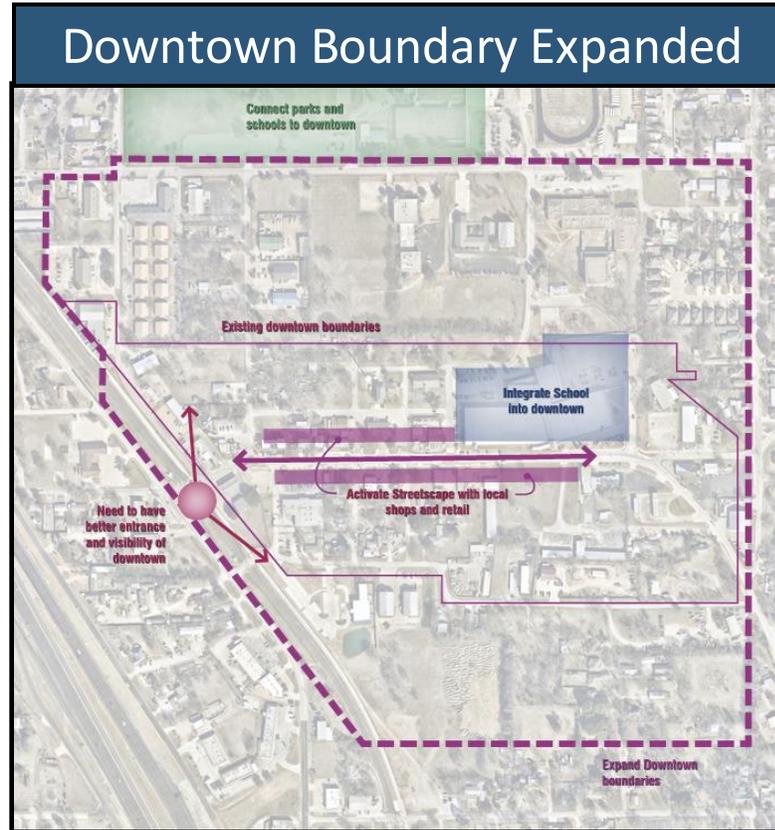
Downtown Framework: Expand the footprint of downtown and build local business and residential opportunities.

Action Items:

- Reinststate the Economic Development Corporation with a focus on marketing downtown to potential developers and employers.
- Prioritize pursuit of neighborhood-serving retail such as a sit-down restaurant.
- Encourage a mix of housing types in downtown such as live/work spaces, townhomes, and tiny homes.

Other Items:

- Add parking suggestions and sidewalk implementation
- Prioritize revitalization and infill



RE-DEVELOPMENT IN LAKE DALLAS

Re-Development Areas:

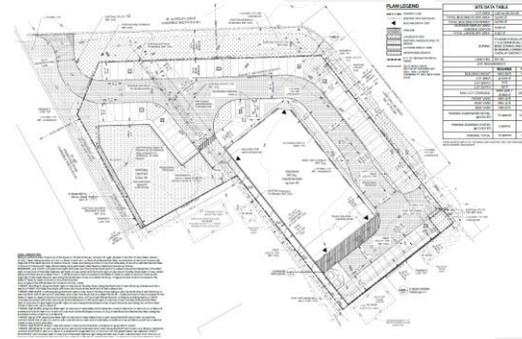
- I35E Corridor
- Downtown District
- Swisher Road Corridor

Feedback Regarding Re-Development:

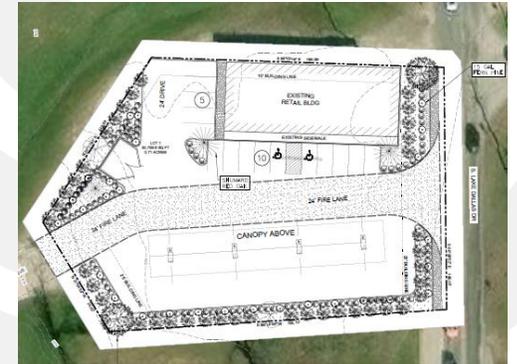
- 53% of residence thought downtown should be prioritized for redevelopment
- Expand the tax base through redevelopment of commercial areas.

I35E Corridor

ACE Hardware

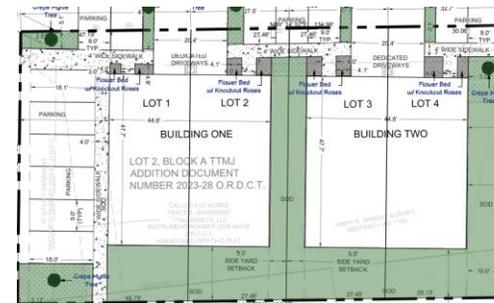


631. S Lake Dallas Drive



Downtown District

TTMJ

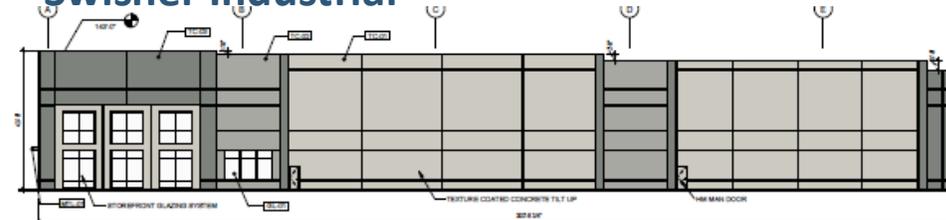


312 Main Street



Swisher Road Corridor

Swisher Industrial



IMPLEMENTATION & MONITORING

Implementation Framework: A detailed implementation action plan to achieve the overall plans vision for each of the major components of the plan.

 <p>SHORT-TERM</p> <p>Actions that should be implemented in the next 1-2 years. These action items are either critical needs or relatively low-cost and easy to implement.</p>	 <p>MID-TERM</p> <p>Actions that should be implemented in the next 3-9 years. These actions are typically not an immediate need and are relatively higher cost and complex to implement.</p>	 <p>LONG-TERM</p> <p>Actions that should be implemented in the next 10-20 years. These actions are the most expensive or require the most time to implement.</p>
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 <p>OPERATIONAL CHANGE</p>	New or change programs, staffing, or operational procedures.
 <p>POLICY</p>	Official procedures or policies used to guide City decisions.
 <p>REGULATION</p>	Council adopted regulations used to guide development or other City actions.
 <p>STUDY</p>	An official investigation or analysis needed to determine most appropriate solution.
 <p>FINANCIAL INVESTMENT</p>	Capital improvements or general fund expenditures as part of a publicly financed action.

DOWNTOWN	
8.1	Develop a downtown master plan.
8.2	Reinstate the Economic Development Corporation with a focus on marketing downtown to potential developers and employers.
8.3	Prioritize pursuit of neighborhood-serving retail such as sit-down restaurants.
8.4	Create a central space in downtown to hold events and serve as the city center.
8.5	Create a walkable environment by increasing pedestrian linkages to and within downtown.
8.6	Implement streetscape features on all downtown roadways.
8.7	Encourage a mix of housing types in downtown such as live/work spaces, townhomes, and tiny homes.
8.8	Develop a design for unique street sign toppers to distinguish downtown as a neighborhood.
8.9	Consider establishing a TIF to help fund improvements in downtown.

8.1	Development Services, City Council, City Manager , Consultant	 Short-Term	 Study
8.2	Economic Development Corporation, City Council	 Short-Term	 Operational Change
8.3	Economic Development Corporation , City Council	 Short-Term	 Policy
8.4	Development Services, Parks & Recreation Board, Planning & Zoning Commission, Economic Development Corporation	 Long-Term	 Financial Investment
8.5	Public Works	 Mid-Term	 Financial Investment
8.6	Public Works	 Long-Term	 Financial Investment
8.7	Development Services, Community Development Corporation	 Short-Term	 Policy
8.8	Development Services , Consultant	 Mid-Term	 Financial Investment
8.9	City Council , TIF Board, City Manager	 Mid-Term	 Operational Change

GOALS + IMPLEMENTATION FROM COMPREHENSIVE PLAN



THEME 1: Community Character

CC1 – Promote quality new development and revitalization of older commercial areas for the successful enjoyment of all in Lake Dallas.

CC2 – Look for opportunities to better define Lake Dallas as an active lakeside community.

CC3 – Incorporate gateways and entry features that have a distinctive feel and brand.



1. Ace Hardware
2. TTMJ Townhomes
3. Swisher Industrial
4. 631 S. Lake Dallas Drive



THEME 2: Mobility

M1 – Move people across and through Lake Dallas with a variety of modal types on a comprehensive transportation network (automobiles, bicycles, pedestrians, etc.).

M2 – Create a transportation network that establishes a network of multi-modal street types with defined cross sections and functional capacity.

M3 – Explore options with partners to incorporate a future A-Train stop in Lake Dallas.



1. New Roads/Sidewalks: Shady Shores + Hundley Drive
2. Encouraging on new applications the improvement and add new sidewalk connections.

GOALS + IMPLEMENTATION FROM COMPREHENSIVE PLAN



THEME 3: Economic Development

ED1 – Promote and support professional business opportunities which will advance new economic development.

ED2 – Pursue both local-serving and regional-serving retail development to serve existing residents and to increase the sales tax base.

ED3 – Capitalize on the proximity to Lewisville Lake by pursuing lake-oriented development to establish tourism and provide recreation amenities for residents.



1. Ace Hardware
2. 312 Main Street
3. Old City Hall has been transformed into a business hub.
4. B.I.G. Grants
5. City purchased old homes next to Ace hardware to encourage additional business growth.
6. Old QT site is now being revitalized into a development that will increase property tax revenue for the City.



THEME 4: Environmental

E1 – Connect Lake Dallas through a framework of parks, pedestrian trails, and open space that respond to community needs and reflect population demographics.

E2 – Coordinate with the U.S. Army Corps of Engineers to preserve the shores of Lewisville Lake.

E3 – Promote a network of open space encompassing private and public development within Lake Dallas.



1. Increasing park usage with updates. New Trails and Sidewalks with Hundley Drive and Shady Shores.
2. Mini Pitches
3. Resurfacing tennis courts and Court updates
4. Updates to soccer field - new sod, irrigation and other items.

GOALS + IMPLEMENTATION FROM COMPREHENSIVE PLAN



THEME 5: City Government

CG1 – Ensure the long-term financial stability of Lake Dallas with fiscally responsible policies and actions.

CG2 – Establish and maintain a fiscally responsible revenue and expenditure balance.

CG3 – Aim for transparency in all local government decisions.



1. New Financial Software
2. New Financial Director was hired to help keep the City innovative and efficient with tracking



THEME 6: Community Health

CH1 – Provide high-quality Police, Fire and emergency EMS services to keep the citizens of Lake Dallas safe and healthy.

CH2 – Encourage the Lake Cities Municipal Utility Authority to promote initiatives for clear air, water, and storm water.

CH3 – Promote the distribution of locally grown and produced food by establishing a Downtown Farmers Market.



1. Teamed up with LCMUA on road repairs to coincide with their water and sewer line repairs.
2. All new water and sewer on Hundley and Shady Shores – City requested from County to cover additional expenditures.
3. New underground storm water system.

GOALS + IMPLEMENTATION FROM COMPREHENSIVE PLAN



THEME 7: Design & Aesthetics

DA1 – Improve first impressions of the community along IH 35 and Swisher Road.

DA2 – Implement sidewalk and streetscape improvements in downtown and along Shady Shores, Hundley, and Swisher Road.

DA3 - Design future housing developments with quality materials and standard guidelines.



1. Additional landscaping along the main routes of Hundley Drive and Shady Shores.
2. 631 S. Lake Dallas Drive and adding additional landscaping along I35 through development review process.



THEME 8: Downtown

D1 – Establish a quality pedestrian environment in downtown with streetscape amenities such as benches, shade trees, wayfinding signage, bike racks, trash receptacles, lighting, and greenspace which creates energy towards revitalization.

D2 – Establish downtown as a neighborhood and encourage residential development to support the existing and future retail.

D3 – Create a business incubator in downtown that offers resources for small businesses.



1. 312 Main Street – Additional enhanced sidewalk and provided for more mixed use development
2. Walters Tavern- Increase business activities creating more of an active hub within the downtown area
3. TTMJ- Creates more walkable areas with housing being mixed in within the Downtown area

GOALS + IMPLEMENTATION FROM COMPREHENSIVE PLAN



THEME 9: Residential Neighborhood

RN1 – Establish Neighborhood Improvement Plans for neighborhoods to create a comprehensive set of recommendations for enhancement and preservation.

RN2 – Maintain safe and attractive residential neighborhoods.

RN3 – Consider diversifying housing types in Lake Dallas to enhance the unique identity, such as tiny homes or townhomes.



1. 312 Main Street- Provides mix use housing option
2. TTMJ-Diversifies Housing

RECAP OF VISION LAKE DALLAS 2030

- Advanced redevelopment efforts along key corridors including I-35E, Downtown District, and Swisher Road.
- Delivered mobility improvements through roadway upgrades on Swisher Road and Hundley Drive.
- Implemented enhanced streetscapes through updated design review processes and ordinance standards.
- Expanded and diversified housing options including TTMJ and 312 Main Street.
- Supported economic growth through initiatives such as Ace, B.I.G. Grants, and strategic acquisition of redevelopment properties.
- Increased park usage and recreational opportunities, including mini-pitches and upgraded soccer fields.
- Strengthened infrastructure systems through coordinated strategic partnerships.
- Boosted local business activity and expanded opportunities for commercial engagement.
- Hosted a greater number of community events to attract residents and visitors to Lake Dallas.
- Improve internal audits by hiring people and upgrading internal software.

Questions?