

## FAQs:

1. How much will subleasing cost?

The “base” initial sublease rent payment is \$750 for all tracts. In addition, a surveying fee may be required in the amount of \$900 for Tracts 11 through 49 and \$675 for all other tracts. The surveying fee can be waived if the property corner pins that were previously set for each sublease tract are still present and undisturbed. See the letter sent to all sublease tract owners, dated January 11, 2010, for more information (the letter is posted on this website).

2. Does the City have development ordinances that govern sublease tracts?

Yes, the Lake Shore Zoning District and Development Standards govern sublease tract development, and they are available on this website.

3. Who at the City do I need to talk to for doing a sublease and construction/use questions?

Contact the Engineering Department’s Drainage and Development group at (972) 205-2170 to start the process of obtaining a sublease. Contact the Building Inspection Department at (972) 205-2300 for use questions in relation to your sublease tract.

4. Is there an application for the sublease?

No. However, it should be noted that an application will be required in order to obtain a building permit from the Building Inspection Department before constructing a structure on the sublease tract.

5. What can I build on the tract?

Refer to the Lake Edge Zoning District and Development Standards for more information on allowable uses for sublease tracts.

6. I don't agree with the boundary lines of my tract, who do I talk to?

The City has set up an Appeals Board to resolve any conflicts relating to tract boundary conflicts and other disputes. Contact the Engineering Department at (972) 205-2170 for more information.

7. What are my obligations to the City of Garland in regards to subleasing my tract?

Please refer to the sublease agreement and also the Lake Edge Zoning District and Development Standards for more information regarding a subleasee's obligations to the City of Garland.

8. Can I cut down trees?

No trees may be removed from any sublease tract without approval by the City of Garland.

9. What can I do to the lake shore itself?

You may build a lakeside boat dock or other similar structure subject to the requirements of the Lake Edge Zoning District and Development Standards. Erosion control measures are required for any structure that is in contact with the water's edge or projects out over the water; and any such measures must be approved by the City of Dallas and possibly the U.S. Army Corps of Engineers.

10. Are dredging activities allowed?

Any dredging activities associated with development of a sublease tract must be reviewed and approved by the City of Dallas. In addition, it may be necessary to obtain approval from the U.S. Army Corps of Engineers, depending on the amount of dredging work that is proposed.

11. Can I fence in my tract to keep others from accessing it?

Yes, subject to the requirements of the Lake Edge Zoning District and Development Standards. Any fence constructed on a sublease tract must have gates to allow access for public utilities, see the Development Standards for more information.

12. Can multiple tracts be combined into one?

Sublease tracts may be leased as a group and combined into a single unit, provided all owners agree in writing.

13. Can I run electricity/water/other utilities to my tract?

Yes, although any such utilities will be private and must be installed by the applicant at their own expense, and will be subject to all applicable building and fire codes.

14. Do I need to get insurance?

Yes, the applicant will be required to obtain general liability insurance and provide a certificate of such insurance to the City of Garland. The City must be named as an additional insured on the policy. See the Sublease Agreement for more information.

15. What are my risks from flooding?

The normal pool elevation of Lake Ray Hubbard is 435.5 feet above sea level. The 100-year flooding elevation of the lake is 437.0 feet above sea level. Applicants are advised that any private structures or other facilities below this elevation are subject to flood inundation and possible damage in a 100-year flood event. The City of Garland will not be liable for any damage to private facilities on any lakeshore sublease tract from flooding.

16. Where can I obtain documents from the City of Garland that I need for subleasing?

All documents needed for subleasing can be obtained on this website, or contact the City of Garland Engineering Department at (972) 205-2170. Contact the City's Planning and Building Inspection Departments for any questions or documents relating to allowed uses or obtaining construction permits.