

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

The Board of Adjustments of the City of Lake Dallas met May 18, 2015 at 7:30 p.m. in the Lake Dallas City Hall located at 212 Main Street, Lake Dallas, Texas with notice of the meeting posted as required by Title 5, Chapter 551.041 of the Texas Government Code.

1. Roll Call

Members Present: Steven Bertrand, Terry Tuck, Danny Everett and Cindy Nelson

Staff Present: Community Development Director Char DuPree and Planning and Zoning Secretary Khara Sherrill

2. Consideration and Action on approval of Minutes for the March 23, 2015 meeting.

Motion to approve the minutes for March 23, 2015 was made by Terry Tuck; second by Cindy Nelson.

Ayes: Steven Bertrand, Terry Tuck, Danny Everett and Cindy Nelson

Noes: None

3. Public Hearing on a request by Casey Weaver, Corp Tech, for a variance at 604 S. Lake Dallas Drive, Lots 5 & 6, Block A of the First Highway Addition, to reduce the sideyard setback to a two and six tenths (2.6) foot setback from the property line where a ten (10) foot setback is required.

The owner, Casey Weaver, residing at 1206 Devonshire Dr in Carrollton, wants to add on to the existing building since his business, Corp Tech, is currently too small for him, his business partner, and 5 employees to adequately do business. A variance would be required due to the size and shape of the lot.

No one else came forward and the public hearing was closed.

4. Consideration and Action regarding a request by Casey Weaver, Corp Tech, for a variance at 604 S. Lake Dallas Drive, Lots 5 & 6, Block A of the First Highway Addition, to reduce the sideyard setback to a two and six tenths (2.6) foot setback from the property line where a ten (10) foot setback is required.

Char DuPree explained that due to the size and shape of the property they have no choice but to build closer than the current required setbacks. The City does not want to restrict a successful business and require them to relocate. Adding an addition to the building will not affect any other properties behind them or next to them and additional parking will not be needed.

Chairperson Bertrand confirmed with Char DuPree that the Fire Department has seen the property and it is not a safety issue to add on to the building.

The board asked about the location of the utilities. It was determined they are mostly in the front of the property except for electricity which is located overhead.

Motion to approve the variance at 604 S Lake Dallas Dr Lots 5 & 6, Block A of the First Highway Addition, to reduce the sideyard setback to a two and six tenths (2.6) foot setback from the property line where a ten (10) foot setback is required was made by Terry Tuck; second by Danny Everett.

Ayes: Steven Bertrand, Terry Tuck, Danny Everett and Cindy Nelson

Noes: None

Motion Passed

Char DuPree advised the Board that escrow for the Harbourtown Condos is moving forward and she is set to meet the buyers in the morning.

Terry Tuck asked about the progress on the demolition for 703 Glen Rhea. Char DuPree explained to the Board the current legal situation with the property. Also discussed was the property condition of 104 Donald which is still in litigation over the current ownership.

5. Adjournment

Chairperson Bertrand Adjourned the meeting.

The meeting was adjourned at 8:50 PM.



Khara Sherrill, Planning and Zoning Secretary



Steven Bertrand, Chair