

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

The Board of Adjustments of the City of Lake Dallas met August 24, 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, Cindy Nelson, Carl Hammond and Kathy Brownlee

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

2. Consideration and Action on approval of Minutes for the May 18, 2015 meeting.

Motion to approve the minutes for May 18, 2015 was made by Danny Everett; second by Terry Tuck

Ayes: Danny Everett, Terry Tuck, Steven Bertrand, Cindy Nelson, Carl Hammond and Kathy Brownlee

Noes: None

3. Public Hearing on a request by LCMUA and Mr. Barboza to consider a special exception that would authorize the subdivision of the tract into two lots to allow for the construction of a lift station that will exceed setback requirements.

Shawn Mason, from Kimley-Horn, engineer for Lake Cities Municipal Utility Authority (LCMUA) explained the project for the special exception request. They plan to purchase the residential lot belonging to Danny Barboza, subdivide the lot into 2 lots to accommodate the building of the new LCMUA lift station and the rebuilding of the recreational storage building on Mr. Barboza's remaining lot. Further, Mr. Mason presented information on what a lift station does, the reasons a new lift station must be built and how a new station benefits the community as a whole. The current station is in the floodplain on property belonging to the U.S. Army Corps of Engineers; the new station would be on LCMUA property, not in the floodplain and be more accessible.

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

4. Consideration and Action regarding a request by LCMUA and Mr. Barboza to consider a special exception that would authorize the subdivision of the tract into two lots to allow for the construction of a lift station that will exceed setback requirements.

Char DuPree, Community Development Director, spoke to the Board explaining the history of the property. It has been platted and zoned residential for many years. Mr. Barboza has owned the lot since 1992 and has stored a recreational vehicle on the lot for many years. The engineer did ask for clarification that the special exception would be for both lots since the next step would be to divide it into two. Once it is divided, neither one could meet the required setbacks.

It was explained that no neighbors expressed opposition to the special exception.

A fence will also be added to surround the lift station since it is a TCEQ requirement.

Motion to approve the special exception that would authorize the division of the tract into 2 lots to allow for the construction of the lift station and recreational storage building that will exceed setback requirements was made by Carl Hammond; second by Terry Tuck

Ayes: Steven Bertrand, Terry Tuck, Danny Everett, Cindy Nelson, Carl Hammond, and Kathy Brownlee

Noes: None

Motion Passed

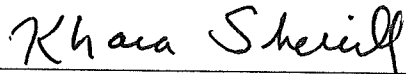
Char DuPree gave an update regarding the clubhouse area for the Harbortown Villas. There was a clerical error in Denton County with the streets belonging to the City. That is almost resolved and the sale is set to go through soon.

Chairperson Bertrand asked about the status of demolition for 703 Glen Rhea. Char DuPree explained the process was extended since the owner died and there wasn't a will. The City is now at the point to acquire three more bids for the cost of the demolition and request the funds through City Council.

5. Adjournment

Chairperson Bertrand Adjourned the meeting.

The meeting was adjourned at 8:05 PM.



Khara Sherrill, Planning and Zoning Secretary



Steven Bertrand, Chair