

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

The Board of Adjustments of the City of Lake Dallas met August 18, 2014 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, Cindy Nelson, Terry Tuck, Carol Ann Connors

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

2. Consideration and Action on approval of Minutes for the July 14, 2014 meeting.

Motion to approve the minutes for July 14, 2014 was made by Carol Ann Connors; second by Cindy Nelson.

Ayes: Steven Bertrand, Terry Tuck, Cindy Nelson, Carol Ann Connors

Noes: None

3. Consideration and Action regarding the revocation of a Certificate of Occupancy for Jen's Hand Me Ups located at 130 W. Hundley Drive, Lake Dallas, Texas.

Char DuPree advised the Board that the Building Inspector and Fire Department conducted inspections, both passed, giving their approval for the Certificate of Occupancy. Jennifer Thrailkill submitted a floor plan this past Friday describing what was done inside the structure but there hadn't been enough time to submit it to Bureau Veritas for an official plan review. She also submitted two receipts of plumbing and electrical work that was done inside the building to bring it up to code. In addition, Ms. Thrailkill paid for both electrical and plumbing permits but neither contractor registered. She has not paid for the sign permit. Char DuPree advised she did find the plumber, Jimmy Teague, on the state website as a licensed plumber but she did not find the electrician. Ms. Thrailkill stated the electrician she hired told her his license had lapsed but he is working under his boss. Ms. Thrailkill could not give a name of the boss or the company that he is working for. The Board informed her they need a receipt or letter from the actual company he works for and his boss needs to register with the City.

Ms. DuPree stated the City recommends that she be issued a temporary Certificate of Occupancy for 45 days. During that time she can work on getting her property completely in compliance.

The Board had questions on what the inspector looked at when he went to the building. Char DuPree told them that the main function at this point was to make sure the building was safe. The inspector didn't know exactly what had been altered so he couldn't check beyond that to be sure it was done correctly.

Board Member Tuck recommended the temporary Certificate of Occupancy be for 55 days so it would give her till the first week of October.

Motion to grant the Temporary Certificate of Occupancy for 55 days pending registration of both plumber and electrician, payment of sign permit, and the plan review of the floor plan submitted (which might require other permits and fees) was made by Terry Tuck; second by Carol Ann Connors.

Ayes: Steven Bertrand, Terry Tuck, Cindy Nelson, Carol Ann Connors

Noes: None

Motion Passed

Char DuPree handed out Board of Adjustment Ordinances to the Board and she said later in the year there will be official training class for all Board members.

4. Adjournment

Motion to adjourn was made by Cindy Nelson; second by Terry Tuck.

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

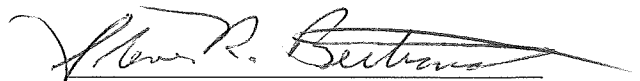
Noes: None

Chairperson Bertrand Adjourned the meeting.

The meeting was adjourned at 9:15 PM.



Khara Sherrill, Planning and Zoning Secretary



Steven Bertrand, Chair