



Board of Adjustments Meeting
February 10, 2016
6:00 PM

City Hall - 665 Country Club Road – Lucas, Texas

Minutes

Call to Order

Chairman Fink called the meeting to order at 6:00 p.m.

Present:

Vice Chairman Craig Williams
Member Andrew Sisson
Member Chris Bierman
Alternate Member Tommy Tolson
Alternate Member Adam Sussman

Absent:

Chairman Stuart Fink
Member Randy Barnes

Staff Present:

City Manager Joni Clarke
City Attorney Julie Doshier
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

It was determined that a Quorum was present. Everyone was reminded to turn off or silence cell phones. Vice Chairman Williams led the Pledge of Allegiance.

Public Hearing

1. **Consider the variance request by Veronica Aquirre to allow a fence to be located within the side and rear yard setbacks that is less than 50% see through, for the property located at 1 Santa Fe Trail located in the Kirkland Estates West, Lot 43, being 1.76 acres.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take Action**

Development Services Director Joe Hilbourn briefed the Board on the variance request noting that the proposed fence would be 8 feet in height and constructed of stamped concrete material. Mr. Hilbourn stated that the property line would be moved from its existing location because of improvements being made to Parker Road. The applicant has stated that her hardship relates to the noise and traffic volumes associated with the widening of Parker Road.

Board Member Tolson asked the length of the proposed fence.

Mr. Hilbourn stated the fence was proposed to be 63 feet in length and natural vegetation was proposed along the property line abutting the creek.

The board discussed the number of homes along Parker Road and the potential of more variances coming forward. Board Member Sussman expressed his concern relating to solid fencing along Parker Road and the potential for other variances coming forward due to the widening of Parker Road.

Board Member Sisson asked to see a sample of the proposed material being used.

Mr. Hilbourn stated that the applicant was not present and she would have a sample of the material being proposed.

Vice Chairman Williams opened the public hearing at 6:10 p.m.

Cynthia Moore, 2 Santa Fe Trail, spoke in favor of the variance request stating a buffer was needed between Parker Road and the residential neighborhood. Ms. Moore discussed safety concerns relating to vehicles hitting her fence and the noise from the traffic. Ms. Moore also noted that trees and shrubs were being removed as part of the widening of Parker Road.

Vice Chairman Williams read two emails into the record stating they were in favor of the request from:

Matt Davis, property owner of 7051 and 7081 E. Parker Road
Michael and Vickie Willmarth, 6 Santa Fe Trail

Vice Chairman Williams closed the public hearing at 6:15 p.m.

Board Member Tolson noted that the fence should be limited to 63 feet in length only.

The Board also discussed the uniformity that would be needed in fencing materials should other variances be granted along Parker Road.

The Board also discussed the need to review further details regarding the fence and material proposed, and given that the applicant was not present, the Board did not want to discuss this item further.

MOTION: *A motion was made by Member Sisson, seconded by Member Bierman to deny the variance request to allow a fence to be located within the side and rear yard setbacks that is less than 50% see through, for the property located at 1 Santa Fe Trail. The motion for denial passed unanimously by a 5 to 0 vote.*

2. Consider the variance request by Elaine Ford on behalf Brockdale Estates, LLC., to allow an off-site development sign on the southwest corner of the intersection at East Lucas Road and Brockdale Park Road.

- A. Presentation by Development Services Director Joe Hilbourn**
- B. Conduct Public Hearing**
- C. Take Action**

Development Services Director Joe Hilbourn briefed the Board on the history of off-site signage requests for this property. He stated that in 2013 a variance was granted at the southwest corner of Brockdale Park Road and the request for additional signage on E. Lucas Road was denied. On August 27, 2015, Brockdale Estates requested to locate an off-site development sign at the intersection of East and West Lucas Road which was also denied.

Mr. Hilbourn stated that the signage request proposed was a new style of sign at the southwest corner of Brockdale Park Road and E. Lucas Road, that would be 32 square feet in area and less than 8 feet tall and a variance had been approved for this location previously.

Vice Chairman Williams opened the public hearing at 6:25 p.m.

Elaine Ford with Hillwood Communities, representing Brockdale Estates LLC, stated that the existing signage was too wordy and with its current setback location was difficult to read and was requesting to update the signage so that it was easier to read.

There being no one else wishing to speak, Vice Chairman Williams closed the public hearing at 6:28 p.m.

Member Bierman stated that the proposed sign was not as visually appealing as the existing signage and would like the same materials used as other signage in Lucas.

The Board discussed how long the sign would be at that location, which would be no longer than 3 years.

***MOTION:** A motion was made by Member Bierman, seconded by Member Tolson to approve the variance for an off-site development sign on the southwest corner of the intersection at East Lucas Road and Brockdale Park Road. The motion passed by a 4 to 1 vote with Member Sisson voting in opposition.*

3. Consider approval of the minutes of the November 17, 2015 Board of Adjustments meeting.

***MOTION:** A motion was made by Member Sisson, seconded by Member Bierman to approve the minutes of the November 17, 2015 Board of Adjustments meeting as presented. The motion passed unanimously by a 5 to 0 vote.*

4. Consider the appointment of a Chairman and Vice Chairman to serve for a period of one (1) year with the term ending December 31, 2016

The Board noted that two members were absent at this meeting and would like to defer nominations until the next regular meeting.

MOTION: *A motion was made by Vice Chairman Williams, seconded by Member Sussman to table this item to the next regularly scheduled meeting. The motion passed unanimously by a 5 to 0 vote.*

5. Adjournment.

MOTION: *A motion was made by Member Sisson, seconded by Member Tolson to adjourn the meeting at 6:41 p.m. The motion passed unanimously by a 5 to 0 vote.*



Craig Williams, Vice Chairman

ATTEST:



Stacy Henderson, City Secretary

