



Board of Adjustments Meeting
April 13, 2016
6:00 PM
City Hall - 665 Country Club Road – Lucas, Texas

Minutes

Call to Order

Vice Chairman Williams called the meeting to order at 6:06 p.m.

Present:

Vice Chairman Craig Williams
Member Chris Bierman
Adam Sussman
Alternate Member Tommy Tolson
Alternate Member Robin Ahmadi

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 and Vice Chairman Williams led the Pledge of Allegiance.

Vice Chairman Williams identified all witnesses that would be presenting before the Board, including the Development Services Director, and conducted the swearing in process for all witnesses.

Public Hearing

1. **Consider a variance request by Robert Tusing from the City's Code of Ordinance to reduce the required roadway frontage on three lots from 200 feet wide to 25 feet wide on two lots and reduce the roadway frontage to 80 feet wide on the third lot for the property located at 3520 Aztec Trail.**
 - A. **Presentation by Development Services Director Joe Hilbourn**
 - B. **Conduct Public Hearing**
 - C. **Take Action**

Development Services Director Joe Hilbourn gave a presentation discussing the 30 foot slope that exists on the subject property and stating that roadways were constructed at a slope no greater than 10 percent. Mr. Hilbourn stated that the applicant was requesting to subdivide his property so that roadways would not have to be installed. Staff recommends only allowing two flag lots with 25 feet of roadway frontage. The third lot proposed would only be a total of 80 feet wide and would not meet side yard setbacks due to the accessory structure currently on site. Mr. Hilbourn noted that the hardship associated with the third lot was self-imposed.

Vice Chairman Williams opened the public hearing at 6:19 pm and asked if anyone in the audience wanted to speak regarding this request.

Mr. Robert Tusing, 3520 Aztec Trail, Lucas, came forward and stated that the accessory building was constructed in its current location due to the location of the tank. However, the tank has since been filled in. Mr. Tusing stated that due to the size of the lot it was always his intention to subdivide the land to make it more manageable.

There being no one else wanting to speak, Vice Chairman Williams closed the public hearing at 6:23 pm.

The Board discussed the hardship in place regarding the slope of the property and the current zoning requirements of 200 feet of roadway frontage.

***MOTION:** A motion was made by Member Bierman, seconded by Alternate Member Ahmadi to approve the variance request to reduce the roadway frontage on two flag lots from 200 feet to 25 feet. The motion passed by a 4 to 1 vote with Member Tolson voting in opposition.*

2. Consider approval of the minutes of the February 10, 2016 Board of Adjustments meeting.

***MOTION:** A motion was made by Alternate Member Tolson, seconded by Member Bierman to approve the minutes of February 10, 2016 as submitted. The motion passed unanimously by a 5 to 0 vote.*

3. Consider the appointment of Chairman and Vice Chairman with the term ending December 31, 2016.

The Board discussed alternating the Chairman and Vice Chairman positions in order to maximize participation.

A nomination was made by Vice Chairman Williams to nominate Stuart Fink as Chairman.

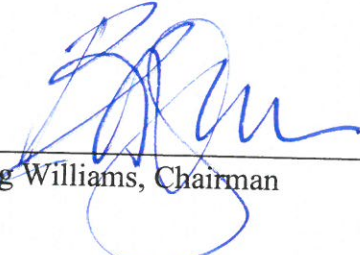
A nomination was made by Member Bierman to nominate Vice Chairman Craig Williams as Chairman.

A motion was made by Member Bierman, seconded by Alternate Member Tolson to nominate Craig Williams as Chairman. The motion passed by majority vote.


A motion was made by Alternate Member Tolson, seconded by Member Sussman to nominate Chris Bierman as Vice Chairman. The motion passed unanimously.

4. Adjournment.

Chairman Williams adjourned the meeting at 6:32 pm.



Craig Williams, Chairman

ATTEST:

Stacy Henderson, City Secretary

