



AGENDA
City of Lucas
Board of Adjustments Meeting
July 25, 2016
7:00 PM

City Hall - 665 Country Club Road – Lucas, Texas

Notice is hereby given that a regular meeting of the Board of Adjustments of the City of Lucas will be held on Monday, July 25, 2016 at 7:00 pm at the City Hall, 665 Country Club, Lucas, Texas, at which time the following agenda will be discussed.

Call to Order

Roll Call
Determination of Quorum
Reminder to turn off or silence cell phones
Pledge of Allegiance

Public Hearing(s)

1. Consider a variance request by Engineering Concepts on behalf of Lucas Christian Academy from the City's Code of Ordinances, Chapter 14, Article 14.04, Division 7 – Lighting, to add lights to the football field located at 505 W. Lucas Road. **(Development Services Director Joe Hilbourn)**
 - A. Presentation by Development Services Director Joe Hilbourn
 - B. Conduct Public Hearing
 - C. Take Action

Regular Agenda

2. Consider approval of the minutes of the April 13, 2016 Board of Adjustments meeting. **(City Secretary Stacy Henderson)**

Executive Session

The Board of Adjustments may convene into a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

3. Adjournment.

Certification

I hereby certify that the above notice of meeting was posted on the bulletin board at Lucas City Hall by 5:00 p.m. on or before Friday, July 22, 2016 as required in accordance with Government Code §551.041.

Stacy Henderson, City Secretary

This building is wheelchair accessible. Any requests for sign interpretive services or other special requests for assistance of the hearing impaired must be made 48 hours in advance of the meeting. To make such arrangements, please call 972-727-8999 or send email to shenderson@lucastexas.us.



Item No. 01

City of Lucas
Board of Adjustments Agenda Request
July 25, 2016

Requester: Development Services Director Joe Hilbourn

Agenda Item:

Consider a variance request by Engineering Concepts on behalf of Lucas Christian Academy from the City's Code of Ordinances, Chapter 14, Article 14.04, Division 7 – Lighting, to add lights to the football field located at 505 W. Lucas Road.

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

Background Information:

Lucas Christian Academy would like to add four, 60-foot light poles to their existing football field. Lucas Christian Academy has a six man football team and would like to start having night games.

The City's Code of Ordinances, Chapter 14, Article 14.04, Division 7, Section 14.04.255 – Nonresidential Provisions states the following:

- 1. Pole-mounted lights shall be a maximum height of 25 feet, measured from ground level to the base of the light fixture.
- 2. All building lighting for security or aesthetics will be full cut-off or a shielded type, not allowing any upward distribution of light, and shall not exceed a height of 25 feet, measured from ground level. Floodlighting is discouraged, and if used, must be shielded to prevent:
 - (A) Disability glare for drivers or pedestrians.
 - (B) Light trespass beyond the property line.
 - (C) Light above a 90-degree horizontal plane.

Lucas Christian Academy is proposing the following:

- 1. 60 foot tall poles (maximum permitted 25 feet)
- 2. All bulbs over 150 watts are required to be full cut off light fixtures to prevent the upward travel of light or light trespass across property boundaries. Bulb watts proposed 1500 watts, minimal shielding proposed, lights installed at a 45 degree angle will certainly have light trespass, and are not full cut off fixtures.

Attachments/Supporting Documentation:

- 1. Application
- 2. Public Hearing Notice
- 3. Proposed Lighting Diagrams
- 4. Ordinance 2011-04-00678 approving specific use permit for school and church



City of Lucas
Board of Adjustments Agenda Request
July 25, 2016

Requester: Development Services Director Joe Hilbourn

Budget/Financial Impact:

N/A

Recommendation:

Staff is not in favor of this variance request.

Motion:

I make a motion to approve/deny the variance request by Engineering Concepts on behalf of Lucas Christian Academy from the City's Code of Ordinances to add lights to the football field located at 505 W. Lucas Road.



APPEAL TO THE BOARD OF ADJUSTMENT CITY OF LUCAS

DATE: 6-30-2016 FEE: \$450.00 APPEAL # _____

SUBMITTED BY: Name: NATHAN LAYMAN (LUCAS CHRISTIAN ACADEMY)
Address: 505 WEST LUCAS ROAD
City: LUCAS State: Tx Zip: 75002
Phone: 972-429-4362

FILING DEADLINE: An appeal shall be filed with the Board within ten (10) days after the date of decision of the Enforcing Officer. Every appeal shall be filed with the City Secretary no later than fifteen (15) days prior to the scheduled Board meeting. When the filing deadline falls on a holiday, the following workday shall be observed as the filing deadline.

TYPES OF APPEALS: Please check the type of appeal you are filing. The Board shall consider two types of appeals authorized under Article 1011G, Revised Civil Statutes of Texas, as amended:

- 1. For a special exception for use or development of property on which the Board is required to act.
- 2. For a variance from the literal enforcement of the Ordinance in order to achieve a reasonable development of property.

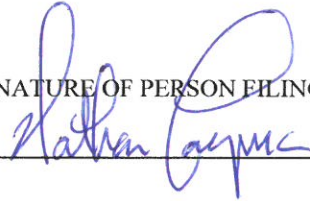
BRIEFLY DESCRIBE YOUR APPEAL:

LUCAS CHRISTIAN ACADEMY IS ASKING FOR A VARIANCE FROM THE EXISTING CODE THAT IS USED FOR OUTSIDE LIGHTING. THE LIGHTING THAT IS ACCEPTABLE IS NOT SUFFICIENT FOR THE LIGHTS NEEDED AT THE SCHOOL'S FOOTBALL FIELD. ATTACHED YOU WILL FIND THE CUT SHEET FOR LIGHTS AND POLES THAT WILL BE USED. THERE WILL BE FOUR POLES REQUIRED. THE SETUP WILL BE SIMILAR TO WILLOW SPRINGS MIDDLE SCHOOL.

PLEASE NOTE: Contact City Secretary for proper filing procedures. If applicant fails to appear without notice, the Board may require the applicant to re-file appeal.

EXPIRATION OF GRANDTED APPEAL: Approval of any appeal shall expire 90 days after the Board's decision unless authorized construction or occupancy permits have been obtained, or unless a greater time is requested in the application and is authorized by the Board. Any approval may be granted one extension of an additional 90 days on written request filed with the Board before expiration of original approval. The time limit for every granted appeal shall commence on the first day of the month succeeding the month in which the Board renders its decision.

SIGNATURE OF PERSON FILING FOR APPEAL:



DECISION OF THE BOARD: _____

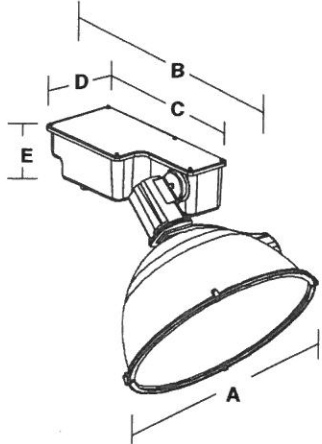
DATE: 6-30-2016

If not granted by the Board, state reason why:

CHAIRMAN

Job	Type
-----	------

Dimensions



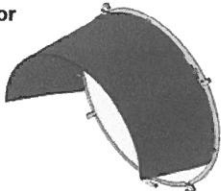
EPA
2.8 ft.²
.03 m²

Integral Ballasted System Horizontal Optics

A	B	C	D	E
22.87"	35.75"	20.13"	8.75"	5.5"
579 mm	907 mm	511 mm	223 mm	140 mm

Note: Aimed 40° below horizontal

Optional Visor



Specifications





 NRTL

Housing
Die cast aluminum housing. Isolated die cast aluminum socket housing. Isolated ballast compartment. Isolated capacitor compartment. Isolated wiring chamber (maximum 90° input cord). Vertical aiming/repositioning memory. Horizontal aiming indicator. Polyester powder paint finish (gray).

Optics
Horizontal mounted lamp. Uses standard BT-56 lamps. Four point latching. Stainless steel lens ring. Stainless steel door hinge. Silicone gasketing. Tempered clear glass lens. Filtered optics. Front lamp support standard.

Installation
One captive mounting bolt (3/4" dia.) installed in fixture. Aiming sight included. Shipped assembled from factory. Single ballast cover plate for easy access.

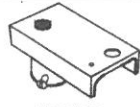
Special Features
1g, 100,000 cycle vibration tested. Wind tunnel tested to 120 mph. Captive hardware. UL 1598 listed and CSA NRTL certified for 40°C ambient operation. Mogul socket, 4kv pulse rated, 600v rated. 100% factory electrically tested.

Ordering Information

Series	Watt	Optic Type	Voltage	Lamp	Options	Options
				L		

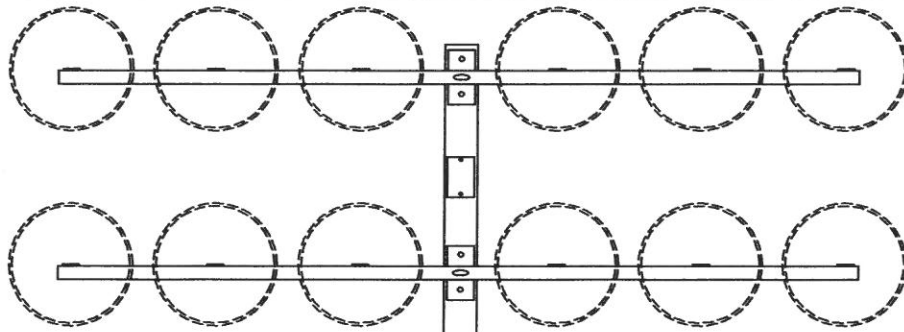
<p>SERIES</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">ESL</td> <td>Techline Sports lighting</td> </tr> <tr> <td>TSL</td> <td>Techline Sports lighting</td> </tr> </table> <p>WATT</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">1000</td> <td>1000W</td> </tr> <tr> <td>1500</td> <td>1500W</td> </tr> </table>	ESL	Techline Sports lighting	TSL	Techline Sports lighting	1000	1000W	1500	1500W	<p>OPTIC TYPE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">N</td> <td>Horizontal Narrow</td> </tr> <tr> <td>M</td> <td>Horizontal Medium</td> </tr> <tr> <td>W</td> <td>Horizontal Wide</td> </tr> </table> <p>VOLTAGE</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">5</td> <td>480V</td> </tr> <tr> <td>MT</td> <td>Multi-TAP (120, 208, 240, 277V)</td> </tr> </table>	N	Horizontal Narrow	M	Horizontal Medium	W	Horizontal Wide	5	480V	MT	Multi-TAP (120, 208, 240, 277V)	<p>LAMP</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">L</td> <td>Lamp (shipped separately)</td> </tr> </table> <p>OPTIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">HD¹</td> <td>Outer Hull</td> </tr> <tr> <td>v²</td> <td>Visor</td> </tr> </table>	L	Lamp (shipped separately)	HD¹	Outer Hull	v²	Visor
ESL	Techline Sports lighting																									
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L	Lamp (shipped separately)																									
HD¹	Outer Hull																									
v²	Visor																									

TSL SERIES ACCESSORY

TSLSLIP	Slipfitter for 2" (2 3/8" OD) tenon	 TSLSLIP
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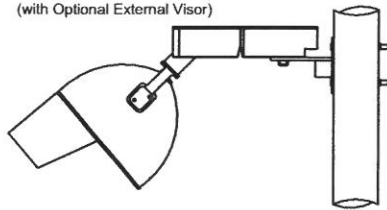
1. Hull adds 4lbs. to total weight.
2. Shipped separately.

Comments

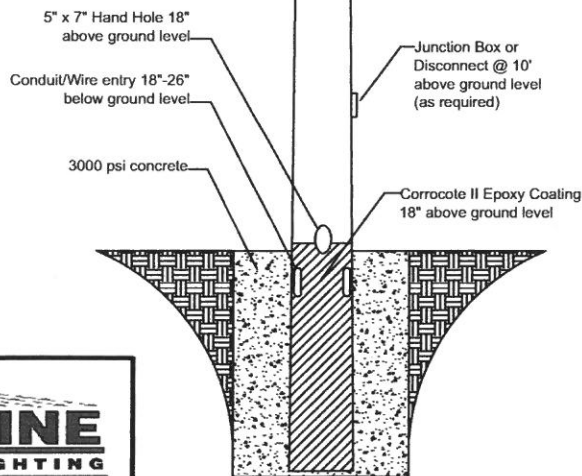


Crossarm configuration as per application

Integral Ballast
(with Optional External Visor)



Mounting Height	70'
Overall Length	79'
Length A.G.L.	70'
Burial Depth	9'
Tip Diameter	6.50"
Butt Diameter	19.54"
Pole Shape	Round Tapered



** Hot-Dipped galvanized after fabrication to ASTM A123 specifications

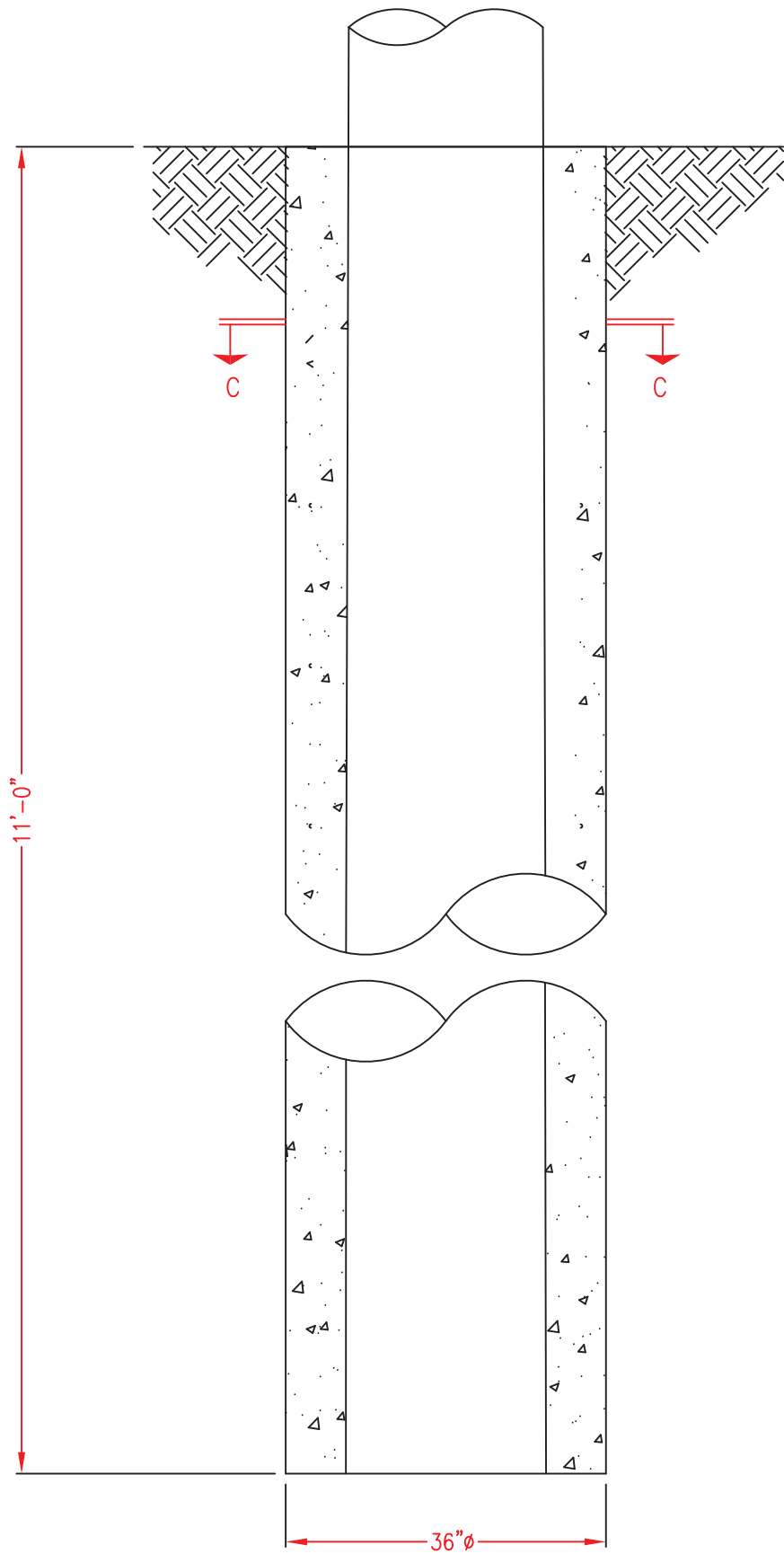
** NOT TO SCALE



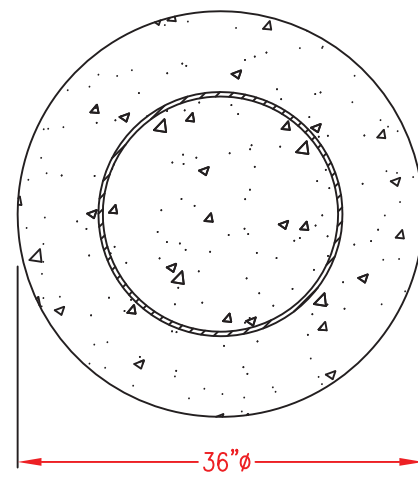
15303 STORM DR.
AUSTIN, TX 78734
PHONE: (512) 977-8880
TOLL FREE: (800) 500-3161
FAX: (512) 977-8882

DATE: 11-21-12	REV. # X	CHECKED BY:
DRAWING NUMBER: TSL 70-FIX	DRAWN BY: WW	

CONCRETE ENCASED
GALVANIZED STEEL POLE



FOUNDATION



SECTION C - C

NOTES:

FOUNDATION

1. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE SHALL HAVE MAXIMUM WATER/CEMENT RATIO OF 0.5. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.

2. SOIL PARAMETERS ARE BASED UPON ASSUMED SOIL CONDITIONS. SOIL WAS GENERALIZED AS MEDIUM CLAY WITH A MINIMUM COHESION OF 1000 PSF AND A MINIMUM DENSITY OF 115 PCF. THE WATER TABLE WAS ASSUMED TO BE BELOW THE BOTTOM OF THE FOUNDATION. UPON CONSTRUCTION, IF SOIL PARAMETERS DO NOT MEET OR EXCEED THOSE OUTLINED ABOVE OR IF WATER IS ENCOUNTERED, DO NOT SET POLES AND CONTACT DESIGNER IMMEDIATELY.

3. FOUNDATION IS DESIGNED TO SUPPORT THE FOLLOWING LOADS:

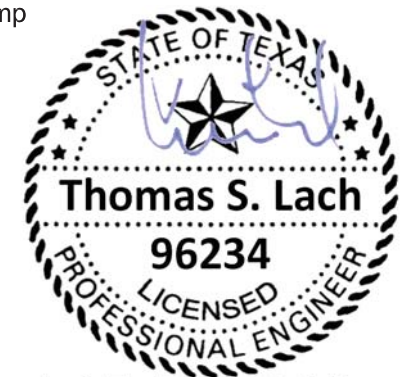
AXIAL:	2.40 K
SHEAR:	1.50 K
MOMENT:	84.00 K-FT



7214 BROOKE DR.
COLLEYVILLE, TX 76034
(817) 416-9999
www.lachengineering.com

Project Name
**TECHLINE SPORTS LIGHTING
70' LIGHTING POLE
FOUNDATIONS
LUCAS CHRISTIAN ACADEMY
LUCAS, TX**

Stamp



Lach Engineering Solutions
5/2/2016 #F-11487

Project Information

Project Number: 5763

Date: 5-2-2016

Sheet Information

Sheet Name: 5763-1

Drawing Scale: NTS

Drawn By: TSL

Sheet

S - 1

OF 1

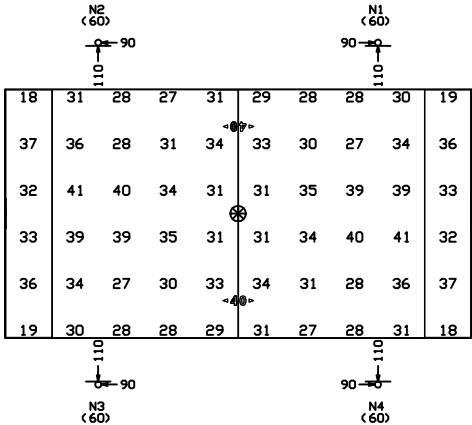
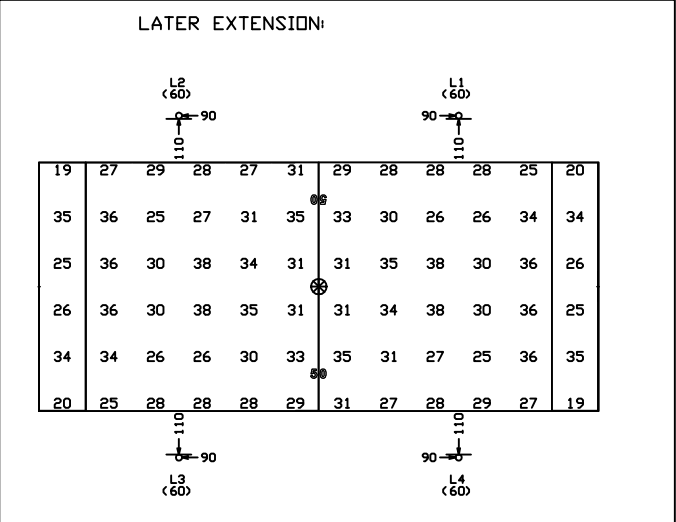
ILLUMINANCE SUMMARY										
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00'										
ILLUMINANCE: HORIZONTAL FC										
GRID NAME	NO. POINTS	AVG	MAX	MIN	A/M	M/M	UG	CV	GRID SIZE X	GRID SIZE Y
* FB NOW	60	31.7	40.8	17.8	1.79	2.30	2.06	0.17	30'	30'
TARGET PLANE: X-Y (HORIZ.) AT Z = 3.00'										
ILLUMINANCE: HORIZONTAL FC										
* FB LATER	72	30.0	38.2	19.4	1.54	1.97	1.79	0.15	30'	30'
* ILLUMINANCE LEVELS SHOWN										

LUMINAIRE SUMMARY								
GRID	TYPE	CATALOG NUMBER	TEST NUMBER	INITIAL LUMENS	LLF	Q' TY	AVG. TILT	
FB NOW	B	TSL1500M	6662	180000	0.76	12	1.00	
	C	TSL1500V	6663	180000	0.76	12	1.00	
Total Luminaires/Combined Avg. Tilt							24	1.00
FB LATER	B	TSL1500M	6662	180000	0.76	16	1.00	
	C	TSL1500V	6663	180000	0.76	12	1.00	
Total Luminaires/Combined Avg. Tilt							28	1.00

MOUNTING LOCATION SUMMARY						
MTG. LOC. LABEL	MTG. HT. (FEET)	Q' TY PER LOC.	kW LOAD	TYPE		
				A	B	C
L1	60.0	7	11.32	-	4	3
L2	60.0	7	11.32	-	4	3
L3	60.0	7	11.32	-	4	3
L4	60.0	7	11.32	-	4	3
N1	60.0	6	9.71	-	3	3
N2	60.0	6	9.71	-	3	3
N3	60.0	6	9.71	-	3	3
N4	60.0	6	9.71	-	3	3
TOTAL		52	84.10	-	28	24

* MOUNTING HEIGHTS MEASURED FROM PLAYING SURFACE

NOTES: 1. DIMENSIONS ARE IN FEET & ORIGINATE FROM EACH FIELD'S CENTER
2. MOUNTING HEIGHT () ABOVE PLAYING SURFACE



1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

REVISED FROM DRAWING NUMBER(S): TITLE

FOOTBALL FIELD

30 FC

1500 WATT TSL HORIZONTAL

SCALE	DATE
1"=80'	12-04-15
DW'N	AP'VD
AMP	
DRAWING NO.	

1577102A





NOTICE OF PUBLIC HEARING

Notice is hereby given, that the Board of Adjustments for the City of Lucas, Texas will conduct a public hearing on July 25, 2016 at 7:00 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider a request by Lucas Christian Academy for an adjustment from the City's Code of Ordinance, Division 7 – Lighting, Section 14.04.253. The applicant contends that they cannot meet the strict Code requirements in the ordinance to light a football stadium and would like relief from the following Code sections:

M) **Shielding requirements.** Full cut-off shielding is required on undirected light sources of 150 watts or greater, and for directed or focused light sources with spot output of 100 watts or greater, not to exceed 1800 lux.

(N) **Light trespass.** No use or operation in any district shall be located or concentrated so as to produce intense glare or direct illumination across the bounding property line for a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. The pre-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 3 lux. The post-curfew illuminance level measured on the property line at eye height on a plane perpendicular to the line of sight shall be no greater than 1 lux..

Those wishing to speak for or against the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: City Secretary, 665 Country Club Road, Lucas, Texas 75002, email shenderson@lucastexas.us and it will be presented at the hearing. If you have any questions please contact Joe Hilbourn at jhilbourn@lucastexas.us

<input type="checkbox"/>	Annexation
<input type="checkbox"/>	Disannexation
<input type="checkbox"/>	Code of Ordinances
<input checked="" type="checkbox"/>	Other

ORDINANCE # 2011-04-00678
[Specific Use Permit for 415 West Lucas Road]

AN ORDINANCE OF THE CITY OF LUCAS, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP OF THE CITY OF LUCAS, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A SPECIFIC USE PERMIT WITH SPECIAL CONDITIONS FOR THE OPERATION OF A CHURCH AND SCHOOL FACILITY KNOWN AS LUCAS CHRISTIAN ACADEMY FOR THE PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO, A TRACT OF LAND IN THE CITY OF LUCAS, TEXAS, LOCATED AT 415 WEST LUCAS ROAD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Lucas, Texas, and the governing body of the City of Lucas, in compliance with state laws with reference to amending the Comprehensive Zoning Ordinance and Map, have given the requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, the governing body of the City of Lucas is of the opinion that said zoning ordinance should be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LUCAS, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Map of the City of Lucas, Texas, as heretofore amended, be and the same are hereby amended, to grant a change in zoning to grant a Special Use Permit to allow the operation of a church and school facility known as "Lucas Christian Academy" located at 415 West Lucas Road and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

SECTION 2. That the above-described property shall be used only in the manner and for the purposes provided for by the Comprehensive Zoning Ordinance of the City of Lucas as heretofore amended, and the regulations imposed within the R2 Single Family District, subject to the following conditions:

1. The Property may be used as a church and for religious worship and ancillary related uses and purposes, including but not limited to a private school operated by the Lucas Christian Church d/b/a Faith Fellowship;
2. The development of the property shall be in accordance with the site plan, a copy of which is attached hereto as Exhibit "B" and made a part hereof for all purposes;
3. There shall be no additional structures, temporary or permanent, situated, located, constructed or erected on the Property, other than those that currently exist as of the effective date of this Ordinance and those that are depicted on the site plan attached as Exhibit "B"; and
4. All temporary buildings identified on Exhibit "B" shall be removed within six (6) months after the City issues a certificate of occupancy for the new school facility located at 505 W. Lucas Rd.

SECTION 3. That should any section, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or otherwise invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this ordinance, the Comprehensive Zoning Ordinance, or the Code of Ordinances as an entirety, it being the legislative intent that the provisions of this ordinance are severable and that the ordinance shall continue in effect notwithstanding the invalidity of such section, sentence, clause, or phrase.

SECTION 4. That all provisions of the ordinances of the City of Lucas in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Lucas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Code of Ordinances, as amended, and upon conviction in the municipal court shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense, and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provide.

DULY PASSED AND APPROVED BY THE CITY COUNSEL OF THE CITY OF LUCAS, COLLIN COUNTY, TEXAS, ON THIS 21st DAY OF APRIL, 2011.



APPROVED:

Rebecca Mark, Mayor

APPROVED AS TO FORM:

Joe Gorfida, Jr., City Attorney
(JJG/04-20-11/48923)

ATTEST:

Kathy Wingo, TRMC, CMC, City Secretary

EXHIBIT "A"

LEGAL DESCRIPTION

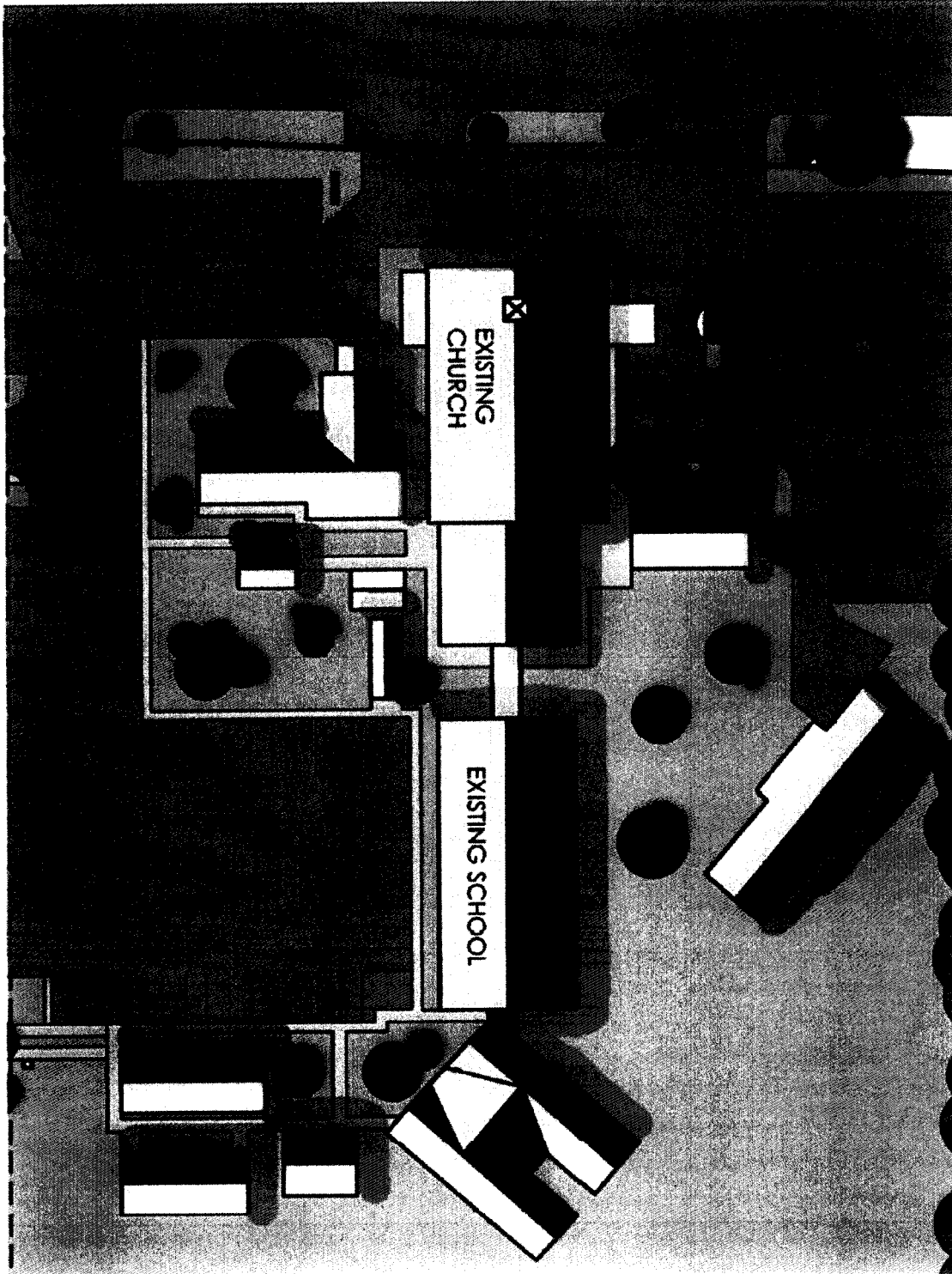
**Lucas Christian Church and Lucas Christian Academy
415 W. Lucas Road**

**A0538 LOVELADY, JAS, TRACT 16, ACRES 2.3340,
A0538 LOVELADY, JAS, TRACT 15, ACRES 2.8000,
A0538 LOVELADY, JAS, TRACT 69, ACRES 17.232**

EXHIBIT "B"

Lucas Christian Church

Site Plan 2009





**City of Lucas
Board of Adjustments Agenda Request
July 25, 2016**

Requestor: City Secretary Stacy Henderson

Agenda Item:

Consider approval of the minutes of the April 13, 2016 Board of Adjustments meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. Minutes from the April 13, 2016 Board of Adjustments meeting.

Budget/Financial Impact:

N/A

Recommendation:

N/A

Motion:

I make a motion to approve/deny the minutes from the April 13, 2016 Board of Adjustments meeting as presented.



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