



## Board of Adjustments Meeting

August 27, 2015

6:30 PM

City Hall - 665 Country Club Road – Lucas, Texas

### Minutes

#### Call to Order

Chairman Fink called the meeting to order at 6:31 p.m.

**Present:**

Chairman Stuart Fink  
Member Craig Williams  
Member Andrew Sisson

**Absent:**

Member Randy Barnes  
Member Chris Bierman

**Staff Present:**

Development Services Director Joe Hilbourn  
City Secretary Stacy Henderson

**City Council Liaison:**

Kathleen Peele

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

#### Public Hearing

- 1. Consider the request by Elaine Ford on behalf of Hillwood Communities for a variance from the City's Code of Ordinances for an off-site sign located at the Brockdale Estates Subdivision at the intersection of East and West Lucas Road.**
  - A. Presentation by Development Services Director Joe Hilbourn**
  - B. Conduct Public Hearing**
  - C. Take Action**

A presentation was given by Development Services Director Joe Hilbourn stating that the applicant had requested the same variance approximately one year ago that was denied. Mr. Hilbourn stated that approving off-premise signage would give the applicant an unfair advantage over other businesses and that should an off-premise sign be desirable for their community, then a change to the City's Code of Ordinances should be made.

Chairman Fink opened public hearing at 6:34 p.m. and asked if anyone in the audience wanted to speak regarding this request.

Elaine Ford representing Hillwood Communities stated that sales had been very slow for this subdivision to build out because the property was located at the end of a dead-end road with no major thoroughfares nearby. Ms. Ford stated that sixteen home had sold in the last eighteen months with only half of the subdivision being built out. Ms. Ford stated they were asking for a second sign for one year to assist with the build out of this community.

Mr. Clark Dunland, representing Standard Pacific Homes stated that the community needs assistance with getting more traffic to the area.

There being no one else wanting to speak, Chairman Fink closed the public hearing at 6:41 p.m.

***MOTION:** A motion was made by Chairman Fink, seconded by Mr. Williams to deny the request for off-site sign located at the Brockdale Estates Subdivision at the intersection of East and West Lucas Road. The motion passed unanimously by a 3-0 vote.*

**2. Consider approval of the minutes of the May 27, 2015 Board of Adjustment meeting.**

***MOTION:** A motion was made by Chairman Fink, seconded by Mr. Sisson to approve the minutes as submitted. The motion passed unanimously by a 3 to 0 vote.*

**3. Adjournment.**

***MOTION:** A motion was made by Chairman Fink, seconded by Member Williams to adjourn the meeting at 6:42pm. The motion passed unanimously by a 3-0 vote.*

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Stuart Fink, Chairman

ATTEST:

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Stacy Henderson, City Secretary