



Board of Adjustment Meeting  
September 23, 2013, 6:30 PM  
City Hall - 665 Country Club Road

## Minutes

### Call to Order

Chairman Kathy Morris called the meeting to order at 6:33 p.m.

**Present:**

Chairman Kathy Morris

Member Stuart Fink

Alternate Member Janean McLaughlin

Mayor Pro Tem Kathleen Peele

Development Services Director Joe Hilbourn

Vice-Chairman Craig Williams

Member Randy Barnes (absent)

City Secretary Kathy Wingo

It was determined that a Quorum was present.

Everyone was reminder to turn off or silence cell phones.

Everyone joined in together to say the Pledge of Allegiance.

With the absence of Member Randy Barnes, Alternate Member Janean McLaughlin will be a voting member for tonight's meeting.

### Public Hearings

- 1) Public Hearing/Discuss and Consider a request from Harry Purdom requesting a variance to the City of Lucas' Code of Ordinance, Chapter 14: Zoning, Division 3, R-2 Single Family Residential District, Section 14.03.113 Area Regulations (b) (2) Lot Width, requesting a variance from the requirement of not less than two hundred (200) feet at the front street building line to not less than one hundred (100) feet for the following properties: situated in the State of Texas, County of Collin and City of Lucas, being part of the Peter F. Lucas Survey, Abstract No. 537, being part of an 18.007 acre tract of land as recorded under County Clerk No. 2012060400059690 of the Collin County Land Records, being all of proposed Lots 5, 6 and 7, Block A of Winding Creek Reserve.

The Public Hearing was opened at 6:36 p.m.

Harry Purdom, 701 N. Central Expressway, #3-400, Richardson, TX is the builder/developer. Mr. Purdom came before to speak in FAVOR of this request and answer any questions the board might have of the project.

There was no one else present who wished to speak FOR or AGAINST this item.

The Public Hearing was closed at 6:37 p.m.

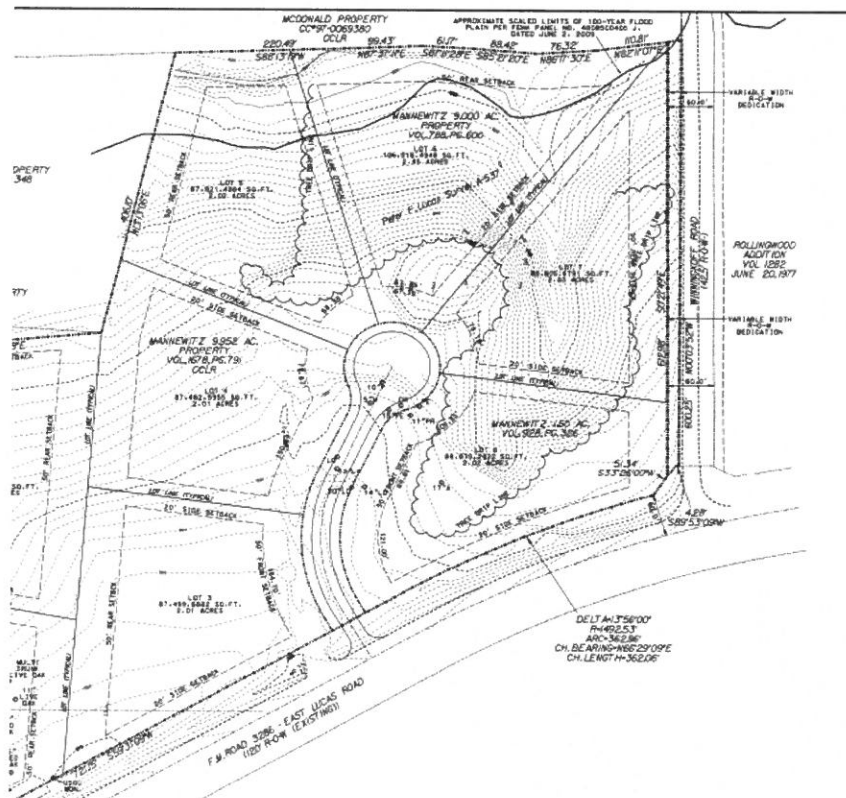
Development Services Director Joe Hilbourn came forward to review the application with the members of the board.

Harry Purdom has applied for a variance from the literal interpretation of the City of Lucas' Code of Ordinance.

The current Code of Ordinance requires that the lot width be not less than two hundred feet (200') at the front street building line, nor shall its average width be less than two hundred forty feet (240'). The minimum width of a lot on a cul-de-sac shall not be less than forty feet (40') at the property line, nor shall its average width be less than two hundred forty feet (240').

The applicant is requesting that the width of the lot be not less than one hundred feet (100') at the front street building line, nor shall its average width be less than two hundred forty feet (240'). The minimum width of a lot on a cul-de-sac shall not be less than forty feet (40') at the property line, nor shall its average width be less than two hundred forty feet (240').

Preliminary Plat:



The natural lay of the land creates this hardship. Staff is recommending approval.

**MOTION:** Vice-Chairman Craig Williams made a Motion to approve the variance to the City of Lucas' Code of Ordinance, Chapter 14: Zoning, Division 3, R-2 Single Family Residential District, Section 14.03.113 Area Regulations (b) (2) Lot Width, requesting a variance from the requirement of not less than two hundred (200) feet at the front street building line to not less than one hundred (100) feet for the following properties: situated in the State of Texas, County of Collin and City of Lucas, being part of the Peter F. Lucas Survey, Abstract No. 537, being part of an 18.007 acre tract of land as recorded under County Clerk No. 2012060400059690 of the Collin County Land Records, being all of proposed Lots 5, 6 and 7, Block A of Winding Creek Reserve. Member Stuart Fink seconded the Motion. Motion carried. Vote: 4-0.

### Routine Business

- 2) Discuss and Consider the approval of the minutes from the January 7, 2013, Board of Adjustments meeting.

**MOTION:** Vice-Chairman Craig Williams made a Motion to approve the minutes from the January 7, 2013, Board of Adjustments meeting. Alternate Member Janean McLaughlin seconded the Motion. Motion carried. Vote: 4-0.

- 3) Adjournment.

**MOTION:** Vice-Chairman Craig Williams made a Motion to approve to adjourn the meeting at 6:45 p.m. Alternate Member Janean McLaughlin seconded the Motion. Motion carried. Vote: 4-0.

These minutes were approved by a majority vote of the members of the Board of Adjustments on December 4, 2013.

  
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xxxxx, Chairman

ATTEST:

  
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Kathy Wingo, TRMC, MMC City Secretary