



Board of Adjustments Meeting  
October 29, 2014, 6:30 PM  
City Hall - 665 Country Club Road  
Minutes

Call to Order

Chairman Stuart Fink called the meeting to order at 6:30 p.m.

Present/(Absent):

Chairman Stuart Fink

Vice-Chairman Craig Williams

Member Chris Bierman (6:34)

Member Randy Barnes

Alternate Member Janean McLaughlin (Absent)

Newly Appointed Members (Terms begin November 1, 2014):

Cathey Bonczar

Andrew Sisson

Staff Present:

City Secretary Kathy Wingo

City Attorney Joe Gorfida

City Manager Joni Clarke

Development Services Director Joe Hilbourn

It was determined that a Quorum was present.

Everyone was reminded to turn off or silence cell phones.

Chairman Stuart Fink stated that Item 1 would be moved to the end of the agenda to accommodate those in attendance tonight.

Member Chris Bierman joined the meeting at 6:34 p.m.

Amended Agenda Item

- 1) Discussion regarding the responsibilities and authority pertaining to the Board of Adjustments and to provide training and guidance on

how to define hardships and determine adjustments and review on how to properly conduct a meeting.

City Attorney Joe Gorfida provided a training session to the members of the board to include roles of the board; membership and voting procedures; what are variances (giving examples); procedure for appeal; judicial review; special exceptions; how to conduct a meeting; public hearings; Open Meetings Act; secret deliberations; consultation with the attorney; executive session, procedures for closed, executive session; final action; violations; Public Information Act, time requirement, examples, email and text messages, information that may be withheld; and Open Government Training.

### Public Hearings

- 2) A request submitted by Lenart Development Company, LLC, for a special variance from the literal enforcement to the City of Lucas' Code of Ordinance, for properties known as Lot 12, Block A; Lot 6, Block B and Lot 7, Block B, to reduce the front building line to 60 feet from the 140 foot, 135 foot, and 80 foot, respectively. The property is located along Southview Drive, next to the Kenneth R. Lewis Park.
  - a) Presentation by Development Services Director Joe Hilbourn
  - b) Conduct the Public Hearing.
  - c) Consider action to be taken.

The applicant, Steve Lenart, 520 Central Parkway East #120, Plano, Texas, presented the request to the members of the Board of Adjustments.

The Public Hearing was opened at 6:43 p.m.

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

The Public Hearing was closed at 6:43 p.m.

**MOTION:** Member Chris Bierman made a Motion to deny request submitted by Lenart Development Company, LLC, for a special variance from the literal enforcement to the City of Lucas' Code of Ordinance, for properties known as Lot 12, Block A; Lot 6, Block B and Lot 7, Block B, to reduce the front building line to 60 feet from the 140 foot, 135 foot, and 80 foot, respectively. The property is located along Southview Drive, next to the Kenneth R. Lewis Park. Member Randy Barnes seconded the Motion. Motion carried. Vote: 4-0.

- 3) A request submitted by E.H. Sullivan for a tract of land situated in ABS A0028 Calvin Boles Survey, Sheet 3, Tract 173, being an 8.0 acre tract of land, requesting a special variance from the literal enforcement of the Code of Ordinances Section 14.03.113 Area Regulations, Subsection (b)(2) titled Lot Width, reducing the required lot width at the road from 200 feet to 25 feet. The property is also known as 2555 Orr Road Lucas, Texas, 75002.
- a) Presentation by Development Services Director Joe Hilbourn
  - b) Conduct the Public Hearing.
  - c) Consider action to be taken.

E. H. (Jim) Sullivan, 2555 Orr Road, Lucas, Texas, came forward to speak FOR this item. Mr. Sullivan explained what is being proposed for the property.

Development Services Director Joe Hilbourn presented the request to the members of the Board of Adjustments.

The Public Hearing was opened at 6:56 p.m.

A letter received from Buford Ingram, a resident on Horseman Drive, was read into the record. Mr. Ingram states that he is AGAINST

changing the street frontage requirements of 200 feet to 25 feet. Mr. Ingram stated that his property could be affected in the future.

Alicia Hyde, resident of Melissa and daughter to E. H. Sullivan, came forward to speak FOR this item.

The Public Hearing was closed at 7:00 p.m.

**MOTION:** Chairman Stuart Fink made a Motion to approve the request submitted by E.H. Sullivan for a tract of land situated in ABS A0028 Calvin Boles Survey, Sheet 3, Tract 173, being an 8.0 acre tract of land, requesting a special variance from the literal enforcement of the Code of Ordinances Section 14.03.113 Area Regulations, Subsection (b)(2) titled Lot Width, reducing the required lot width at the road from 200 feet to 25 feet. The property is also known as 2555 Orr Road Lucas, Texas, 75002. Member Randy Barnes seconded the Motion. Motion carried. Vote: 4-0.

### Regular Agenda

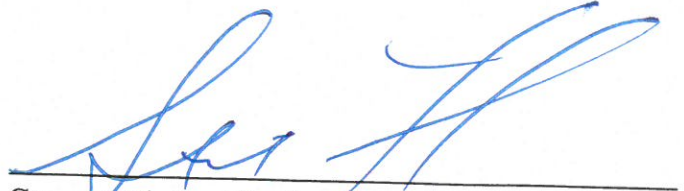
- 4) Consider the approval of the minutes from the December 4, 2013, Board of Adjustments meeting.

**MOTION:** Chairman Stuart Fink made a Motion to approve the minutes from the December 4, 2013, Board of Adjustments meeting. Member Chris Bierman seconded the Motion. Motion carried. Vote: 4-0.

Member Randy Barnes, Chairman Stuart Fink, and Vice-Chairman Craig Williams left the meeting at 7:05 p.m.

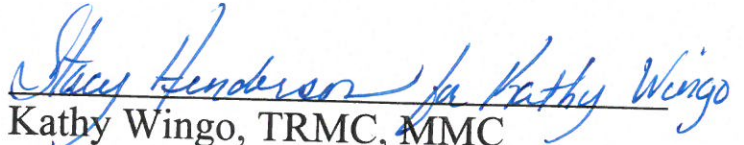
- 5) Adjournment.

Due to three members leaving the meeting at 7:05 p.m. the meeting adjourned.



Stuart Fink, Chairman

ATTEST:



Kathy Wingo, TRMC, MMC

City Secretary