



Board of Adjustments Meeting

November 17, 2015

6:00 PM

City Hall - 665 Country Club Road – Lucas, Texas

Minutes

Call to Order

Chairman Fink called the meeting to order at 6:00 p.m.

Present:

Member Stuart Fink
Member Craig Williams
Member Andrew Sisson
Member Chris Bierman
Alternate Member Tommy Tolson

Absent:

Member Randy Barnes
Alternate Member Adam Sussman

Staff Present:

City Manager Joni Clarke
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson

City Council Liaison:

Mayor Pro Tem 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. **Public Hearing: Consider the request by Oak Crest Custom Homes for a variance from the literal interpretation of the City's Code of Ordinances to allow a fence exceeding 8 feet in height within the required front and side yard setbacks, and that is not 50% see through for the property located at 13 Manor Lane.**
 - 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 proposed fence would be approximately 180 feet long following the natural contour of the land with a maximum fence height in that span of 15 feet tall. The tallest portion of the fence will be located on the side and rear of the property. Mr. Hilbourn stated that staff recommends approval of this request.

Chris Rodden with Oakcrest Custom Homes came forward and shared with the Board the site plan drawing of the property with the proposed fencing. The Board discussed the fence materials of stone and cedar as well as the proposed height of the fence along the fence line.

Chairman Fink opened the public hearing at 6:08pm and asked if anyone in the audience wanted to speak regarding this request.

Jerry Reber, 101 Manor Circle, stated that he lived adjacent to the applicant and was in favor of the fence proposed.

There being no one else wanting to speak, Chairman Fink closed the public hearing at 6:09pm.

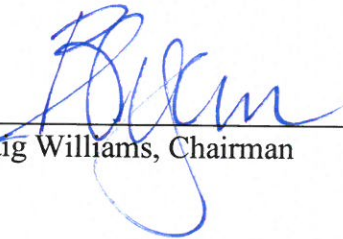
MOTION: *A motion was made by Mr. Sisson seconded by Mr. Bierman to approve the request for a fence exceeding 8 feet in height within the required front and side yard setbacks, and that is not 50% see through for the property located at 13 Manor Lane. The motion passed unanimously by a 5-0 vote.*

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

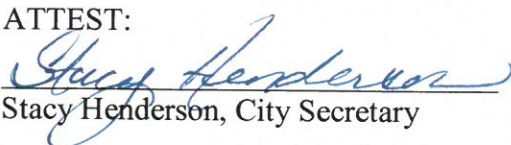
MOTION: *A motion was made by Mr. Bierman seconded by Mr. Sisson to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.*

3. Adjournment.

MOTION: *Chairman Fink adjourned the meeting at 6:11pm.*



Craig Williams, Chairman

ATTEST:


Stacy Henderson, City Secretary

