



**PUBLIC NOTICE**  
**Board of Adjustments Meeting**  
**December 4, 2013, 6:00 PM**  
**City Hall - 665 Country Club Road**

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Notice is hereby given that a Regular Meeting of the Board of Adjustments of the City of Lucas will be held on Wednesday, December 4, 2013, 6:00 PM at the City Hall, 665 Country Club Road, Lucas, Texas, at which time the following Agenda will be discussed.

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## Agenda

### Call to Order

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

### Routine Business

- 1) City Secretary will administer the Oath of Office to newly appointed members.
- 2) Discuss and Consider the appointment of a Chairman to serve for a period of one year, term ending October 31, 2014.
- 3) Discuss and Consider the appointment of a Vice-Chairman to serve for a period of one year, term ending October 31, 2014.
- 4) Discuss the roles and responsibilities of the members of the Board of Adjustments.
- 5) Board training by City Attorney.

### Public Hearings

The Public Hearing agenda is provided for the purpose of allowing citizens to ask specific questions regarding only the subject posted for the Public Hearing. Generally the Public Hearing is required by State Law and a record of those attending the Public Hearing is maintained as part of the official record of the proceedings.

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- 6) Public Hearing/Discuss and Consider a request submitted by Elaine Ford (applicant) on behalf of Hillwood Communities for a special variance exception to the City of Lucas' Code of Ordinance, Chapter 3: Building Regulations Article 3.16 Signs, Section 3.16.008 Prohibited Signs (g) Off-Premises Signs, requesting a special variance exception pursuant to Section 3.16.012 of the City Code of Ordinances to allow for two (2) off-site directional signs to direct traffic to the new Brockdale Community. Said signs to be located at Northeast Corner of W. Lucas and Southview Drive; Southwest corner of E. Lucas Road and Brockdale Park.

## Routine Business

- 7) Discuss and Consider the approval of the minutes from the September 23, 2013, Board of Adjustments meeting.
- 8) 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 Wednesday, November 27, 2013, as required in accordance with Government Code §551.041.*

\_\_\_\_\_  
Kathy Wingo, TRMC, MMC 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 [secretary@lucastexas.us](mailto:secretary@lucastexas.us).**

# LUCAS BOARD OF ADJUSTMENTS

Meeting Date: December 4, 2013

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## AGENDA ITEM:

- Call to Order
  - Roll Call

	Present	Absent
Member Craig Williams	<input type="checkbox"/>	<input type="checkbox"/>
Member Stuart Fink	<input type="checkbox"/>	<input type="checkbox"/>
Member Randy Barnes	<input type="checkbox"/>	<input type="checkbox"/>
Member Chris Bierman	<input type="checkbox"/>	<input type="checkbox"/>
Member (VACANT)	<input type="checkbox"/>	<input type="checkbox"/>
Alternate Member Janean McLaughlin	<input type="checkbox"/>	<input type="checkbox"/>
  - Determination of Quorum
  - Reminder to silence cell phones
  - Pledge of Allegiance
- 

## Informational Purposes

- |  |                          |
|--|--------------------------|
| Interim City Manager Dan Savage            | <input type="checkbox"/> |
| City Secretary Kathy Wingo                 | <input type="checkbox"/> |
| Development Services Director Joe Hilbourn | <input type="checkbox"/> |
| Code Enforcement Jim Hurley                | <input type="checkbox"/> |
| Public Works Director Stanton Foerster     | <input type="checkbox"/> |
| Fire Chief Jim Kitchens                    | <input type="checkbox"/> |
| City Attorney Joe Gorfida, Jr.             | <input type="checkbox"/> |
| Mayor Pro Tem Kathleen Peele               | <input type="checkbox"/> |





**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Discuss and Consider the appointment of a Chairman to serve a period of one year, term ending October 31, 2014.

**RECOMMENDED ACTION:**

N/A

**SUMMARY:**

N/A

**MOTION:**

I make a Motion to appoint \_\_\_\_\_ to serve as Chairman for a period of one year, term ending October 31, 2014.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Discuss and Consider the appointment of a Vice-Chairman to serve a period of one year, term ending October 31, 2014.

**RECOMMENDED ACTION:**

N/A

**SUMMARY:**

N/A

**MOTION:**

I make a Motion to appoint \_\_\_\_\_ to serve as Vice-Chairman for a period of one year, term ending October 31, 2014.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2014

Requestor: Joe Gorfida

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Discuss the roles and responsibilities of the members of the Board of Adjustments.

**RECOMMENDED ACTION:**

N/A

**SUMMARY:**

N/A

**MOTION:**

No action necessary.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_



**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2013

Requestor: Joe Gorfida

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Board training by City Attorney.

**RECOMMENDED ACTION:**

N/A

**SUMMARY:**

N/A

**MOTION:**

No action necessary.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_





# City of Lucas Board of Adjustments

BOA Meeting: December 4, 2013

Requestor: Joe Hilbourn

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: \_\_\_\_\_

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Public Hearing/Discuss and Consider a request submitted by Elaine Ford (applicant) on behalf of Hillwood Communities for a special variance exception to the City of Lucas' Code of Ordinance, Chapter 3: Building Regulations Article 3.16 Signs, Section 3.16.008 Prohibited Signs (g) Off-Premises Signs, requesting a special variance exception pursuant to Section 3.16.012 of the City Code of Ordinances to allow for two (2) off-site directional signs to direct traffic to the new Brockdale Community. Said signs to be located at Northeast Corner of W. Lucas and Southview Drive; Southwest corner of E. Lucas Road and Brockdale Park.

**RECOMMENDED ACTION:**

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to **approve or deny** the request submitted by Elaine Ford (applicant) on behalf of Hillwood Communities for a special variance exception to the City of Lucas' Code of Ordinance, Chapter 3: Building Regulations Article 3.16 Signs, Section 3.16.008 Prohibited Signs (g) Off-Premises Signs, requesting a special variance exception pursuant to Section 3.16.012 of the City Code of Ordinances to allow for two (2) off-site directional signs to direct traffic to the new Brockdale Community. Said signs to be located at Northeast Corner of W. Lucas and Southview Drive; Southwest corner of E. Lucas Road and Brockdale Park.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_

**APPEAL TO THE BOARD OF ADJUSTMENT  
CITY OF LUCAS, TEXAS**

DATE: 10.25.13 FEE: \$300.00 APPEAL # \_\_\_\_\_

SUBMITTED BY: Name Hillwood Communities  
Address 3090 Olive Street, Suite 300  
City Dallas State TX Zip 75219  
Phone 972.201.2937 or 214.803.4566

**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:**

Hillwood Communities purchased 136 acres on December 21, 2012 in the ETJ of Lucas, TX. We are in the "Coming Soon" phase of our development of the property, to be followed by the "Grand Opening" phase. It is our desire to position two (2) off-site signs to direct traffic to our new Brockdale community.

The requested locations and types of signs are these:

1. Northeast corner of W. Lucas Rd. and Southview Dr. (have secured approval of land owner to install sign on property)
2. Sign requested: 8' wide X 12' high double-faced, flush with ground (see attached artwork)
  - a. Painted wooden posts with alumilite faces and vinyl copy
  - b. Posts securely installed in concrete 2' in ground
  - c. Positioned perpendicular to Southview Dr, out of the sight triangle
3. Southwest corner of E. Lucas Rd. and Brockdale Park (property owned by M/M Robert Silco, 850 E. Lucas Rd., Lucas, TX 75002; landowner has verbally expressed interest in contracting with Hillwood Communities for a land lease)
4. Sign requested: 8' wide X 12' high double-faced, flush with ground (see attached artwork)
  - a. Painted wooden posts with alumilite faces and vinyl copy
  - b. Posts securely installed in concrete 2' in ground
  - c. Positioned perpendicular to E. Lucas Rd. out of the sight triangle

REC'D NOV 06 2013

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:

Glaine Ford

DECISION OF BOARD \_\_\_\_\_ DATE \_\_\_\_\_

If not granted by the Board, state reason why.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Chairman

Brockdale

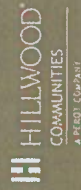
HOME ★ LOVE ★ JOY

Coming 2014



Priced from \$500,000s  
Lovejoy ISD

M. Christopher Homes  
Standard Pacific Homes  
BrockdaleLiveSmart.com



HILLWOOD  
COMMUNITIES  
A PEROT COMPANY

Brockdale

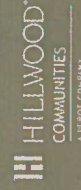
HOME ★ LOVE ★ JOY

Coming 2014



Priced from \$500,000s  
Lovejoy ISD

M. Christopher Homes  
Standard Pacific Homes  
BrockdaleLiveSmart.com



HILLWOOD  
COMMUNITIES  
A PEROT COMPANY





## **PUBLIC HEARING NOTICE**

NOTICE is hereby given that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, December 4, 2013, at 7:00 p.m. at the Lucas City Hall, 665 Country Club Rd., Lucas, Texas, for the purpose of hearing a request(s) submitted by:

Elaine Ford (applicant) on behalf of Hillwood Communities for a special variance exception to the City of Lucas' Code of Ordinance, Chapter 3: Building Regulations Article 3.16 Signs, Section 3.16.008 Prohibited Signs (g) Off-Premises Signs, requesting a special variance exception pursuant to Section 3.16.012 of the City Code of Ordinances to allow for two (2) off-site directional signs to direct traffic to the new Brockdale Community. Said signs to be located at Northeast Corner of W. Lucas and Southview Drive; Southwest corner of E. Lucas Road and Brockdale Park.

Those wishing to speak FOR or AGAINST this variance are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attn: City Secretary and they will be presented at the Public Hearing. For further information please contact Lucas City Hall at 972-727-8999.

*Kathy Wingo*, TRMC, MMC  
City Secretary



**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: November 14, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes     No

**AGENDA SUBJECT:**

Discuss and Consider the approval of the minutes from the September 23, 2013, Board of Adjustments meeting.

**RECOMMENDED ACTION:**

Approve as submitted.

**SUMMARY:**

See attached.

**MOTION:**

I make a Motion to approve the minutes from the September 23, 2013, Board of Adjustments meeting as presented.

**APPROVED BY:** \_\_\_\_\_ Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_  
City Manager: \_\_\_\_\_ / \_\_\_\_\_



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.

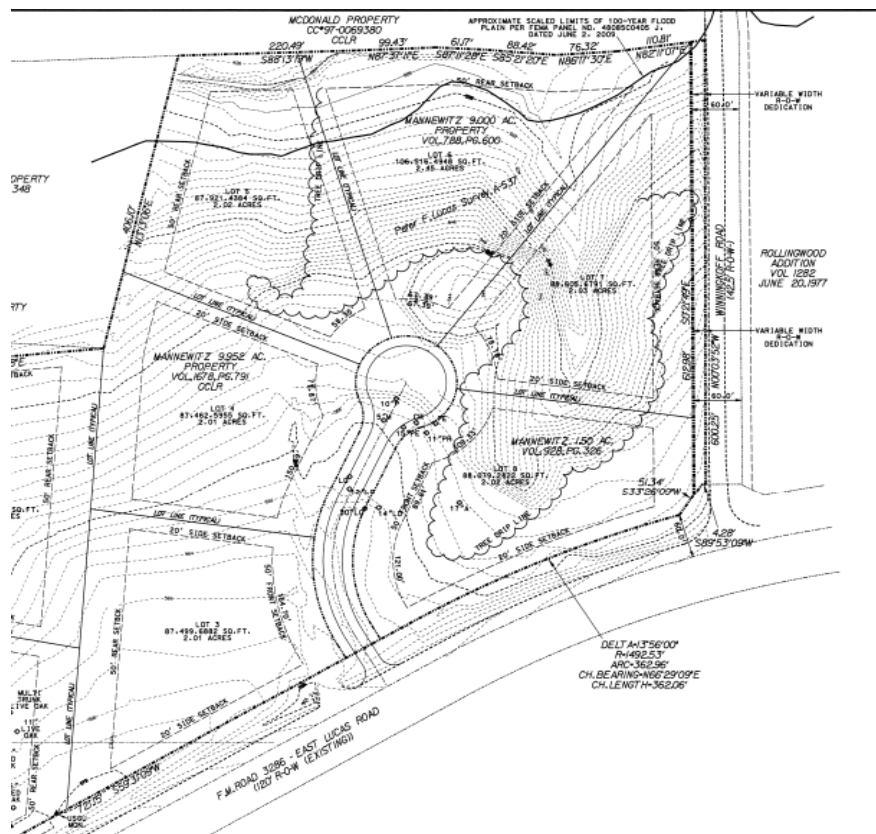
Development Services Director Joe Hilbourn came forward to review the application with the members of the board.

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.

\_\_\_\_\_  
xxxxx, Chairman

ATTEST:

\_\_\_\_\_  
Kathy Wingo, TRMC, MMC City Secretary



**City of Lucas  
Board of Adjustments**

BOA Meeting: December 4, 2013

Requestor: Kathy Wingo

Prepared by: Kathy Wingo

Account Code #: N/A

Date Prepared: November 14, 2013

Budgeted Amount: \$ N/A

Exhibits:  Yes  No

**AGENDA SUBJECT:**

Adjournment.

**RECOMMENDED ACTION:**

N/A

**SUMMARY:**

N/A

**MOTION:**

I make a Motion to adjourn the meeting at \_\_\_\_\_ p.m.

**APPROVED BY:** \_\_\_\_\_

Initial/Date

Department Director: \_\_\_\_\_ / \_\_\_\_\_

City Manager: \_\_\_\_\_ / \_\_\_\_\_