



AGENDA
Board of Adjustments Meeting
May 27, 2015
6:30 PM

City Hall - 665 Country Club Road – Lucas, Texas

Notice is hereby given that a Regular Meeting of the Board of Adjustments of the City of Lucas will be held on Wednesday, May 27, 2015 at 6:30 PM at the City Hall, 665 Country Club, Lucas, Texas, at which time the following agenda will be discussed.

Call to Order

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

Public Hearings

1. Consider a variance request from Chris Vanhorn for the property located at 1515 Shady Lane for a variance from the literal interpretation of the City's Code of Ordinances reducing the required setback of twenty five feet from the water's edge of a swimming pool to five feet from the water's edge of a swimming pool.
 - A. Presentation by Development Services Director
 - B. Conduct Public Hearing
 - C. Take Action

Regular Agenda

2. Consider approval of the minutes from the March 10, 2015 Board of Adjustments meeting.

Executive Session

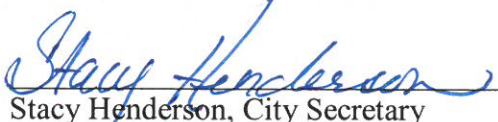
The Board of Adjustments may convene into a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.

An Executive Session is not scheduled for this meeting.

3. 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 Friday, May 22, 2015 as required in accordance with Government Code §551.041.


Stacy Henderson, 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 shenderson@lucastexas.us.



**City of Lucas
Board of Adjustments Meeting
May 27, 2015**

Name & Title of Requestor: Development Services Director, Joe Hillbourn

Agenda Item:

Consider a variance request from Chris Vanhorn for the property located at 1515 Shady Lane for a variance from the literal interpretation of the City's Code of Ordinances reducing the required setback of twenty five feet from the water's edge of a swimming pool to five feet from the water's edge of a swimming pool.

- A. Presentation by Development Services Director
- B. Conduct Public Hearing
- C. Take Action

Background Information:

This lot is an existing legal lot of record that does not meet the area requirements in Section 14.03.113 Area Regulations of the Code of Ordinances. The minimum lot size in this district is 2-acres, the parcel under consideration is plus or minus ½ acre. Meeting the requirements of a 2-acre district is nearly impossible.

Code section applicant needs relief from:

3) Setbacks.

- A. Accessory buildings shall comply with the required setbacks for the main building.
- B. In-ground swimming pools, sports courts, tennis courts and similar uses shall maintain a minimum rear yard setback of 25 feet, a minimum side yard setback of 20 feet and if the in-ground pool is in front of the main building it shall maintain a front setback of 300 feet. In-ground swimming pool setbacks shall be measured from the inside wall of said pool.

Attachments/Supporting Documentation:

- 1. Septic survey
- 2. Application
- 3. Public Notice

Budget/Financial Impact:

N/A

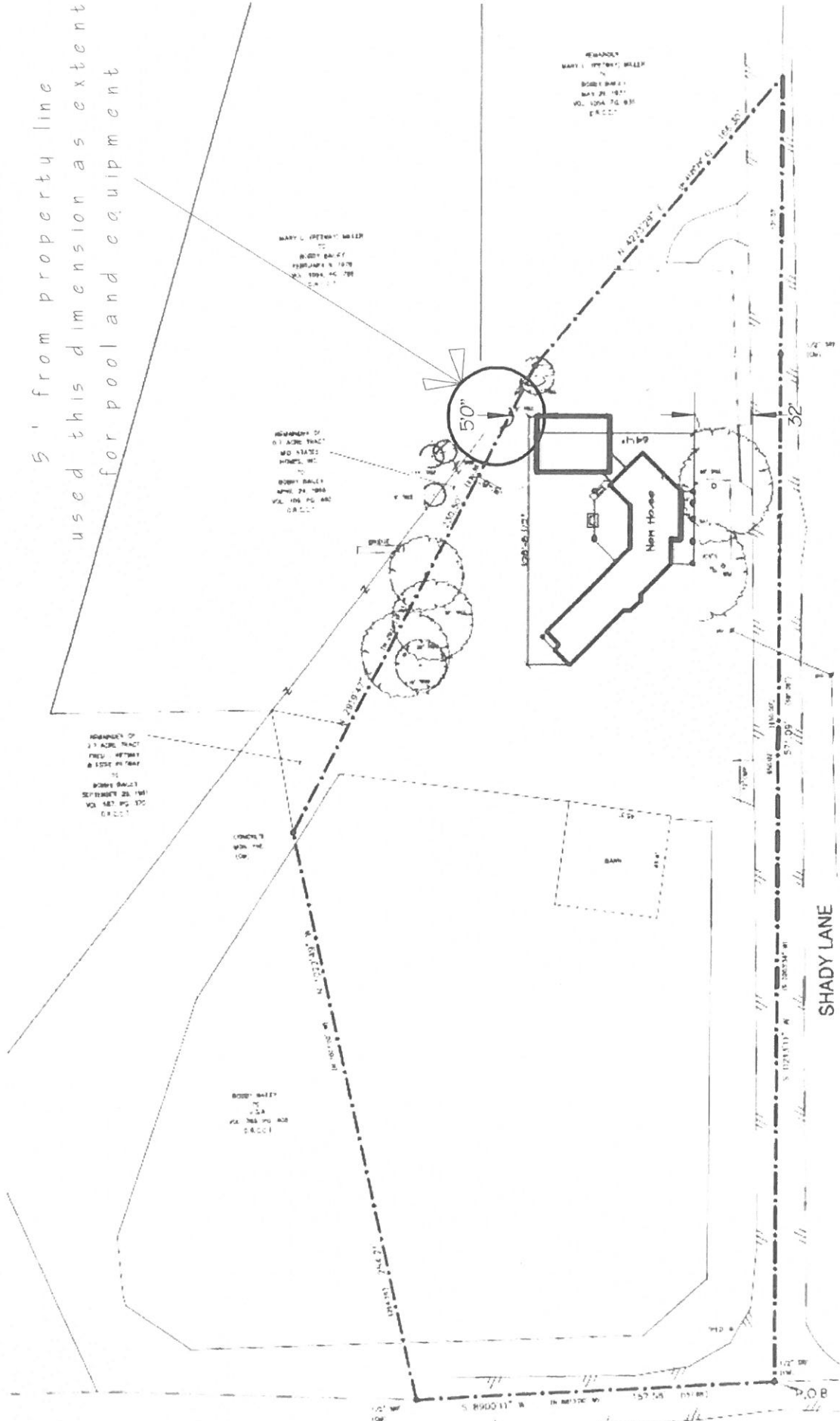
Recommendation:

Approve the request as presented

Motion:

I make a motion to Approve/Deny an application for a variance from the literal interpretation of the City's Code of Ordinances reducing the required setback of twenty five feet from the water's edge to five feet from the water's edge for a parcel of land situated at 1515 Shady Lane.

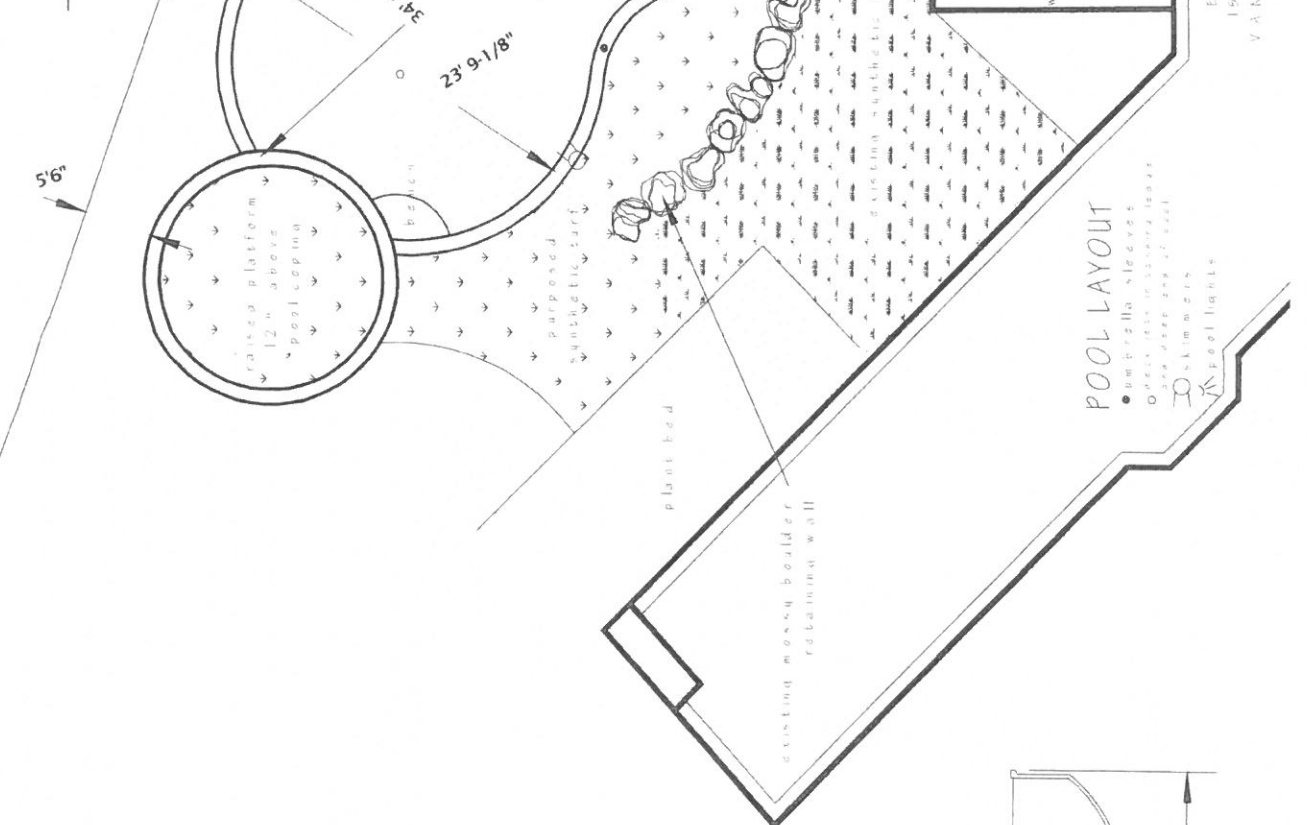
5' from property line
 used this dimension as extent
 for pool and equipment



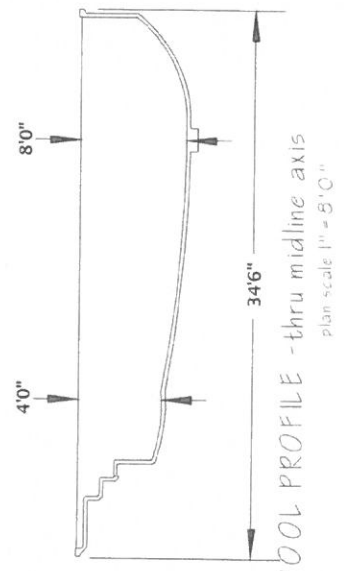
2005 COPYRIGHT
 CONSULT THE
 RECORDS OF THE
 PUBLIC RECORDS
 DEPARTMENT OF THE
 STATE OF TEXAS
 FOR THE ORIGINAL
 RECORDS OF THIS
 PLAN.

MARY JOE PARR
 TO
 WOODLAND C. JR.
 JULY 14, 2005
 VS. 1987 PG. 64
 24211

SNIDER LANE
 (COUNTY ROAD 319)



- POOL SPECS:**
 pool size: 34'6"x23'6"
 sq. ft. 735sf per. 110' perimeter w/ SPA
 depth 3.5' to 8'
 spa: na
 coping raised 16" from deck height faced with stone to match fireplace
 raised platform 12" above coping with matching existing
 tile: standard 6" squares
 coping: Flagstone
 interior finish: stonecapes mini
 decking: synthetic turf
- pool capacity: 28,425 gals
 pump/ filter gpm's: 120gpm
 cir. turnover time 4.33 hrs
- pool equipment: intelliflo pump w. SVRS
 pentair cartridge filter
 polaris 280, jandy valves,
 chlorine system
- heater: na
 lights: 1 large led pool light
- fountains: 3 schrupper fountains in wall
 deck jets in tanning ledge
- drains: dual main drains



POOL PROFILE - thru midline axis
 plan scale 1" = 8'0"



Planning & Zoning Application Fee Breakdown

Development Name: Vachon

Development Address: 1515 Stady Lane

G/L	TRAN		
4361	361.1	Initial Zoning	\$ _____
4361	361.2	Rezoning	\$ _____
4362	362	Specific Use Permit	\$ _____
4363	363	Waiver/Variance Request	\$ <u>300.00</u>
4390.1	390.1	Site Plan	\$ _____
4390.2	390.2	Tree Survey/Conservation Plan	\$ _____
4390.3	390.3	Architectural Plan	\$ _____
4390.4	390.4	Landscape Plan	\$ _____
4424	424.1	Preliminary Plat	\$ _____
4424	424.2	Final Plat	\$ _____
4424	424.3	Replat	\$ _____
4424	424.4	Vacation of Plat	\$ _____
4424	424.5	Optional Land Study	\$ _____
4424	424.6	Filing Fees	\$ _____
4427	427	Public Improvements/3% Construction	\$ _____
4980	980	Park ProRata/Dedication Fee	\$ _____

Total Amount Due \$ 300.00

Official Use Only:	<u>Bond</u>
Received by:	Date: <u>4-13-15</u>
Processed by:	Date: _____
Utility Billing:	
Received Monies From: <u>Chris Van Horn</u>	Check # <u>1469</u> Cash _____

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

DATE: 4/13/2015 FEE: \$300.00 APPEAL # _____

SUBMITTED BY: Name christopher vanhorn

Address 1515 shady lane

City lucas State texas Zip 75002

Phone 214-277-3868 personal cell 214-432-6558 studio

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:

purpose to variance: _____

We are purposing to locate a pool in the rear of the _____
property away from the view of Shady Lane and Snider _____
Road. Given the nontraditional shape of the lot, we sited _____
the pool within the envelope of the residence. To make _____
the most of the space, but at the sametime be aware of _____
building setbacks, we are purposing to use the same _____
setbacks that were applied to the garage. _____

We feel this request qualifies for a variance due to the _____
atypical layout of the lot and lack of imapct to adjoining _____
properties. _____

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:

A handwritten signature in black ink, appearing to be "D. W. U.", written over a horizontal line.

DECISION OF BOARD _____ DATE _____

If not granted by the Board, state reason why.

Chairman

**CITY SECRETARY CHECK LIST
BOARD OF ADJUSTMENT
APPLICATIONS FOR VARIANCE**

DATE

APPLICATION FILLED OUT	_____
FEE COLLECTED - \$300.00	_____
SET DATE FOR HEARING	_____
PUBLISH NOTICE (10 DAYS PRIOR TO HEARING DATE)	_____
NOTIFY BOARD OF ADJUSTMENT MEMBERS (MEMO)	_____
NOTIFY APPROPRIATE CITY STAFF & COUNCIL LAISON PERSON	_____
PREPARE & SEND MEETING AGENDA, LAST MEETING MINUTES & APPEAL BACK-UP INFO TO MEMBERS	_____
NOTIFY ADJACENT PROPERTY OWNERS & APPLICANT	_____
POST AGENDA 72 HOURS IN ADVANCE	_____
HOLD HEARING	_____
ADVISE APPROPRIATE PARTIES OF RESULTS	_____
PREPARE MINUTES	_____



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Board of Adjustments of the City of Lucas, Texas (the "City"), will conduct a public hearing on May 27, 2015 at 6:30 p.m. at Lucas City Hall, 665 Country Club, Lucas, Texas to consider:

An application for a variance from the literal interpretation of the City's Code of Ordinances by reducing the required setback of twenty five feet from the water's edge of a swimming pool to five feet from the water's edge of a swimming pool for a parcel of land situated at 1515 Shady Lane, Lucas Texas, 75002.

Those wishing to speak **FOR** or **AGAINST** the above item are invited to attend. If you are unable to attend and have comments you may send them to City of Lucas, Attention: Joe Hilbourn, 665 Country Club Road, Lucas, Texas 75002, email jhilbourn@lucastexas.us or fax 972-727-0091 and it will be presented at the public hearing. Questions pertaining to the above should be directed to jhilbourn@lucastexas.us



**City of Lucas
Board of Adjustments Meeting
May 27, 2015**

Name & Title of Requestor: City Secretary, Stacy Henderson

Agenda Item:

Consider approval of the minutes from the March 10, 2015 Board of Adjustments meeting.

Background Information:

N/A

Attachments/Supporting Documentation:

1. Minutes from the March 10, 2015 Board of Adjustments meeting.

Budget/Financial Impact:

N/A

Recommendation:

Recommend approval.

Motion:

I make a Motion to **approve/deny** the minutes from the March 10, 2015 Board of Adjustments meeting as presented.



Board of Adjustments Meeting
March 10, 2015
7:00 PM
City Hall - 665 Country Club Road

Minutes

Call to Order

Chairman Fink called the meeting to order at 7:00 p.m.

Present:

Chairman Stuart Fink
Member Chris Bierman
Member Andrew Sisson

Absent:

Member Randy Barnes
Member Chris Williams

Staff Present:

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

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 a variance request from Mary Feagin to reduce the required frontage from 200 feet to 20 feet 8 ½ inches for a parcel of land situated in the Jas M Snider Survey Abstract No. A0824, Tract 41, being a 1.7 acre tract of land. The property borders 1125 Country Club Road.**

Development Services Director Joe Hilbourn gave a brief presentation discussing the hardship that exists on the property related to the creek on site that makes the back half of the lot unusable without the installation of a bridge. Mr. Hilbourn stated that the natural lay of the land would make it difficult to install a bridge without redirecting the natural water flow.

Chairman Fink asked if any audience members wanted to speak regarding this request.

Ms. Mary Feagin came forward stating that she was trying to merge this property for better use and comply with zoning and the creek was making it difficult to comply and the Texas Department of Transportation did not want multiple entrances to the property.

There being no other audience members wanting to speak, Chairman Fink closed the public hearing at 7:13p.m.

The Board discussed the hardship on the property and the driveway proposed.

MOTION: A motion was made by Member Bierman, seconded by Member Sisson to recommend approval to reduce the required road frontage from 200 feet to 20 feet 8 ½ inches on a tract of land situated in the Jas M Snider Survey Abstract No. A0824, Tract 41, being a 1.7 acre tract of land. The motion passed with a vote of 3-0.

Regular Agenda

2) Consider approval of the minutes from the October 29, 2014 Board of Adjustments meeting.

MOTION: A motion was made by Chairman Fink and seconded by Member Bierman to approve the October 29, 2014 minutes as submitted. The motion passed by a 3-0 vote.

3) Adjournment.

MOTION: A motion was made by Chairman Fink and seconded by Member Sisson to adjourn the meeting at 7:17pm. The motion passed unanimously by a 3-0 vote.

Stuart Fink, Chairman

ATTEST:

Stacy Henderson, City Secretary