



City of Lucas  
Board of Adjustments Meeting  
July 25, 2016  
7:00 PM

City Hall - 665 Country Club Road – Lucas, Texas

## Minutes

### Call to Order

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

**Present:**

Chairman Craig Williams  
Vice Chairman Chris Bierman  
Adam Sussman  
Randy Barnes  
Alternate Member Tommy Tolson

**Absent:**

Stuart Fink  
Alternate Member Robin Ahmadi

**Staff Present:**

City Manager Joni Clarke  
City Attorney Julie Doshier  
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 and Vice Chairman Williams led the Pledge of Allegiance.

Chairman Williams identified all witnesses that would be presenting before the Board, including Development Services Director Joe Hilbourn, and conducted the swearing in process for all witnesses.

### Public Hearing

1. **Consider a variance request by Engineering Concepts on behalf of Lucas Christian Academy from the City's Code of Ordinances, Chapter 14, Article 14.04, Division 7 – Lighting, to add lights to the football field located at 505 W. Lucas Road.**
  - A. Presentation by Development Services Director Joe Hilbourn
  - B. Conduct Public Hearing
  - C. Take Action

Development Services Director Joe Hilbourn gave a presentation noting that the applicant, Lucas Christian Academy, was requesting to add light poles around the football field of the school that

were approximately 60 feet tall with 1500 watt lights without full cut off fixtures. Mr. Hilbourn stated that the City's Code of Ordinances required pole-mounted lights be a maximum of 25 feet in height with a full cut off fixture not allowing any upward distribution of light, and bulbs over 150 watts were required to have full cut off light fixtures as well.

Mr. Hilbourn noted that Lovejoy High School has similar lights as to what Lucas Christian Academy was proposing; however, those lights were installed in 2004 prior to the adoption of the City's lighting ordinance in 2006. Mr. Hilbourn noted that Willow Springs Middle School also had similar lights, but at the time the middle school was constructed, it was located within the City's extraterritorial jurisdiction and the City could not enforce lighting requirements for property located within the County.

Mr. Hilbourn reminded the Board that this request does not require a hardship.

Todd Wintters, representing Lucas Christian Academy came forward and stated that Lucas Christian Academy operates a football program only, August through November. During that time, there would be approximately 5-6 games per season along with any play-off games. Mr. Wintters noted that the lights were needed in order to play games on Friday evenings and that currently students play on Saturdays during the day in the extremely hot weather. Mr. Wintters stated that Lucas Christian Academy hired a consultant to conduct a lighting study and how far the lights would extend beyond the field without cut off fixtures. The consultant found that lighting extended only slightly towards the east property line of the school and did not cross into any residential property.

Mr. Nathan Layman, Athletics Coach for Lucas Christian Academy stated that the school has a JV and Varsity football team, with JV beginning games at 5:00 pm and Varsity beginning games at 7:00 pm. He requested lighting be allowed until 11:00 pm.

Julie Montgomery, Principal of Lucas Christian Academy spoke regarding the history of the school, its limited growth through the years and the donation of funds for lighting on the field.

Chairman Williams opened the public hearing at 7:21pm.

The following individuals spoke or noted on comment cards their opposition to the lighting request discussing concerns related to light intruding into the residential neighborhood, creating more traffic congestion around the school on Friday evenings, and removing the country feel for the neighborhood:

Danelle Isakson, 19 Prado Verde Drive  
Molly Thornberg, 1 Edgefield Lane  
Sean Thornberg, 1 Edgefield Lane  
Judith Anderson, 425 Stinson Road  
Leon Luckey, 1065 Wendy  
Stephen Gunn, 5 Prado Verde Drive  
Kurtis Lawrence, 7 Prado Verde Drive  
Amy Lawrence, 7 Prado Verde Drive  
Tamara Gwnn, 5 Prado Verde Drive  
Nancy Frederick, 6 Prado Verde Drive

Chairman Williams also noted that three emails were received in opposition from the following citizens:

Matt Smith, 405 Stinson Road  
Kim Guest, 155 Holly Lane  
Laura McCarthy, 12 Prado Verde Drive

Chairman Williams closed the public hearing at 7:42 pm.

The Board discussed other alternatives available to Lucas Christian Academy, such as a facility agreement with neighboring schools to use their fields.

Various members of the Board discussed their opposition to the request due to the impact it would have on surrounding residential neighborhoods.

Mr. Tolson discussed the hardship the school was facing having to conduct their football program during the day in extremely hot weather. Mr. Tolson felt these limitations had a negative impact on the school and limitations could be put in place on when the lighting could be used.

**MOTION:** *A motion was made by Mr. Barnes, seconded by Vice Chairman Bierman to deny the request by Engineering Concepts on behalf of Lucas Christian Academy from the City's Code of Ordinances, Chapter 14, Article 14.04, Division 7 – Lighting, to add lights to the football field located at 505 W. Lucas Road. The motion for denial passed by a 4 to 1 vote with Mr. Tolson voting in opposition to the denial of the request.*

**2. Consider approval of the minutes of the April 13, 2016 Board of Adjustments meeting.**

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

**3. Adjournment.**

Chairman Williams adjourned the meeting at 7:57 pm.



Chris Bierman, Vice Chairman



ATTEST:



Stacy Henderson, City Secretary