



City of Lucas  
**Board of Adjustment Meeting**

June 4, 2018

6:30 PM

City Hall - 665 Country Club Road – Lucas, Texas

## **Minutes**

### **Call to Order**

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Chairman Bierman called the meeting to order at 6:32 p.m.

**Members Present:**

Chairman Chris Bierman  
Vice Chairman Adam Sussman  
Brian Blythe  
James Foster  
Robin Ahmadi, Alternate  
Brenda Rizo, Alternate

**Staff Present:**

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

**City Council Liaison:**

Mayor Pro Tem Kathleen Peele

It was determined that a quorum was present and Chairman Bierman led the Pledge of Allegiance.

Chairman Bierman 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. Chairman Bierman also noted that Alternate Member Robin Ahmadi would be serving as a voting member due the vacancy of a regular member position.

### **Regular Agenda**

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- 1. Consider an application submitted by Sinichan Jacob for a variance from the literal interpretation of Section 3.16.011(c) of the City's Code of Ordinances to allow a sign to be replaced after a change of business or activity to which the sign pertains, on property located at 630 Southview, a parcel of land located in the Jas Lovelady Survey, Abstract A0538, Tract 28, 8.240 acres, being all of a 8.24 acre tract of land.**

Development Services Director Joe Hilbourn explained that since the last meeting, the applicant had erected a mock sign that was the same dimensions proposed, 32 square feet, as well as placing the sign in its proposed location to allow the residents in the area to view the sign and determine if it would cause a distraction while driving or line of site concerns.

Joseph Parker, 630 Southview, part owner of the property, displayed several pictures of the sign in place from various directions noting its placement was approximately 45 feet from the roadway and that the sign did not cause a distraction or create a line of site concern.

Chairman Bierman asked if anyone in the audience wanted to speak regarding this item.

Holly Kellen, 220 Brookhaven, wanted to ensure that size of the sign and the proposed design would not change from what was originally proposed.

Mr. Hilbourn noted that the size and design had not changed from what was originally proposed at the first meeting.

Rich Adducci, 150 Brookhaven, noted that his concerns had been addressed with the mock sign and he did not feel that the sign in its current location would be a safety hazard.

Alternate Member Ahmadi asked Ms. Kellen if she felt the safety concerns had been addressed with the signage in its proposed location.

Ms. Kellen stated that as long as the sign remained in its proposed location, she did not feel it was a safety concern.

The Board discussed the proposed sign placement and the neighborhood concerns that had been addressed by the placement of the mock sign.

**MOTION:** A motion was made by Mr. Blythe, seconded by Vice Chairman Sussman to approve the variance request from the literal interpretation of Section 3.16.011(c) of the City's Code of Ordinances to allow a sign to be replaced after a change of business or activity to which the sign pertains, on property located at 630 Southview, a parcel of land located in the Jas Lovelady Survey, Abstract A0538, Tract 28, 8.240 acres, being all of a 8.24 acre tract of land. The motion passed unanimously by a 5 to 0 vote.

**3. Consider approval of the minutes of the May 7, 2018 Board of Adjustments meeting.**

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

**4. Adjournment.**

Chairman Bierman adjourned the meeting at 6:51 pm.

  
Chris Bierman, Chairman

  
Stacy Henderson, City Secretary

