



MINUTES **BOARD OF ADJUSTMENT MEETING**

October 25, 2023 | 5:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 5:33 pm. It was determined that a quorum was present, and the Pledge of Allegiance was recited.

Members Present:

Chair Tom Redman
Member Brian Stubblefield
Member Brian Dale
Alternate Member Sean Watts
Member Brenda Rizos
Member Charles Corporon

Staff Present:

City Manager Joni Clarke
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
City Attorney Courtney Morris
Deputy Daniel Gillespie

Members Absent:

Alternate Member Helene Langer

City Council Members Present:

Mayor Pro Tem Kathleen Peele

Chairman Redman conducted the swearing in process for all witnesses.

Agenda

- 1. Board of Adjustment training to be conducted with City Attorney Courtney Morris.**

City Attorney Courtney Morris conducted training.

Public Hearing Agenda

- 2. Conduct a public hearing and consider the request by Eric and Misty Lambert for a variance from the City of Lucas Code of Ordinances for lot size, lot width and to allow an accessory building to be located within the required rear and side yard setbacks for a parcel of land located in ABS A0354 JAS GRAYUM SURVEY, TRACT 93, being all of a 1.2-acre tract of land, currently zoned R2, otherwise known as 2075 Country Club, Lucas, Texas.**

Chair Redman identified the witnesses on record:

Aurora Loeza
Emilio Loeza
Braulio Loeza
Eric Lambert
Misty Lambert
Robert Farrow
Steve Watten

Airaj Waheed

Chairman Redman conducted the swearing in process for all witnesses.

Development Services Director Joe Hilbourn provided presentation highlighting the history of this variance request, basic timeline for the variance request, photos of the original infringement and the section of the code relating to the original code infringement.

Chairman Tom Redman opened the Public Hearing at 7:06 pm.

Auora Loeza 1529 Cross Bend Road, Plano, TX 75023. Her father owns four tracts of land adjacent to the Lamberts property lots 5 through lot 8 and owner of 0.8 acres of land that the Lamberts are claiming to own. She spoke in opposition of this item.

Emilio and Braulio Loeza 1529 Cross Bend Road, Plano, TX, 75023 did not wish to speak but are in opposition of this item.

Airaj Waheed, 2050 New Castle Ct., Lucas, Texas, 75002 investor in Lot 4 spoke in opposition of this item.

Steve Watten 1600 North Dallas Parkway, Frisco, TX, 75078 attorney to Eric and Misty Lambert made an attempt to provide insight and spoke in favor of this item.

Eric Lambert 2075 Country Club Road, Lucas, TX, 75002 spoke in favor of this item.

Misty Lambert 2075 Country Club Road, Lucas, TX, 75002 spoke in favor of this item.

Robert Farrow 10406 Royal Club Lane, Dallas, TX, 75229 did not wish to speak but is in support of this item.

Chair Redman read correspondence from Janie Ridgway, 8 Graham Lane, Lucas, Texas, 75002. She is in opposition of the variance request. She believes approving a variance to the City's Code of Ordinance sets a dangerous precedent and erosion of animal friendly zoning regulations in our city.

Chair Redman read correspondence from Airaj Waheed, 2050 New Castle Ct., Lucas, Texas, 75002. Mr. Waheed is in opposition of the variance request. He believes that the acceptance of this variance will create a precedent to allow other similar properties nearby to illegally divide their landing knowing they will have an opportunity with the City of Lucas Board of Adjustments to get a variance.

Chair Redman read correspondence from Mahendra Patil, Managing Member/Director, New Castle Estates HOA, P.O.Box 860284, Plano, TX 75023. Ms. Patel stated that the acceptance of this variance will create a precedent to allow other similar properties nearby to pursue similar variances, which will affect the overall housing developments in the area.

Chairman Tom Redman closed the Public Hearing at 7:33 pm.

Chairman Redman stated that it's a cut and dry noncompliance.

MOTION: A motion was made by Chairman Tom Redman, seconded by Brenda Rizos to deny the request by Eric and Misty Lambert for a variance from the City of Lucas Code of Ordinances for lot size, lot width and to allow an accessory building to be located within the required rear and side yard setbacks for a parcel of land located in ABS A0354 JAS GRAYUM SURVEY, TRACT 93, being all of a 1.2-acre tract of land, currently zoned R2, otherwise known as 2075 Country Club, Lucas, Texas.

The motion passed unanimously by a 6 to 0 vote.

Regular Agenda

- 3. Consider the appointment of a Vice-Chair of the Board of Adjustment to serve for a term ending December 31, 2024.**

Chair Redman nominated Brian Stubblefield

MOTION: A motion was made by Chairman Tom Redman, seconded by Brenda Rizos to appoint Brian Stubblefield as Vice-Chair of the Board of Adjustment to serve for a term ending December 31, 2024.

The motion passed unanimously by a 6 to 0 vote.

- 4. Consider approval of the minutes of the July 26, 2023 Board of Adjustment meeting.**

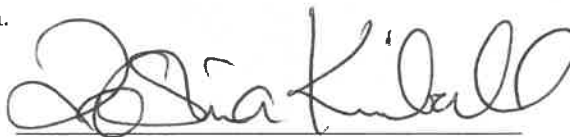
MOTION: A motion was made by Brian Stubblefield, seconded by Charles Corporon to approve the minutes of the July 26, 2023 Board of Adjustment meeting. The motion passed unanimously by a 6 to 0 vote.

- 5. Adjournment.**

Chairman Redman adjourned the meeting at 7:37 pm.



Tom Redman, Chairman



Toshia Kimball, City Secretary

