



MINUTES BOARD OF ADJUSTMENT MEETING

March 26, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Chair Redman called the meeting to order at 6:30 pm. It was determined that a quorum was present. Alternate Paula Walker will be a voting member.

Members Present:

Chair Tom Redman
Vice Chair Brenda Rizos
Member Rebecca Orr
Member Sean Watts
Alternate Member 1 Paula Walker

Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Assistant City Attorney Courtney Morris

Members Absent:

Member Charles Corporon
Alternate Member 2 Richard Schertz

City Council Members Absent:

Councilmember Tim Johnson

Citizen Input

1. Citizen Input

There were no members of the public wishing to address the City Council.

Public Hearing

- 2. Conduct a public hearing and consider the request by Tim Bonner for a variance from the City of Lucas Code of Ordinances to allow a reduction in the required front yard setback from 75' from the centerline of the road to 50', and a reduction in the rear yard setback from 50' to 20'. for a parcel of land located in ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas.**

- A. Presentation by Joe Hilbourn**
- B. Conduct public hearing**
- C. Take action on the variance request**

Development Services Director Joe Hilbourn provided a presentation.

The Board of Adjustment went into Executive Session at 6:36 p.m.

The Board of Adjustment reconvened from Executive Session at 6:48 p.m. No action taken.

Applicant Tim Bonner, 737 S. RL Thorton, Dallas, Texas, 75203, presented.

Chairman Redman opened the Public Hearing at 7:09 p.m.

Kyle Deiubinski, 1250 Scarlett Drive, Lucas, Texas, in opposition.

Marc Sherrin, 1025 Scarlett Drive, Lucas, Texas, in opposition.

Jonathan Rios, 795 Ohara, Lucas, Texas, in opposition.

Shannon Verschage, 850 Kennedy Drive, Lucas, Texas, in opposition.

Tony Vilaysack, 825 Ohara Drive, Lucas, Texas, in opposition.

Michelle Miller, 1200 Scarlett Drive, Lucas, Texas, in opposition.

Robert Nicholas, 1100 Wilkes Drive, Lucas, Texas, in opposition.

Chad Krisher, 1255 Scarlett Drive, Lucas, Texas, in opposition.

Chairman Redman read Justine Hafner's email into the record, 735 W Blondy Jhune Road, Lucas, Texas, in opposition.

Brett Roberson, 715 Ohara Drive, Lucas, Texas, in opposition.

Elizabeth Roberson, 715 Ohara Drive, Lucas, Texas, in opposition.

Jamey and Jenna Stewart, 945 Scarlett Drive, Lucas, Texas, in opposition.

Bridgett Adell, 1235 Scarlett Drive, Lucas, Texas, in opposition.

Jace Hefner, 735 W Blondy Jhune Road, Lucas, Texas, in opposition.

Alfred Karcher, 1245 Scarlett Drive, Lucas, Texas, in opposition.

Chairman Redman closed the Public Hearing at 7:29 p.m.

After Board discussion, the following motion was made.

MOTION: A motion was made by Member Watts, seconded by Vice Chair Rizos, to approve the request by Tim Bonner for a variance from the City of Lucas Code of Ordinances to allow a reduction in the required front yard setback from 75' from the centerline of the road to 50', and a reduction in the rear yard setback from 50' to 20'. for a parcel of land located in ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas. The motion passed unanimously by a 5 to 0 vote.

3. **Conduct a public hearing and consider the request by Ronald Cooper, 1165 Sugar Bars Drive, Lucas, Texas, 75002. Mr. Cooper is requesting a variance from Code section § 14.04.304, 3A(iii). Requiring a minimum side yard setback of twenty feet (20'). Mr. Cooper is looking for a reduction in the side yard back from twenty feet (20') to six feet (6').**

- A. **Presentation by Joe Hilbourn**
- B. **Conduct public hearing**

C. Take action on the variance request

Development Services Director Joe Hilbourn provided a presentation.

Applicant Ronald Cooper 1165 Sugar Bars Drive, Lucas, Texas, presented.

Chairman Redman opened the Public Hearing at 7:46 p.m.

Jim Orr, 831 Sugar Bars Drive, Lucas, Texas, in opposition.

George Sykora, 1161 Top Deck Trail, Lucas, Texas, in opposition.

Will Yarbrough, 2085 Chief Lane, Lucas, Texas, in opposition.

Aymen Khalik, 1125 Sugar Bars Drive, Lucas, Texas, in favor.

Darrin Hunt via email, 1290 Driftwood Lane, Lucas, Texas is in opposition.

Chairman Redman closed the Public Hearing at 7:51 p.m.

After Board discussion, the following motion was made.

MOTION: A motion was made by Chairman Redman, seconded by Vice Chair Rizos to deny the request by Ronald Cooper, 1165 Sugar Bars Drive, Lucas, Texas, 75002. Mr. Cooper is requesting a variance from Code section § 14.04.304, 3A(iii). Requiring a minimum side yard setback of twenty feet (20'). Mr. Cooper is looking for a reduction in the side yard back from twenty feet (20') to six feet (6'). The motion passed unanimously by a 5 to 0 vote.

4. Consider approval of the minutes of the January 22, 2025, Board of Adjustment meeting.

MOTION: A motion was made by Member Orr, seconded by Vice Chair Rizos to approve the minutes of the January 22, 2025, Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

5. Adjournment.

MOTION: A motion was made by Chairman Redman, seconded by Vice Chair Rizos, to adjourn the meeting at 7:54 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:

ATTEST:



Chairman, Tom Redman



Tashia Kimball, City Secretary

