



AGENDA

Board of Adjustment Meeting

March 26, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Lucas will be held on Wednesday, March 26, 2025, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Board of Adjustment may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order

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

Citizen Input

1. Citizen Input.

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(Presenter: Development Services Director Joe Hilbourn)

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(Presenter: Development Services Director Joe Hilbourn)

Regular Agenda

4. Consider approval of the minutes of the January 22, 2025, Board of Adjustment meeting. (City Secretary Toshia Kimball)

Executive Agenda

As authorized by Section 551.071 of the Texas Government Code, the Board of Adjustment may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on March 21, 2025.

Toshia Kimball, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Toshia Kimball at 972-912-1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Board of Adjustment Agenda Request

March 26, 2025

Item No. 01

Requester: Chair Tom Redman

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



Item No. 02

City of Lucas
Board of Adjustment Agenda Request
March 26, 2025

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

Background Information

The Board of Adjustment has received a request for a variance from the literal interpretation of the City of Lucas Code of Ordinances to allow a reduction in the front and rear yard setbacks. Mr. Bonners request is to reduce the front yard setback from 75', to 50', he is also requesting a reduction in the required rear yard setback from 50' to 20'.

The lot Mr. Bonner is building on is a legal lot of record, that exceeds the minimum size requirements, was established prior to the city codifying required front and rear yard setbacks in 1995. The house that was demolished on the property sat roughly 38' from the center line of Blondy Jhune road. The lot at about the midpoint where the house is proposed to sit is 147' deep. With required front and rear setbacks of 125'. Blondy Jhune road is a type C road. The lot in question also has considerable flood plain and is located on a curve on Blondy Jhune road.

The City's Code of Ordinances, Chapter 14, Article 3, Division 14.03.113 states the following:

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').



City of Lucas

Board of Adjustment Agenda Request

March 26, 2025

Item No. 02

Attachments/Supporting Documentation

1. Public Hearing Notice
2. Site Pictures
3. Location Map
4. Variance Application including Proposed Build

Budget/Financial Impact

NA

Recommendation

The lot has a legal hardship in the unique topography, existing floodplain, and existing lot depth on a legal lot of record. Staff would recommend approving the variance request with the following modification: Front yard setback 40', rear yard setback 30'.

Motion

I make a motion to approve/deny 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.



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, March 26, 2025, at 6:30 p.m. at the Lucas City Hall, 665 Country Club, Lucas, Texas, for the purpose of hearing a request(s) submitted by:

An application submitted by Tim Bonner for a parcel of land, 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 applicant is requesting a variance from 14.03.113 Principal dwelling regulations. Reduction In the required front yard setback from 75' from the centerline of the road to 49.88'; he is also requesting a reduction in the rear yard setback from 50' to 20'.

§ 14.03.113 Principal dwelling regulations.

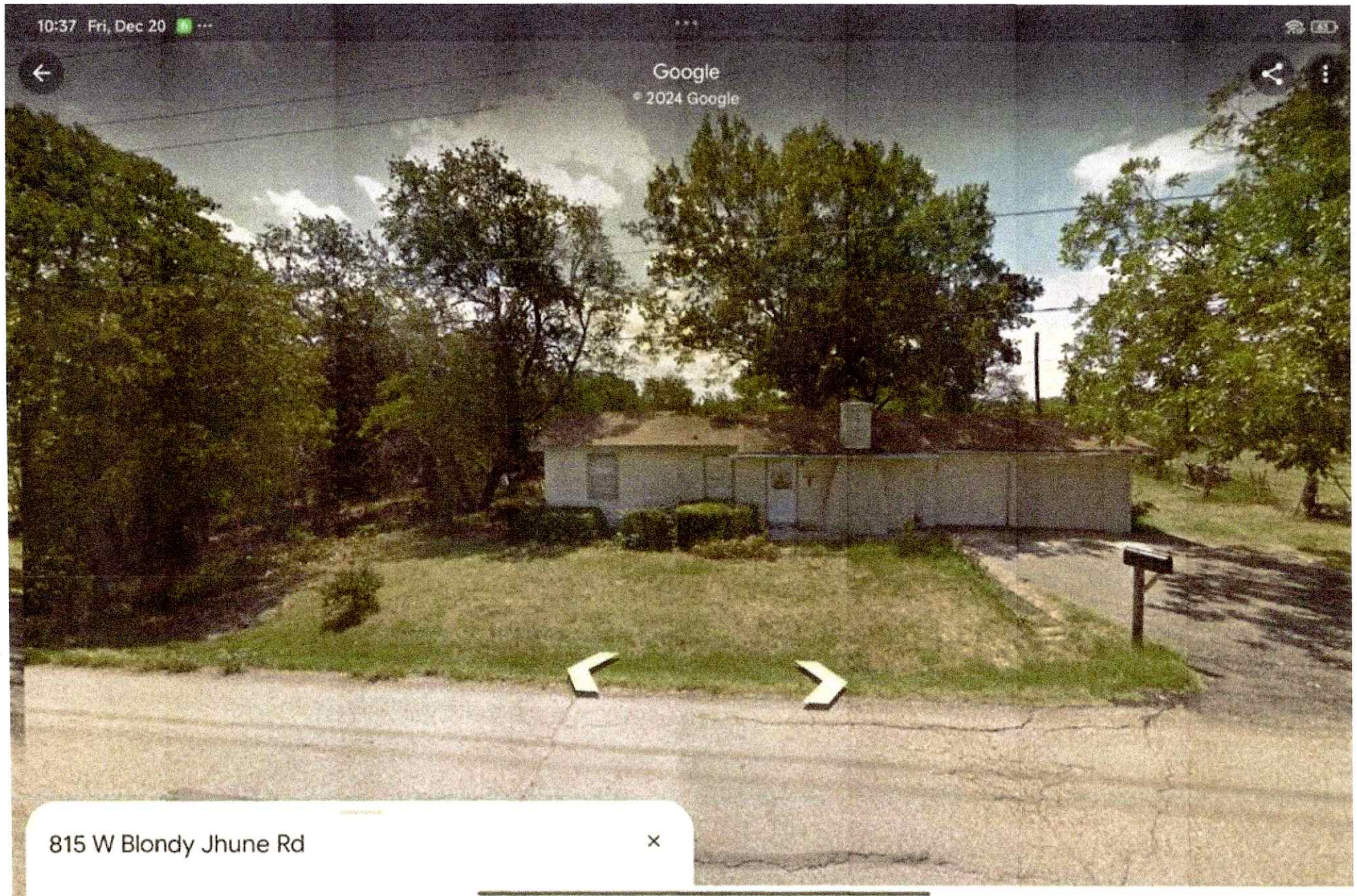
(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').

Those wishing to speak FOR or AGAINST this variance are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas, 75002, email tkimball@lucastexas.us and it will be presented at the public hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.



ORIGINAL HOUSE THAT WAS ON THIS PROPERTY

Location Map

815 W Blondy Jhune



Bonner Associates

Constructors

737 S. R. L. Thornton Frwy.
Dallas, TX. 75203
Ph (214) 946 1155
Fax (214) 946 1166

DATE: 2-19-2025

**TO: THE HONORABLE CITY BOARD OF ADJUSTMENT
CITY OF LUCAS, TEXAS**

DEAR SIRs,

WE RESPECTFULLY REQUEST A BOARD OF ADJUSTMENT VARIANCE FROM THE STANDARD FRONT AND REAR YARD SETBACKS DUE TO SETBACK AND PROPERTY CONFIGURATION HARDSHIPS.

I RESPECTFULLY REQUEST A VARIANCE FROM THE SETBACK REQUIREMENTS AT 815 BLONDY JHUNE RD. LUCAS, TEXAS 75002.

THE REASON FOR THIS REQUEST IS DUE TO THE CURRENT CITY REQUIRED SETBACKS AND THE LOT CONFIGURATION.

THE USEABLE AREA OF THE LOT IS VERY LIMITED DUE TO THE FACT THAT IT IS NOT VERY DEEP, BUT IS VERY WIDE, THAT COUPLED WITH THE CURRENT REQUIRED SETBACKS, WILL NOT ALLOW US TO BUILD A CONVENTIONAL HOME ON THIS PROPERTY.

IN ORDER TO BUILD ON THE LOT WE REQUEST THE FOLLOWING ADJUSTMENT TO THE STANDARD SETBACKS:

- 1. REDUCE THE FRONT SETBACK LINE FROM 75' TO 49.88'**
- 2. REDUCE THE REAR SETBACK LINE FROM 50' TO 20'**

THE FRONT PROPERTY SETBACK IS REDUCED TO 49.88' TO ALLOW FOR THE GARAGE TO BE BUILT WITH A FUNCTIONAL SETBACK – AND THE GARAGE DOORS WILL NOT FACE THE STREET.

WE HAVE A WIDE CREEK ON THE BACK SIDE (SOUTH SIDE) OF THE PROPERTY. THE CLOSEST PROPERTY TO US IS ON THE OTHER SIDE OF THE CREEK, THEREFORE THE REDUCTION OF THE SETBACK FROM 50' TO 20' DOES NOT IMPACT ANY OTHER PROPERTIES IN THE AREA.

THE PROPOSED HOUSE IS A TWO STORY HOME AND A DETACHED 4 CAR GARAGE, THAT IS TWO STORY AS WELL.

THE PLANS & ELEVATIONS ARE ATTACHED TO THIS REQUEST AS WELL FOR YOUR REVIEW. WE HAVE ALSO ATTACHED A PICTURE OF THE PREVIOUS HOME THAT WAS ON THIS PROPERTY AS WELL AS THE PREVIOUS SURVEY OF SHOWING THE LOCATION OF THAT HOME.

THANK YOU IN ADVANCE FOR YOUR CONSIDERATION IN THE MATTER.

**SINCERELY,
TIM BONNER
469-576-3982 CELL**



ORDER BY:

ADDRESS: 815 W. BLONDY JHUN ROAD, ALLEN, TEXAS 75002

SURVEY PLAT

PROPERTY DESCRIPTION

Being a tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506 and the P.E. LUCAS SURVEY, ABSTRACT NO. 537, Collin County, Texas, and being a portion of that certain 3.31 acre tract of land as described in deed from Harry Hendrick and Mary Hendrick to W. D. Hendrick and wife, Tom Hendrick as recorded in Volume 544, Page 138 of the Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the South line of Blondy Jhun Road, said point being South 89°42'10" West a distance of 292.70 feet from a 1/2" iron rod found for the corner of that certain 73.383 acre tract of land conveyed to Hendrick Farms, LLC as recorded in Instrument No. 20170510000599510 of the Deed Records, Collin County, Texas;

THENCE, North 70°32'38" East, along the center of said road and the Southeast line of that certain 4.786 acre tract of land conveyed to Terry A. Hendrick and Elizabeth A. Hendrick as recorded in Instrument No. 20170829001159580 of the Deed Records, Collin County, Texas, a distance of 146.84 feet to a 600 nail found for corner;

THENCE, North 65°51'52" East, along the center of said road, passing at a distance of 115.33 feet the Southwest corner of said 4.786 acre tract, said point being the Southwest corner of that certain 4.786 acre tract of land conveyed to Jennifer D. Burton and Josh A. Burton as recorded in Instrument No. 20110502000446040 of the Deed Records, Collin County, Texas, and continuing a total distance of 233.72 feet to a 600 nail found for corner;

THENCE, North 65°50'59" East, along the center of said road and along the Southeast line of said Burton tract, a distance of 67.91 feet to a 600 nail found for corner;

THENCE, North 79°15'21" East, along the center of said road and along the Southeast line of said Burton tract, a distance of 131.53 feet to a 600 nail found for corner;

THENCE, North 62°49'38" East, along the center of said road and along the Southeast line of said Burton tract, a distance of 52.26 feet to a 600 nail found for corner, said point being the Southeast corner of said Burton tract;

THENCE, South 01°23'14" East, departing the centerline of said road, a distance of 224.52 feet to a 1/2" iron rod found set for corner in the North line of Lot 16 of "Tara", Phase Two, an addition to Collin County, Texas, as recorded in Volume N, Page 946 of the Map Records, Collin County, Texas;

THENCE, South 88°36'46" West, along the North line of said addition, a distance of 194.87 feet to a 1/2" iron rod found for corner, said point also being the Northwest corner of Lot 17 of said addition;

THENCE, South 01°17'20" West, along the West line of Lot 17 of said addition, a distance of 44.63 feet to a 1/2" iron rod found for corner;

THENCE, North 65°48'44" West, along the easterlymost North line of that certain 73.383 acre tract of land conveyed to Hendrick Farms, LLC as recorded in Instrument No. 20170510000599510 of the Deed Records, Collin County, Texas, a distance of 259.96 feet to a capped 1/2" iron rod found for corner;

THENCE, North 01°18'44" West, a distance of 70.50 feet to a capped 1/2" iron rod found for corner;

Thence, South 89°42'18" West, along the North line of said Hendrick Farms, LLC tract, a distance of 142.94 feet to the POINT OF BEGINNING and containing 91,405 square feet or 2.098 acres of land.

FLOOD NOTE

Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 48085C04004, dated June 2, 2009. A portion of the subject property appears to be located in "Zone AE" (Shaded Special Flood Hazard Area (SFHA)) subject to inundation by the 1% annual chancel flood. No base flood elevations determined.

NOTES

1. Directional Control shown herein is based on the deed recorded in Instrument No. 20170510000599510 of the Deed Records of Collin County, Texas.
2. There were no survey related exceptions in Schedule B, Commitment for Title Insurance, Old Republic National Title Insurance Company, GF No. 018-31428, issued June 8, 2018, 5:00 am.

SURVEYOR'S CERTIFICATE

I hereby certify to Old Republic National Title Insurance Company - Trinity Abstract and Surety Title Company Rodin Skidri Investments Series LLC, William Doyle Hendrick and Florida Dell Hendrick, Trustees, that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown herein. There are no encroachments or projections except as shown herein.

Todd Fincher, R.P.L.S.
Signed: June 17, 2018.



JOB NO. 1808-1033
FIELDED AC
DRAWN BY AC
CHECKED T.F.
FINCHER LAND SURVEYING, PLLC
3213 I-30, Suite 107
Mesquite, Texas 75150
www.texasrpls.com
TXBPLS FIRM NO. 10191258
PHONE: 903-944-6397
todd@texasrpls.com

JANA H. WILSON AND RAYMOND P. WILSON
4.785 ACRES
INSTRUMENT NO. 20170829001159590
D.R.C.C.T.

TERRY A. HENDRICK AND ELIZABETH A. HENDRICK
4.786 ACRES
INSTRUMENT NO. 20170829001159580
D.R.C.C.T.

JENNIFER D. BURTON AND JOSH A. BURTON
4.786 ACRES
INSTRUMENT NO. 20110502000446040
D.R.C.C.T.

DEBORAH G. WHELEN AND
MATTHEW L. WHALEN
2.301 ACRES
VOLUME 2734, PAGE 425
D.R.C.C.T.

KEVIN DEAN HEFNER
2.0 ACRES
INSTRUMENT NO.
20171005001339240
D.R.C.C.T.

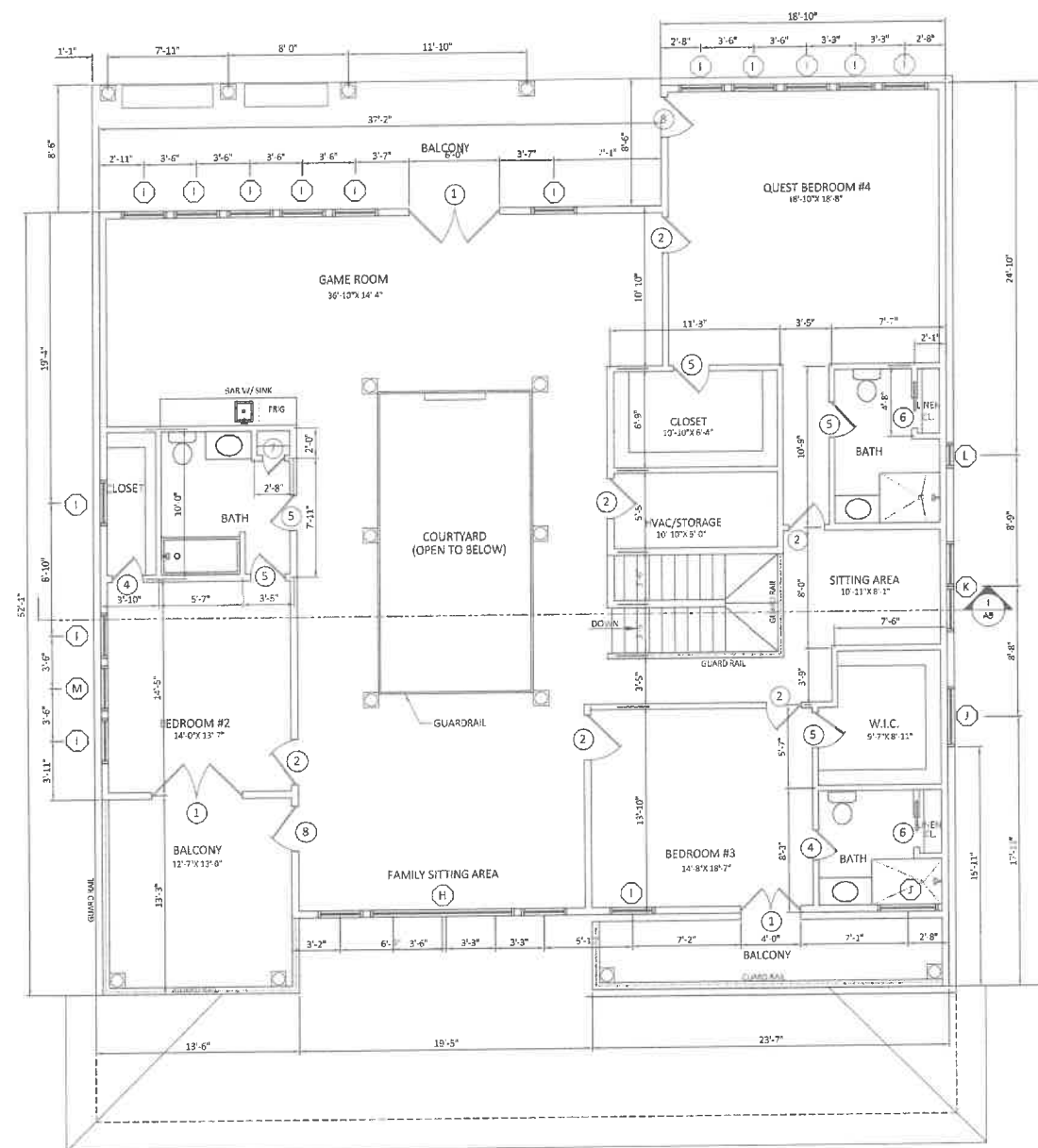
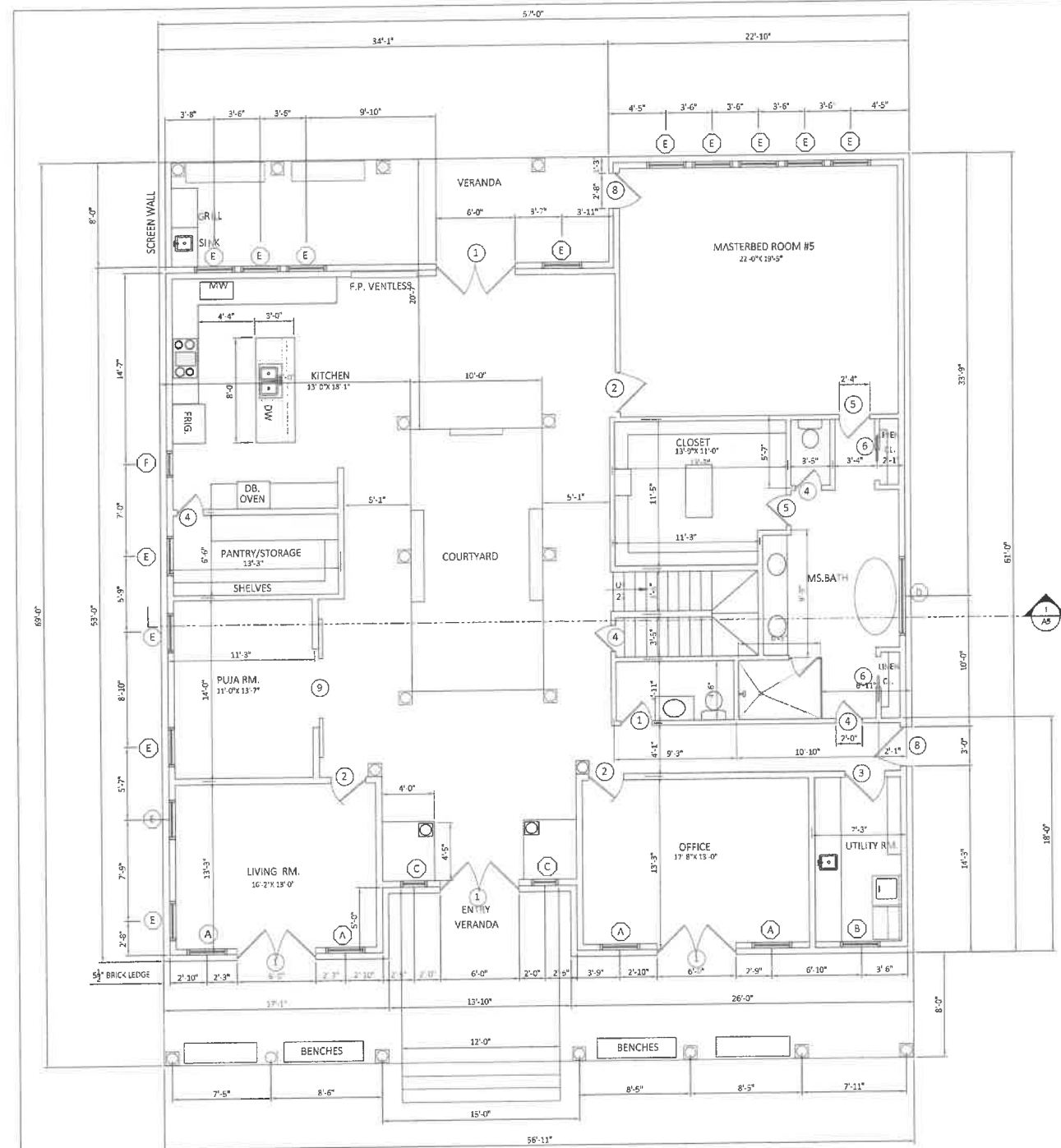
JOHN W. KIRBY SURVEY, ABSTRACT NO. 506
P.E. LUCAS SURVEY, ABSTRACT NO. 537

BLOCK E
TARA, PHASE TWO
VOLUME N, PAGE 946
M.R.C.C.T.

HENDRICK FARM, LLC
73.383 ACRES
INSTRUMENT NO. 20170510000599510
D.R.C.C.T.

POINT OF
BEGINNING

LEGEND
CIRF = CAPPED IRON ROD FOUND
CM = CONTROLLING MONUMENT
EM = ELECTRIC METER
GM = GAS METER
G = GUY ANCHOR
IRF = IRON ROD FOUND
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
DWM = BURIED CABLE MANHOLE
FOP = FIBER OPTIC PEDISTAL
WM = WATER METER
WF = WIRE FENCE
A = ASPHALT
C = CONCRETE
W = WOOD



NOTE:
FIGURES SHOWN ARE TO
UNLESS NOTED OTHERWISE.
FIGURES ARE FROM
STUDY UNLESS NOTED OTHERWISE.



Design & Development Consultants
737 S. R. L. Thornton Fwy * Dallas, TX 75203
Ph (469) 628 2642 * Fax (214) 946 1166
www.ddcdaem.com

LEAD DESIGNERS
MARION J. JOHNSON ASSOC. AIA, RAS
JOSELYN S. RUSHTON
737 S. R.L. Thornton Fwy.
Dallas, TX 75203
Ph: (214) 628 2642
Fax: (214) 946 1166
e-mail: m.johnson@ddcteam.com

SEAL

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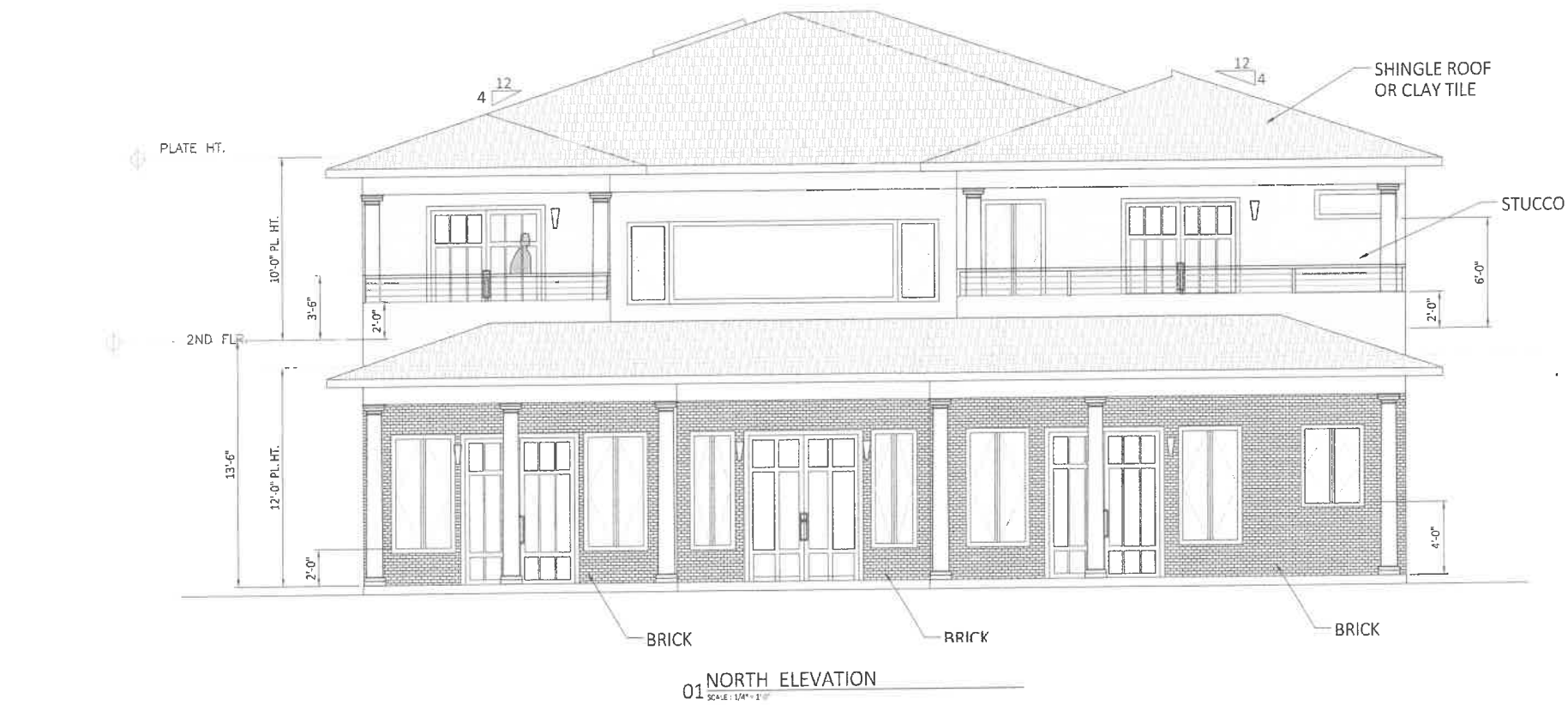
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815 W.BLONDY JHUNE RD.
LUCAS, TEXAS 75002

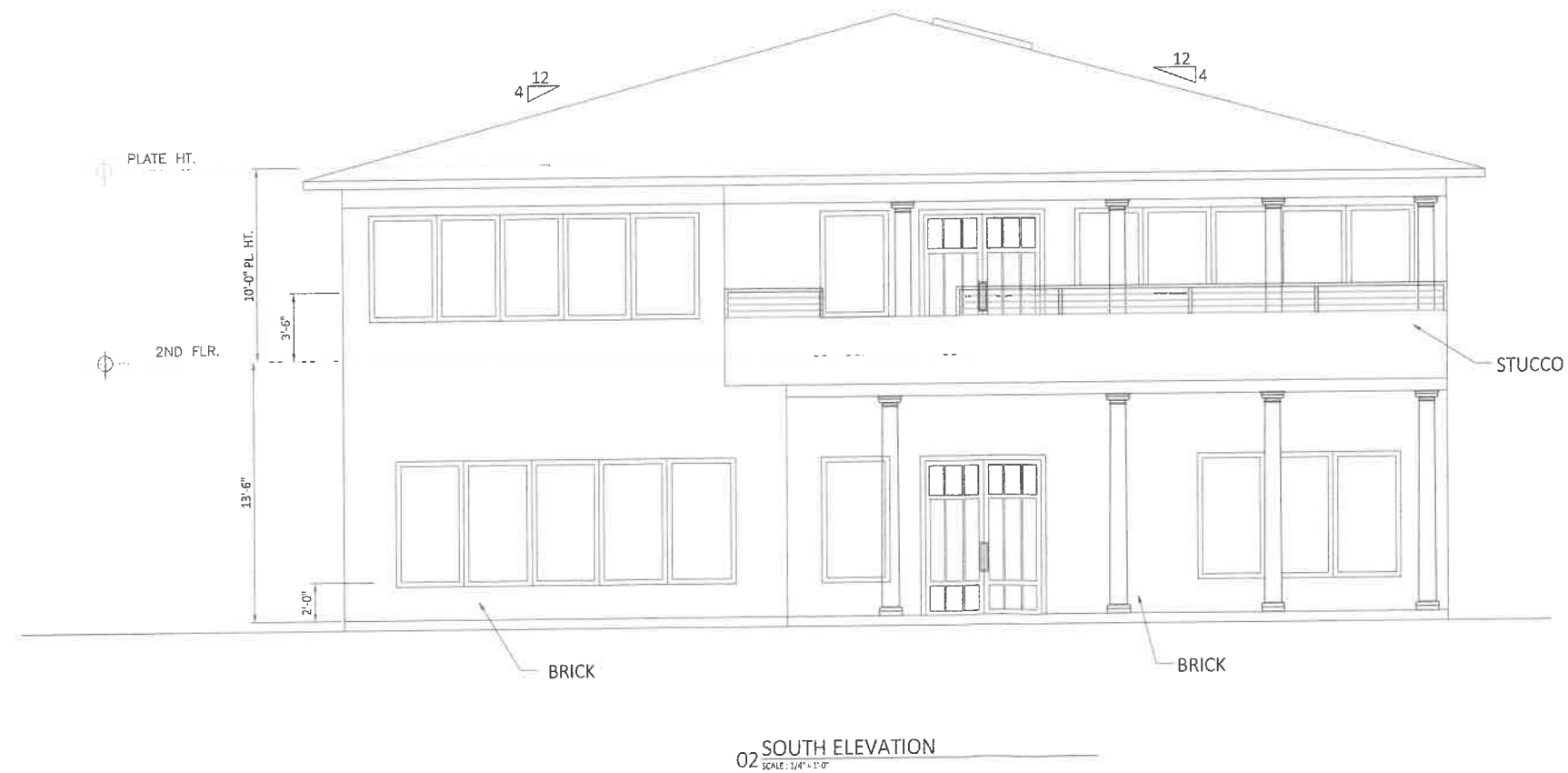
1ST & 2ND FLOOR PLAN

Project number
Date
Drawn by
Checked by

A1



NORTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	350	50%
STUCCO	349	50%
TOTAL	699	100%



SOUTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	613	69%
STUCCO	278	31%
TOTAL	891	100%



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SEAL

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No.	Description	Date

815 W. BLONDY JHUNE RD.
LUCAS, TEXAS 75002

ELEVATIONS

Project number
Date
Drawn by
Checked by

A2



Design & Development Consultants
737 S. R. L. Thornton Fwy. • Dallas, TX 75203
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SEAL

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No.	Description	Date

815 W. BLONDY JHUNE RD.
LUCAS, TEXAS 75002

ELEVATIONS

Project number
Date
Drawn by
Checked by

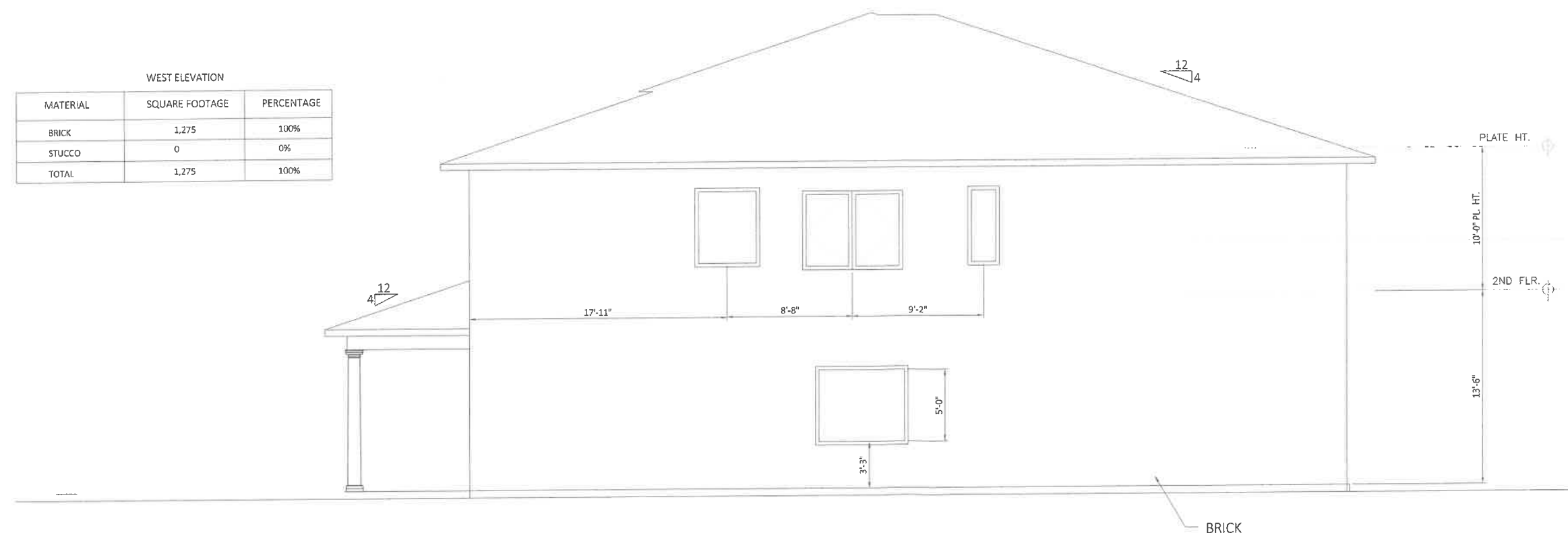
A3

EAST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	1,088	87%
STUCCO	163	13%
TOTAL	1,251	100%



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	1,275	100%
STUCCO	0	0%
TOTAL	1,275	100%



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



City of Lucas

Board of Adjustment Agenda Request

March 26, 2025

Item No. 03

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

Background Information

The Board of Adjustment has received a request for a variance from the literal interpretation of the City of Lucas Code of Ordinances to allow a reduction in the in the side yard back from twenty feet (20') to six feet (6').

The City's Code of Ordinances, § 14.04.304 General accessory buildings and structures regulations state the following:

(3) Setbacks.

(A) Accessory buildings:

(iii) Side yard setbacks: Accessory building and structures shall be twenty feet (20') unless the side yard is adjacent to a street. Side yards adjacent to a street shall meet the required side yard setbacks as the principal building or structure.

Before installing the shed Mr. Cooper called city hall and was told accurately that accessory buildings less than two hundred square feet do not require a permit if there is no plumbing or electric per code section:

R105.2 Work exempt from permit.



Exemption from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this *jurisdiction*. *Permits* shall not be required for the following:

Building:

1. One-story detached accessory structures, provided that the floor area does not exceed 200 square feet (18.58 m²).

Mr. Cooper did not realize that R105.2 did not exempt him from zoning regulations or the required setbacks. He placed the shed in what he felt was the best spot, he has a very odd shaped lot. His neighbor complained to Mr. Cooper that he felt the shed was too close to the property line, Mr. Cooper investigated, came down to the city and asked to apply for a variance when he realized he was in the wrong.



City of Lucas
Board of Adjustment Agenda Request
March 26, 2025

Item No. 03

Attachments/Supporting Documentation

1. Public Hearing Notice
2. Site Pictures
3. Location Map
4. Variance Application including Proposed Build

Budget/Financial Impact

NA

Recommendation

N/A

Motion

I make a motion to approve/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').



PUBLIC HEARING NOTICE

NOTICE is hereby given that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, March 26, 2025, at 6:30 p.m. at the Lucas City Hall, 665 Country Club, Lucas, Texas, for the purpose of hearing a request(s) submitted by:

Ronald Cooper, 1165 Sugar Bars Drive, Lucas, Texas, 75002. Mr. Cooper is requesting a variance from Code section § 14.04.304, 3(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').

(iii) Side yard setbacks: Accessory building and structures shall be twenty feet (20') unless the side yard is adjacent to a street. Side yards adjacent to a street shall meet the required side yard setbacks as the principal building or structure.

Those wishing to speak FOR or AGAINST this variance are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas, 75002, email tkimball@lucastexas.us and it will be presented at the public hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.



Location Map

1165 Sugar Bars Dr.



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

DATE: 2/4/2025 FEE: \$450.00 APPEAL # _____

SUBMITTED BY: Name Ronald Cooper

Address 1165 Sugar Bars Dr

City Lucas State TX Zip 75002

Phone 804-986-8287

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.
- X 2. For a variance from the literal enforcement of the Ordinance in order to achieve a reasonable development of property.

BRIEFLY DESCRIBE YOUR APPEAL:

I had a 10x12 ft shed installed on a concrete slab in my backyard that was placed within the 20 ft build line next to my neighbor. This was inadvertently done as I checked code *R105.2- Work exempt from permit* that exempts "One-story detached accessory structures, provided that the floor area does not exceed 200 sqft" and believed that my shed's size made it exempt to internal setback ordinances next to another lot.

I am on a corner lot that is oddly shaped with most of my yard being a drainage easement for the city. The easement created a high sloped grade for my backyard which also takes away from potential areas to pour a slab without creating excessive pooling of rainwater. The build lines would have forced the shed to be constructed in the middle of my backyard which would leave me unable to utilize the yard for recreation. To compound the issue, the aerobic septic lines and sprinklers cover almost the entirety of the backyard aside from where the shed is currently located.

I am asking for a variance to allow the shed to stay within the setback lines for these reasons.

*Plot location and other photos are attached for reference

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:

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 - \$450.00	_____
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	_____

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City of Lucas
Board of Adjustment Agenda Request
March 26, 2025

Item No. 04

Requester: City Secretary Toshia Kimball

Agenda Item Request

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

Background Information

NA

Attachments/Supporting Documentation

1. January 22, 2025, Board of Adjustment meeting minutes.

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve/deny the minutes of the January 22, 2025, Board of Adjustment meeting.



MINUTES
Joint Meeting
Board of Adjustment and
Building and Standards Commission and
Regular Meeting of
Board of Adjustment

January 22, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

Member Brenda Rizos called the meeting to order at 6:32 pm. It was determined that a quorum was present. Chair Redman arrived at 6:40 pm.

Members Present:

Chair Tom Redman
Member Brenda Rizos
Member Charles Corporon
Member Rebecca Orr
Alternate Member 1 Paula Walker
Alternate Member 2 Richard Schertz

Staff Present:

City Manager John Whitsell
Communication and Event Specialist Donna Bradshaw
Development Services Director Joe Hilbourn
Assistant City Attorney Courtney Morris

Members Absent:

Member Sean Watts

City Council Members Present:

Councilmember Tim Johnson

Workshop Agenda

1. **Provide training for the Building and Standards Commission members and refresher for the existing members.**

Assistant City Attorney Courtney Morris conducted the training.

2. **Provide training for the Board of Adjustment members and refresher for the existing members.**

Assistant City Attorney Courtney Morris conducted the training.

3. **Adjourn joint meeting**

MOTION: A motion was made by Chair Redman, seconded by Alternate Member Schertz to adjourn the joint meeting of the Board of Adjustments and Building Standards Commission meeting. The motion passed unanimously by a 6 to 0 vote.

Chair Redman adjourned the meeting at 8:08 pm.

Chair Redman opened the Board of Adjustment meeting at 8:09 pm.

Citizen Input

1. There were no citizens wishing to speak at this meeting.

Public Hearing Agenda

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 49', a reduction in the side yard backs from 20' to 10', and a reduction in the rear yard setback from 50' to 10'. 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**

Director of Development Services Joe Hilbourn stated that the applicant has asked to be moved from the agenda in writing.

Chair Redman stated that the public hearing was cancelled.

Regular Agenda

3. **Consider approval of the minutes of the December 18, 2024, Board of Adjustment meeting.**

MOTION: A motion was made by Member Rizos, seconded by Member Corporon to approve the meeting minutes of the December 18, 2024, Board of Adjustment meeting. The motion passed unanimously by a 6 to 0 vote.

4. **Adjournment.**

MOTION: A motion was made by Member Rizos, seconded by Member Corporon to adjourn the meeting at 8:13 pm. The motion passed unanimously by a 6 to 0 vote.

Tom Redman, Chairman

Toshia Kimball, City Secretary