



MINUTES BOARD OF ADJUSTMENT MEETING

May 28, 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 Member 2 Richard Schertz is a voting member.

Members Present:

Chair Tom Redman
Member Charles Corporon
Member Sean Watts
Alternate Member 2 Richard Schertz

Staff Present:

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

Members Absent:

Vice Chair Brenda Rizos
Member Rebecca Orr
Alternate Member 1 Paula Walker

City Council Members:

Councilmember Tim Johnson

Citizen Input

1. Citizen Input

No Citizen Input.

Public Hearing

2. Conduct a public hearing and consider the request by Paula Alford, 2 Indian Trail, Lucas, Texas, 75002. Ms. Alford is requesting a variance from Code section § 14.04.304, 3(ii). Requiring a minimum rear yard setback of twenty feet (20'). Ms. Alford is looking for a reduction in the rear yard setback from twenty feet (20') to five feet (5'). Additionally, Ms. Alford is requesting a variance from Code section § 14.01.004, Accessory buildings and structures (2). Requiring accessory buildings and structures to be subordinate in area and volume to the other principal building. Ms. Alford is asking to maintain the accessory structure, which causes the total combined square footage of all accessory structures to exceed the square footage of the principal building.

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

Development Services Director Joe Hilbourn provided a presentation.

Chairman Redman opened the Public Hearing at 6:38 pm.

Applicant Paula Alford, 2 Indian Trail, Lucas, Texas presented and provided handouts.

Dawn Pemberton, 1 Chisholm Trail, Lucas, Texas, provided handouts, in opposition.

Jeff Culver, 6 Chisholm Trail, Lucas, Texas, in favor.

Derrick Furcini, 2 Indian Trail, Lucas, Texas, in favor.

Chairman Redman closed the Public Hearing at 6:50 pm.

MOTION: A motion was made by Chair Redman, seconded by Member Corporon, to deny the request by Paula Alford, 2 Indian Trail, Lucas, Texas, 75002. Ms. Alford is requesting a variance from Code section § 14.04.304, 3(ii). Requiring a minimum rear yard setback of twenty feet (20'). Ms. Alford is looking for a reduction in the rear yard setback from twenty feet (20') to five feet (5'). Additionally, Ms. Alford is requesting a variance from Code section § 14.01.004, Accessory buildings and structures (2). Requiring accessory buildings and structures to be subordinate in area and volume to the other principal building. Ms. Alford is asking to maintain the accessory structure, which causes the total combined square footage of all accessory structures to exceed the square footage of the principal building. The motion passed unanimously by a 4 to 0 vote.

3. Consider approval of the minutes of the March 26, 2025, Board of Adjustment meeting.

MOTION: A motion was made by Member Watts, seconded by Member Schertz to approve the minutes of the March 26, 2025, Board of Adjustment meeting. The motion passed unanimously by a 4 to 0 vote.

4. Adjournment.

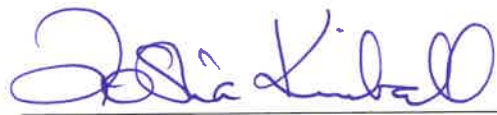
MOTION: Chair Redman adjourned the meeting at 6:50 pm.

APPROVED:

ATTEST:



Chair Tom Redman



Toshia Kimball, City Secretary

