



AGENDA

Board of Adjustment Meeting

July 23, 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, July 23, 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 James and Urszula Dodd, 880 E. Winningkoff Rd. The Dodds are requesting variances from the City's Code of Ordinances, Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60'). The required rear yard setback is fifty (50') feet, and the applicants are requesting a reduction down to thirty (30') feet.
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the variance request**(Presenter: Development Services Director Joe Hilbourn)**

Regular Agenda

3. Consider approval of the minutes of the May 28, 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.

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. 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 July 18, 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

July 23, 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



City of Lucas

Board of Adjustment Agenda Request

July 23, 2025

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider the request by James and Urszula Dodd, 880 E. Winningkoff Rd. The Dodds are requesting variances from the City's Code of Ordinances, Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60'). The required rear yard setback is fifty (50') feet, and the applicants are requesting a reduction down to thirty (30') feet.

- 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 yard setback from seventy-five feet (75') to sixty feet (60'); and a rear yard setback from fifty (50') feet to thirty (30') feet.

The City's Code of Ordinances, § 14.03.113 Principal dwelling regulations. state the following:

(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.

(3) Rear yard.

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

The Dodds are requesting the variances for their property at 880 E Winningkoff Road due to the lot's smaller-than-standard size and the restrictive setback requirements intended for much larger two-acre parcels. Their 0.62-acre lot is significantly constrained by the existing setbacks which would leave only about 33.9% of the lot buildable. They are seeking to adjust the front and rear yard setbacks to construct a new single-family home, replacing deteriorating structures on-site, and aim to create a residence that respects neighborhood character, improves aesthetics, and makes reasonable use of the limited space.



City of Lucas

Board of Adjustment Agenda Request

July 23, 2025

Item No. 02

880 East Winningkoff Road is a legal lot of record that was established prior to May 1, 1995.

(4) Where a lot having less area, width, and/or depth than herein required exists in separate ownership on May 1, 1995, the above regulations shall not prohibit the erection of a one-family dwelling thereon.

Attachments/Supporting Documentation

1. Public Hearing Notice
2. Site Plan
3. Location Map
4. Site Pictures
5. Variance Application

Budget/Financial Impact

NA

Recommendation

N/A

Motion

I make a motion to approve/deny the request by James and Urszula Dodd, 880 E. Winningkoff Rd. The Dodds are requesting variances from Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60'). The required rear yard setback is fifty (50') feet, and the applicants are requesting a reduction down to thirty (30') feet.



PUBLIC HEARING NOTICE

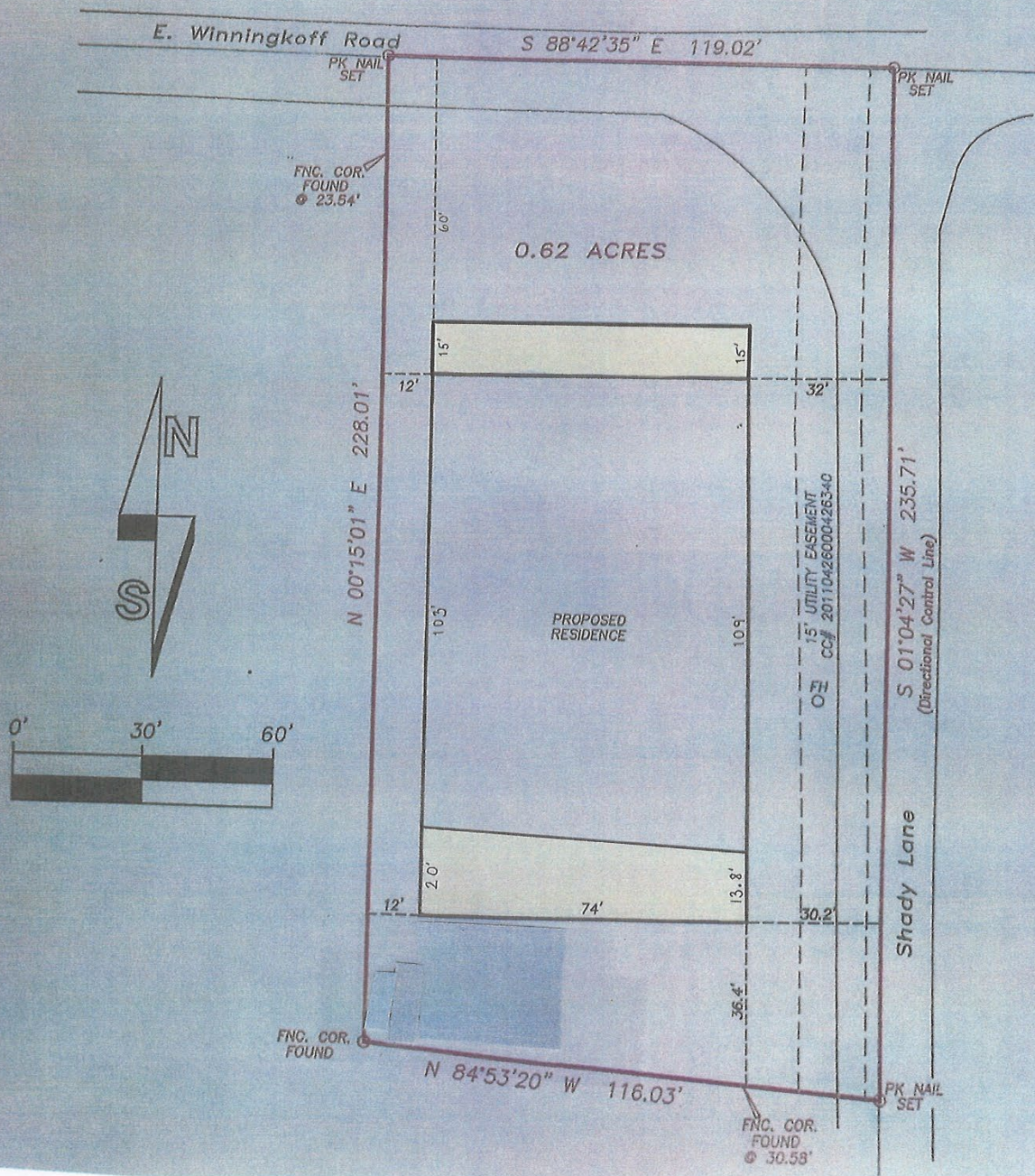
NOTICE is hereby given that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, July 23, 2025, at 6:30 p.m. at the Lucas City Hall, 665 Country Club, Lucas, Texas, for the purpose of hearing a request(s) submitted by:

James and Urszula Dodd of ABS A0893 JOHN S THOMPSON SURVEY, TRACT 9, .62 ACRES, known as 880 E. Winningkoff Road, Lucas, Texas, 75002, are requesting variances from Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60'). The required rear yard setback is fifty (50') feet, and the applicants are requesting a reduction down to thirty (30') feet.

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.

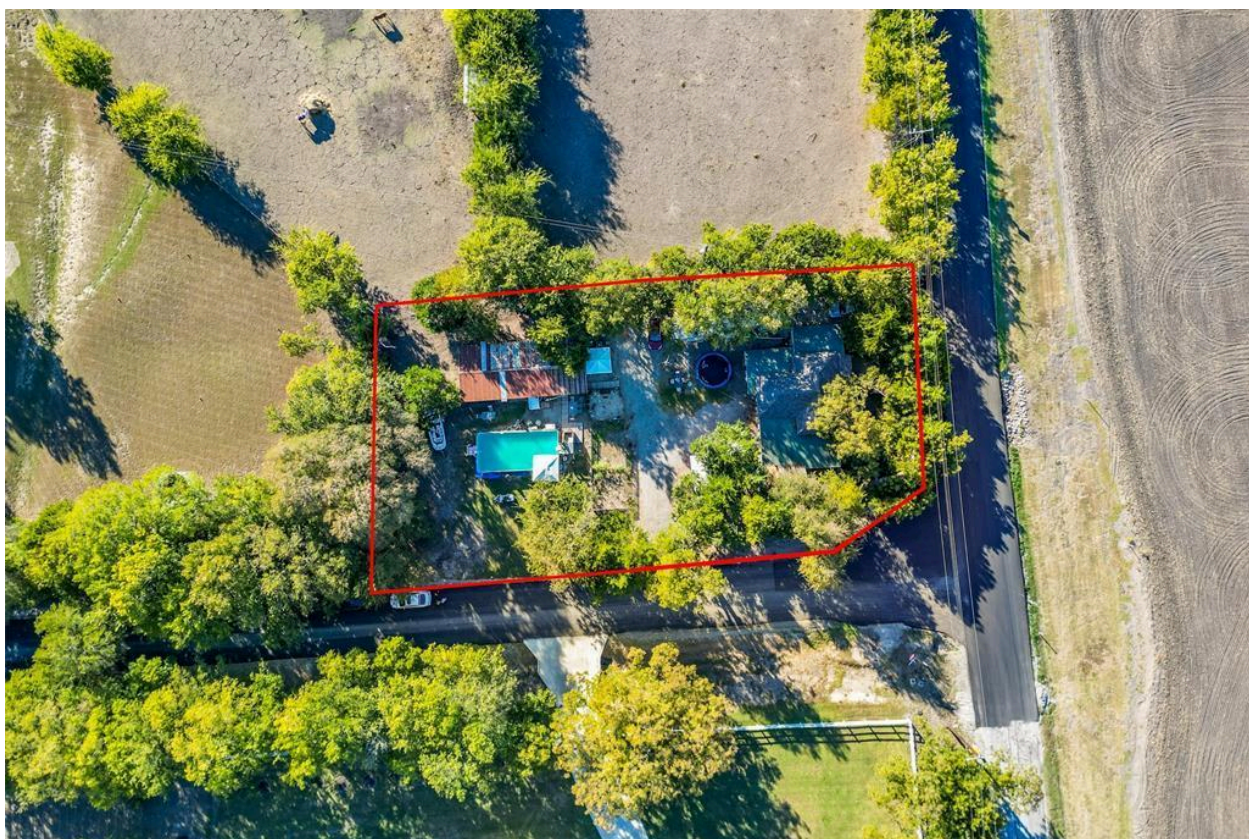
PROPOSED RESIDENCE SKETCH

0.62 ACRES
880 E. Winningkoff
Lucas, Texas
J.S. THOMPSON SURVEY, A-893
COLLIN COUNTY, TEXAS



880 East Winningkoff Rd. Location Map























APPEAL TO THE BOARD OF ADJUSTMENT CITY OF LUCAS

DATE: 6-9-2025 FEE: \$450.00 APPEAL # _____

SUBMITTED BY: Name: JAMES + Urszula Dodd
Address: 2142 Thornbury Ln
City: Allen State: TX Zip: 75013
Phone: (214) 578-9063

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

BRIEFLY DESCRIBE YOUR APPEAL:

Please see Attached letter.

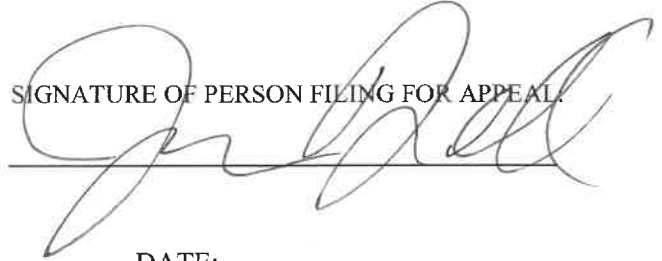
Thanks,

[Signature]

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 THE BOARD: _____

DATE: _____

If not granted by the Board, state reason why:

CHAIRMAN

James and Urszula Dodd

2142 Thornbury Ln

Allen, Texas, 75013

jimdodd@hotmail.com

(214)578-9063

06/09/2025

Lucas Board of Adjustment

665 Country Club Road

Lucas, Texas 75002

Subject: Request for Variance from Setback Requirements – 880 E Winningkoff, Lucas, TX

Dear Members of the Board,

I am writing to respectfully request a variance from the current setback requirements for my property at 880 E Winningkoff Rd, Lucas, Texas 75002. The lot is approximately 25,300 square feet, with approximate dimensions of 119 feet by 235 feet on one side and 116 feet by 228 feet on the other. Despite its smaller size, the property is subject to setbacks developed for two-acre lots: 75 feet in front, 50 feet in back, 25 feet on one side and 12 feet on the other. We are asking to adjust the front setback to 60 feet and the rear setback to 30 feet.

This is the only sub-two-acre lot in the surrounding area and the zoning regulations assume much larger parcels, and when applied here, they significantly restrict the usable area of the lot. Based on actual measurements and the required setbacks, only about 8,572 square feet or 33.9% of the lot is buildable. In contrast, a two-acre lot under the same setbacks would retain a generous and flexible buildable footprint.

The existing home and outbuildings on the property are in poor and deteriorating condition. Our goal is to remove these and construct a single-family home that reflects the architectural quality and character of the surrounding area.

We believe the new home will further enhance the neighborhood's character. It will be scaled appropriately, respecting surrounding privacy. It will improve street view and aesthetics, aligning with the intent of the zoning ordinance and contributing positively to the neighborhood.

The requested variance allows for reasonable use of the land while maintaining open space, neighborhood spacing and visual harmony. This is not a request for excessive density or deviation, but a necessary adjustment to make appropriate use of a uniquely constrained property.

I appreciate your thoughtful consideration of this request.

Sincerely,

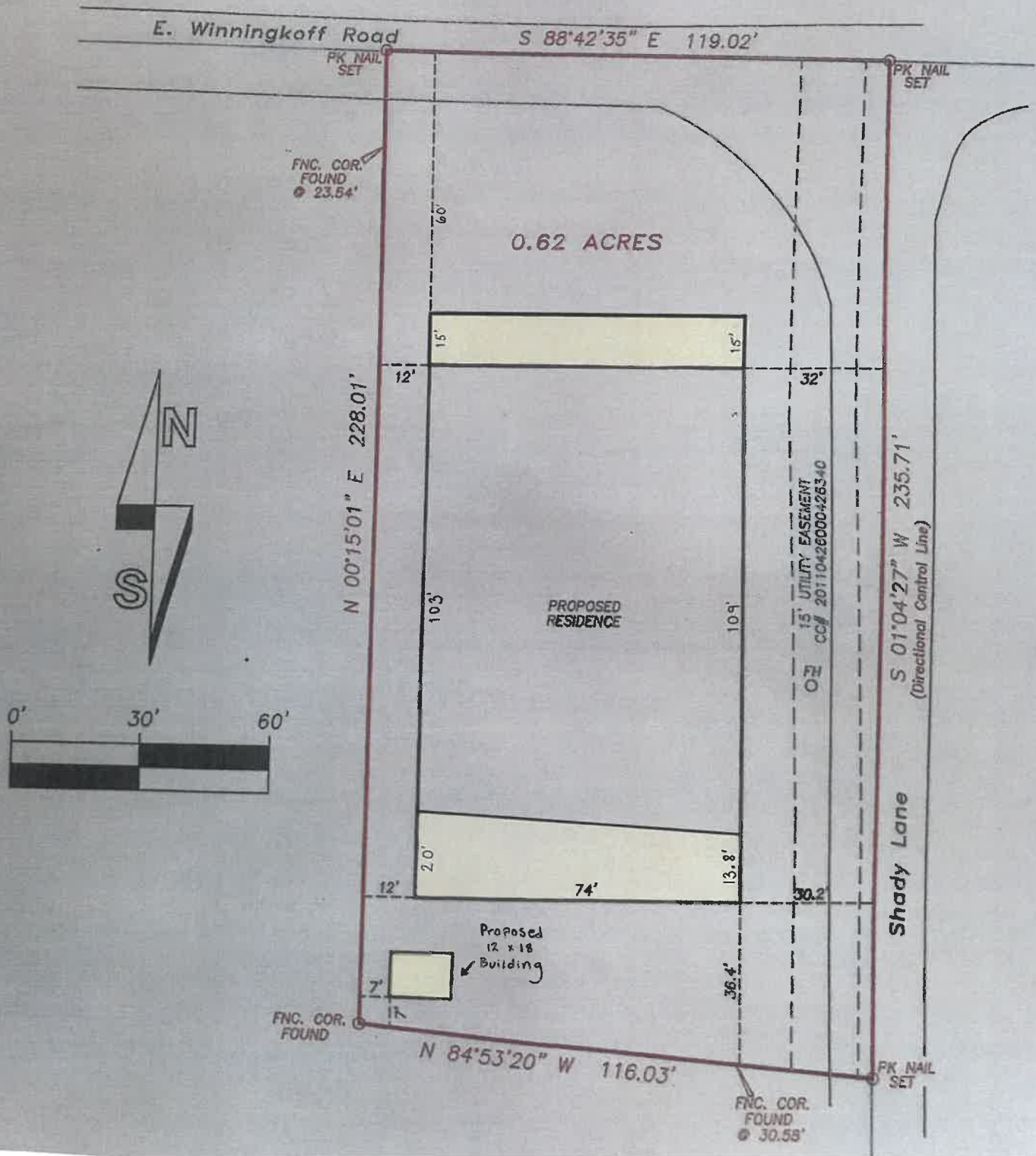
A handwritten signature in cursive script, appearing to read "Cynthia A. Bold". The signature is written in dark ink and is positioned below the word "Sincerely,".

PROPOSED RESIDENCE SKETCH

0.62 ACRES

880 E. Winningkoff
Lucas, Texas

J.S. THOMPSON SURVEY, A-893
COLLIN COUNTY, TEXAS





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