



**City of Lucas  
Board of Adjustment  
Video Conference Meeting  
July 15, 2020  
6:00 PM**

**City Hall – 665 Country Club Road – Lucas, Texas**

**Minutes**

**Call to Order**

---

Chairman Bierman called the meeting to order at 6:00 p.m.

**Members Present:**

Chairman Chris Bierman  
Brian Blythe  
James Foster  
Ron Poteete  
Tom Redman  
Brenda Rizos, Alternate Member  
Michael Dunn, Alternate Member

**Staff Present:**

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
City Secretary Stacy Henderson

**City Council Liaison:**

Mayor Pro Tem Kathleen Peele

It was determined that a quorum was present and Chairman Bierman led the Pledge of Allegiance.

A brief delay occurred at the beginning of the meeting to assist the applicant with connecting remotely to the meeting.

Chairman Bierman identified all witnesses that would be presenting before the Board, including City staff members, and conducted the swearing in process for all witnesses.

**Public Hearing Agenda**

---

1. **Public hearing to consider the variance request by S. Taylor and Valerie Turnbow for a variance from the literal interpretation of the City's Code of Ordinances to allow a fence located within the side and rear yard setbacks that is less than 50 percent see through for a parcel of land located at 550 Honeysuckle Lane, in Willow Creek Acres (Unrecorded), Lot 2 being all of a 2.083-acre tract of land in the City of Lucas Texas.**

Development Services Director Joe Hilbourn gave a presentation outlining the applicant's request for a 50 percent see through fence located along the south property line of 550 Honeysuckle, four

feet from the property line between 550 Honeysuckle and 950 Estelle Lane. The proposed fence would be seven feet tall and constructed of steel panels. Mr. Hilbourn stated that staff was not recommending approval of the variance request.

Chairman Bierman opened the public hearing at 6:18 pm.

Valerie Turnbow, the applicant explained the unique circumstances of her property noting that the property to the south faced directly into their back yard, creating a lack of privacy. Ms. Turnbow noted that the property to the south also had large dogs that would jump the fence when they noticed anyone in the back yard, as well as noise concerns that occurred late into the evening. Ms. Turnbow stated that constructing the fence 20 feet from the property line would place the fence in their septic drainage field and there were also several large trees that would have to be removed in order to accommodate the fence in that location. Ms. Turnbow stated that all the surrounding neighbors were in favor of the proposed fence.

Robert Morgan, 950 Estelle, stated that his dogs do get out of the yard on occasion and he was not opposed to a fence being constructed in that location.

Mr. Redman asked how the fence would interfere with the drain field.

Taylor Turnbow, the applicant stated that the side yard was only 40 feet wide and the fence would be placed in the center of the septic area and he didn't believe that posts would withstand the moisture in that area.

The Board discussed several ways in which a 50 percent see through fence could be erected with additional landscaping that could provide the privacy needed and still meet the City's code.

Chairman Bierman read three emails into the record from the following individuals that were in favor of the fence variance request:

- Jason McLaughlin, 625 Honeysuckle
- Steve Booker, 600 Honeysuckle
- Dana Chaney

Chairman Bierman closed the public hearing at 6:42 pm.

Chairman Bierman stated that the Board was allowed to grant a variance based on hardships due to special conditions inherent to the property.

The Board expressed their views noting that the hardship was between the neighbors and there was nothing unique on the property that would meet the criteria for granting a variance. The Board members noted that alternative methods could be used to construct a fence that met the City's code requirements.

**MOTION:** A motion was made by Mr. Blythe, seconded by Mr. Foster to deny the variance request by S. Taylor and Valerie Turnbow to allow a fence located within the side and rear yard setbacks that was less than 50 percent see through for the property located at 550 Honeysuckle Lane. The motion to deny the request passed unanimously.

### Regular Agenda

---

**2. Consider approval of the minutes of the March 9, 2020 Board of Adjustments meeting.**

**MOTION:** A motion was made by Chairman Bierman, seconded by Mr. Foster to approve the minutes as submitted. The motion passed unanimously by a 5 to 0 vote.

### Executive Session Agenda

---

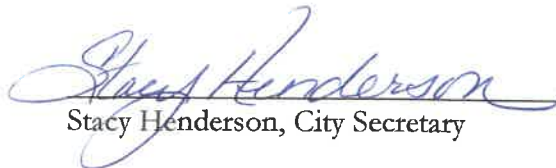
**3. Executive Session.**

An Executive Session did not occur at this meeting.

**4. Adjournment.**

Chairman Bierman adjourned the meeting at 6:56 pm.

  
Chris Bierman, Chairman

  
Stacy Henderson, City Secretary

