



**City of Lucas
Board of Adjustment
Video Conference Meeting
September 21, 2020
6:30 PM**

City Hall – 665 Country Club Road – Lucas, Texas

Minutes

Call to Order

In the absence of Chairman Bierman, a motion was made by Mr. Foster calling for Mr. Blythe to act as Committee Chairman for the evening. The motion was seconded by Mr. Redman and passed unanimously with a vote of 4 to 0.

Acting Chairman Blythe called the meeting to order at 6:30 p.m. and noted that Alternate Member Michael Dunn would be serving as a voting member. Acting Chairman Blythe led the Pledge of Allegiance.

Members Present:

James Foster
Brian Blythe
Tom Redman

Staff Present:

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

Present via Teleconference:

Michael Dunn

Absent:

Chairman Chris Bierman
Ron Poteete
Brenda Rizos

Acting Chairman Blythe identified all witnesses that would be presenting before the Board, including City staff members, residents Teagon Counts, Tom Tolson and Kent Poteet, and conducted the swearing in process for all witnesses.

Public Hearing Agenda

- 1. Public hearing to consider an application submitted by Teagan Counts for a variance from the literal interpretation of Section 14.04.304(3) of the City's Code of Ordinances to reduce the required side yard setback for an accessory building from 20 feet to 16 feet for a parcel of land located at 511 Oakbrook in the Forest Creek Estates, Blk 4, Lot 3, being all of a 2.0520-acre tract of land.**

Development Services Director Joe Hilbourn gave a presentation noting that the applicant had applied for a variance from Section 14.04.304(3) of the City's Code of Ordinances to reduce the required side yard setback for an accessory building from 20 feet to 16 feet for the property located at 511 Oakbrook in the Forest Creek Estates. Mr. Hilbourn noted that the applicant was requesting to deviate from the ordinance due to not having adequate space to get into his garage with the 20-foot setback and being forced to conduct a three-point turn to get into the proposed detached garage.

Mr. Hilbourn noted that City staff was recommending denial of the variance request as presented, as there was not a legal hardship.

The applicant, Teagan Counts, explained that he had approached the homeowners association to alter the plans for placement of the garage with the garage doors facing another direction, but was denied. With the garage doors having to be placed towards the home, per the homeowners association requirements, garage access was more difficult, and a three-point turn was required. The Board discussed possible alternatives for placement of the garage on the property as well as continuing to work with the homeowners association to receive accommodations for an alternate plan.

Acting Chairman Blythe opened the public hearing at 6:35 pm and read letters into the record from the following individuals:

Tommy Tolson: opposed to the request.

Kent Barnes: opposed to the request.

There being no one wishing to speak, the public hearing was closed at 6:45 pm.

MOTION: A motion was made by Mr. Foster, seconded by Mr. Redman to deny the variance from Section 14.04.304(3) of the City's Code of Ordinances requested by Teagan Counts to reduce the required side yard setback from 20 feet to 16 feet for the property located at 511 Oakbrook, Lucas, Texas. The motion to deny passed unanimously by a 4 to 0 vote.

Regular Agenda

- 2. Consider approval of the minutes of the August 25, 2020 Board of Adjustments meeting.**

MOTION: A motion was made by Mr. Foster, seconded by Mr. Dunn to approve the minutes as presented. The motion passed unanimously by a 4 to 0 vote.

3. Consider setting a monthly meeting day and time to hold Board of Adjustment meetings.

MOTION: A motion was made by Mr. Redman, seconded by Mr. Foster to establish the 4th Wednesday of each month at 6:30 pm as the regular day and time for Board of Adjustment meetings. The motion passed unanimously by a 4 to 0 vote.

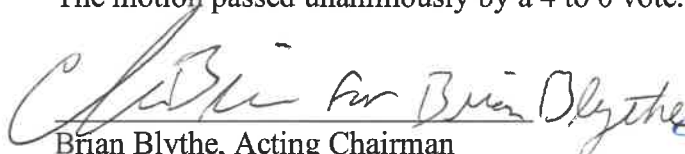
Executive Session Agenda

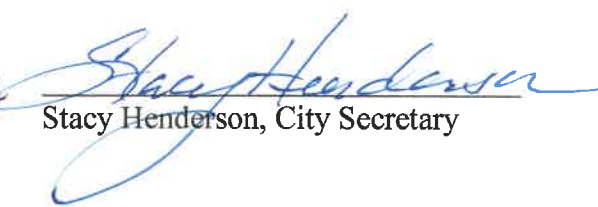
4. Executive Session.

An Executive Session did not occur at this meeting.

5. Adjournment.

A motion was made by Mr. Foster, seconded by Mr. Redman to adjourn the meeting at 6:51 pm. The motion passed unanimously by a 4 to 0 vote.


Brian Blythe, Acting Chairman


Stacy Henderson, City Secretary

