



City of Lucas
Board of Adjustment
Regular Meeting
May 26, 2021
6:30 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Due to the absence of the Chairman, a motion was made by Ms. Rizos, seconded by Mr. Poteete to appoint Tom Redman as the Interim Chairman to lead the meeting. The motion passed unanimously by a 5 to 0 vote.

Interim Chairman Redman called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance. Alternate Member Brenda Rizos would be serving as a voting member.

Members Present:

Tom Redman
Ron Poteete
Brian Stubblefield
Brian Dale
Brenda Rizos, Alternate Member
Michael Dunn, Alternate Member

Staff Present:

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

City Council Liaison

Mayor Pro Tem Kathleen Peele

Interim Chairman Tom Redman 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 a variance request by Lisa Flaggert for a parcel of land located in the Jas Grayum Survey, ABS A0354, Tract 84, being 1.2755 acres, located at 5 Skyview Drive, Lucas, Texas to allow an existing lot to maintain 0 road frontage from the required 200 lineal feet, lot width requirements of 200 lineal feet to the existing 88 lineal feet, and lot size requirement of 2 acres to existing 1.2755 acres.**

Interim Chairman Redman stated the applicant had requested the request be withdrawn.

MOTION: A motion was made by Mr. Stubblefield, seconded by Mr. Poteete to accept the request to withdrawal by the applicant. The motion passed unanimously by a 5 to 0 vote.

2. **Public hearing to consider the request by Cindy Moore 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 2 Santa Fe Trail, in Kirkland Estates West, Lot 23 being all of a 1.4386-acre tract of land in the City of Lucas Texas.**

Development Services Director Joe Hilbourn gave presentation regarding the variance request noting that the request did not comply with the City's regulations for fencing, but TxDOT created a significant hardship when Parker Road was expanded to the north into the applicants property.

The Board discussed with Staff where the fence would have to be located to be in compliance, which was on the other side of the accessory building. They also discussed other fence variances along Parker Road.

Interim Chairman Redman opened the public hearing at 6:45pm and called the following individuals forward that requested to speak:

Cindy Moore, the applicant, noted that 30 feet of her property was taken as part of the widening of Parker Road, and one building on her property had to be moved as well. Due to the noise from the traffic, trash, debris and lack of privacy, Ms. Moore requested the variance be approved.

Tim Mullen, Firehouse Roofing, spoke in favor of the request being granted.

Interim Chairman Redman read three emails received in support of request from the following individuals:

- Michael Aguirre, Santa Fe Trail
- Matt Davis, Santa Fe Trail
- Michael Willmarth, Santa Fe Trail

Interim Chairman Redman closed the public hearing at 6:58 pm.

MOTION: A motion was made by Ms. Rizos seconded by Mr. Stubblefield to approve the variance request 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 2 Santa Fe Trail in the City of Lucas Texas. The motion passed unanimously by a 5 to 0 vote.

3. **Consider the appointment of a Chairman and Vice Chairman of the Board of Adjustments to serve for a term ending December 31, 2021.**

MOTION: A motion was made by Mr. Dale seconded by Ms. Rizos to appoint Tom Redman as Chairman of the Board of Adjustment with a term ending December 31, 2021. The motion passed unanimously by a 5 to 0 vote.

MOTION: A motion was made by Mr. Stubblefield seconded by Chairman Redman to appoint Ron Poteete as Vice Chairman of the Board of Adjustment with a term ending December 31, 2021. The motion passed unanimously by a 5 to 0 vote.

4. **Consider approval of the minutes of the February 24, 2021 Board of Adjustment meeting.**

MOTION: A motion was made by Vice Chairman Poteete seconded by Mr. Dale to approve the minutes of the February 24, 2021 Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

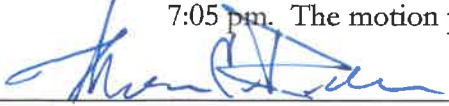
Executive Session Agenda

5. **Executive Session.**

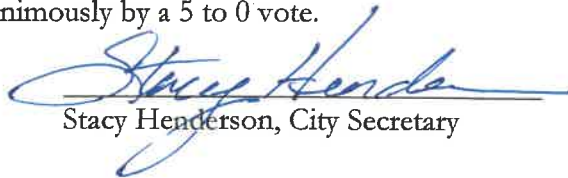
An Executive Session was not held at this meeting.

6. **Adjournment.**

MOTION: A motion was made by Ms. Rizos, seconded by Mr. Dale to adjourn the meeting at 7:05 pm. The motion passed unanimously by a 5 to 0 vote.



Tom Redman, Chairman



Stacy Henderson, City Secretary

