



**City of Lucas
Board of Adjustment**

Regular Meeting

August 25, 2021

6:30 PM

City Hall – 665 Country Club Road – Lucas, Texas

MINUTES

Call to Order

Chairman Redman called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

Members Present:

Chairman Tom Redman
Vice Chairman Ron Poteete
Brian Stubblefield
Brian Dale
Brenda Rizos (*attended remotely*)
Alternate Member Sean Watts

Staff Present:

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

Members Absent:

Alternate Member Michael Dunn

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

Public Hearing Agenda

- 1. Public hearing to consider the variance request by Tractor Supply to permit an off-premise sign in an easement purchased by the applicant for the purpose of installing a sign on a parcel of land located south of the intersection of McGarity Lane and Angel Parkway, being 0.018 acres in the William Snider Survey, ABS #821 in the City of Lucas, Collin County.**

The public hearing was opened at 6:05 pm and Development Services Director Joe Hilbourn gave a presentation discussing sign details noting the sign would be of similar design and building materials to others along Angel Parkway.

Drew Donesky, Claymoore Engineering, representing the applicant, discussed the sign location noting that the sign was located five feet behind the sidewalk and behind the fire lane. The sign was

of the same configuration as Lucas Plaza and was in line with the existing parking spaces at Lucas Plaza.

After some discussion regarding sign location and details, the public hearing was closed at 6:47 pm.

MOTION: A motion was made by Ms. Rizos seconded by Mr. Stubblefield to approve the variance request by Tractor Supply to permit an off-premise sign in an easement purchased by the applicant located south of the intersection of McGarity Lane and Angel Parkway, being 0.018 acres in the William Snider Survey, ABS #821 in the City of Lucas. The motion passed unanimously by a 5 to 0 vote.

2. **Public hearing to consider the request by Philip Cash, Jr. for two variances from the literal interpretation of the City's Code of Ordinances: 1) Decrease side yard setback from the required 25 feet to 5 feet; 2) Decrease lot size from the required minimum of 1.5 acres to a minimum of 1.2 acres on a parcel of land located at 2305 Toole Drive, lot 29 of Kirkland Estates.**

The public hearing was opened at 6:54 pm and the Development Services Director gave a presentation regarding the two proposed variances.

Amber Cash, 2305 Toole, stated that due to the legal nonconforming status of her property due to setbacks and lot size, she was unable to get a loan for the home and was requesting approval of her variance request.

There being no one else wishing to speak, the public hearing was closed at 7:02 pm.

MOTION: A motion was made by Mr. Stubblefield seconded by Mr. Dale to approve the variance request from the literal interpretation of the City's Code of Ordinances to decrease the side yard setback from the required 25 feet to 5 feet and decrease the lot size from the required minimum of 1.5 acres to a minimum of 1.2 acres at 2305 Toole Drive. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

3. **Consider approval of the minutes of the June 23, 2021 Board of Adjustment meeting.**

MOTION: A motion was made by Mr. Dale seconded by Chairman Redman to approve the minutes of the June 23, 2021 Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

Executive Session Agenda

3. **Executive Session.**

An Executive Session was not held at this meeting.

4. **Adjournment.**

Chairman Redman adjourned the meeting at 7:08 pm.



Tom Redman, Chairman



Stacy Henderson, City Secretary

