



**City of Lucas
Board of Adjustment**

Regular Meeting
September 22, 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 pm and led the Pledge of Allegiance.

Members Present:

Chairman Tom Redman
Brian Stubblefield
Brian Dale
Brenda Rizos (*attended remotely*)

Staff Present:

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

Members Absent:

Alternate Member Michael Dunn
Alternate Member Sean Watts
Vice Chairman Ron Poteete

Public Hearing Agenda

- 1. Public hearing to consider the request by Ranysha and Jakeem Grant for a variance from the literal interpretation of the City's Code of Ordinances to allow a fence to be located within the side and rear yard setbacks that is less than 50 percent see through for a parcel of land located at 1090 Peppy San Trail, in Lakeview Downs, Block D, Lot 14 being a 1.3090-acre tract of land in the City of Lucas, Texas.**

Development Services Director Joe Hilbourn gave presentation, reviewed the timeline of the fence permitting process, and discussed the HOA guidelines submitted by Paul Taylor Homes for the Lakeview Downs subdivision. He noted the guidelines were not part of the permitting process.

Chairman Redman opened the public hearing at 6:40 pm, identified all witnesses that would be presenting before the Board, including City staff members, and conducted the swearing in process for all witnesses.

Rayysha Grant, 1090 Peppy San Drive, discussed approvals obtained from the HOA to build a fence prior to construction. After the fence was completed, she was informed by the HOA of the City's fencing requirements. Ms. Grant explained that they had trained dogs did not want to them to get loose and would like additional privacy.

The following individuals spoke or submitted comments regarding this request:

- Richard James, 1065 Peppy San Drive, noted his attendance to view the meeting, he had no comments opposed or in favor.
- Paul Taylor Homes submitted a letter of opposition.

The public hearing was closed at 6:45 pm.

After some discussion the following motion was made.

MOTION: A motion was made by Mr. Dale seconded by Ms. Rizos to deny the variance request from the City's Code of Ordinances to allow a fence to be located within the side and rear yard setbacks that is less than 50 percent see through for a parcel of land located at 1090 Peppy San Trail, in Lakeview Downs, Block D, Lot 14 being a 1.3090-acre tract of land in the City of Lucas, Texas. The motion to deny the variance request passed unanimously by a 4 to 0 vote.

Regular Agenda

2. **Consider approval of the minutes of the August 25, 2021, Board of Adjustment meeting.**

MOTION: A motion was made by Ms. Rizos seconded by Mr. Stubblefield to approve the minutes of the August 25, 2021, Board of Adjustment meeting. The motion passed unanimously by a 4 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 6:50 pm.


Tom Redman, Chairman (sk)


Stacy Henderson, City Secretary

