



BOARD OF ADJUSTMENT MEETING

December 15, 2021 | 7:00 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 6:30 pm. It was determined that a quorum was present and the Pledge of Allegiance was recited.

Commissioners Present:

Vice Chairman Ron Poteete
Member Brian Stubblefield
Member Brian Dale
Member Brenda Rizos (*remote*)
Alternate Member Michael Dunn
Alternate Member Sean Watts

Staff Present:

Assistant to the City Manager Kent Souriyasak
Development Services Director Joe Hilbourn
City Secretary Stacy Henderson
City Attorney Courtney Morris (*remote*)
Building Inspector Scott DeJong

Members Absent:

Chairman Tom Redman

City Council Liaison Present:

Mayor Pro Tem Kathleen Peele

Public Hearing

1. **Public hearing to consider the request by Michael Carnes for a variance from the literal interpretation of the City's Code of Ordinances to allow a no-climb horse fence to act as a pool barrier for a parcel of land located at 120 Winding Creek, in Winding Creek Reserve, Block A, Lot 8 being all of a 2.0220-acre tract of land in the City of Lucas Texas.**

Vice Chairman Ron Poteete stated that the applicant had requested that they withdraw their request.

MOTION: A motion was made by Alternate Member Michael Dunn, seconded by Member Brian Dale to approve the request for withdrawal by the property owner Michael Carnes. The motion passed unanimously by a 5 to 0 vote

2. **Public hearing to consider the request by Chad and Julie Armstrong for a variance from the City's Code of Ordinances front yard setbacks from the required 50 feet to 47 feet on a parcel of land located at 1155 Christian Lane, ABS A0231 F W Capps Survey, Tract 8, 4.03 acres.**

Building Inspector Scott DeJong gave a presentation on the request for a variance of the City's Code of Ordinances and informed the Board of Adjustment of the requirements laid out by the ordinances.

The Board Members asked for further clarification on the feet length on the property regarding the setbacks.

Chad Armstrong, 1155 Christian Lane, was speaking in favor of the request. Mr. Armstrong stated that the barn is used for horses, stalls, and hay. Mr. Armstrong stated that they would like to turn the barn into an area where they can have a living area, kitchen, and bedroom. Mr. Armstrong gave the board copies of the potential layout for the barn.

Craig Fisher, 1280 Christian Lane, was speaking in opposition of the request. Mr. Fisher stated that the request does not comply with the City's Code of Ordinances and spoke of the different ordinances that the building in question is in violation of.

Public comment closed at 6:54 pm.

Board Member Michael Dunn asked for clarification from City Staff on the Ordinance Sec. 14.04.176. Development Services Director Joe Hilbourn provided clarification and stated the ordinances as why the City Staff had denied the variance request.

Vice Chairman Ron Poteete went through the Guidelines for Granting a Variance and asked for the Board to give their opinions on the guidelines. City Attorney Courtney Morris went over legal information regarding Texas House Bill 1475 and how it may impact this item.

MOTION: A motion was made by Member Brian Stubblefield, seconded by Member Brian Dale to deny the request by Chad and Julie Armstrong for a variance from the City's Code of Ordinances front yard setbacks from the required 50 feet to 47 feet on a parcel of land located at 1155 Christian Lane, ABS A0231 F W Capps Survey, Tract 8, 4.03 acres. The motion passed unanimously by a 5 to 0 vote

Regular Agenda

3. Consider approval of the minutes of the September 22, 2021, Board of Adjustment meeting.

MOTION: A motion was made by Member Brian Dale, seconded by Member Brenda Rizos to approve the minutes as written. The motion passed unanimously by a 5 to 0 vote.

4. Adjournment.

No motion was made on this item. Vice Chairman Ron Poteete called to close the meeting at 7:06pm.


Tom Redman, Chairman


Stacy Henderson, City Secretary