



## MINUTES

### BOARD OF ADJUSTMENT MEETING

May 25, 2022 | 6:30 PM

Council Chambers | Video Conference

City Hall | 665 Country Club Road, Lucas, Texas

#### Call to Order

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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. Due to the absence of a regular member, Alternate Member Michael Dunn served as a voting member.

#### Members Present:

Chairman Tom Redman  
Vice Chairman Ron Poteete  
Member Brenda Rizos (*attended remotely*)  
Member Brian Stubblefield  
Alternate Member Michael Dunn (*voting member*)  
Alternate Member Sean Watts

#### Staff Present:

City Manager Joni Clarke  
Development Services Director Joe Hilbourn  
City Secretary Stacy Henderson  
Building Inspector Scott DeJong  
City Attorney Courtney Morris

#### Member Absent:

Member Brian Dale

Chairman 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

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- 1. Public hearing to consider the request by Mohammad Dezfoolian for a variance from the City's Code of Ordinances to reduce the lot size of a commercial business to less than required for the lot located at 175 Southview Drive, ABS A0017 James Anderson Survey, Sheet 1, Tract 41, 0.5399 acres.**

Building Inspector Scott DeJong briefed the Board on the variance request noting that the Texas Department of Transportation was widening the intersection in front of the Lucas Food Mart, thereby requiring the applicant to move his septic system from its current location across Southview Drive to behind the Lucas Food Mart. Moving the septic system would require additional land and replatting of the property. Mr. DeJong noted that the Lucas Food Mart property does not meet current Commercial zoning requirements and are requesting a variance from the minimum lot standards.

Development Services Director Joe Hilbourn advised that to plat the property, the applicant must come into compliance with the City's regulations, and in order to do that he has to have this variance. Chairman Redman asked if there would be a health issue with the septic system being on a smaller lot. Mr. Hilbourn advised there would not be an issue.

The public hearing was opened at 6:45 p.m.

Mohammad Dezfoolian, Lucas Food Mart, 175 Southview Drive explained that the Texas Department of Transportation was widening the roadway in front of his store and forcing him to move his septic system. Mr. Dezfoolian stated a hardship existed as the widening of the roadway and septic system relocation was out of his control.

The public hearing was closed at 6:50 pm.

**MOTION:** A motion was made by Vice Chairman Poteete seconded by Alternate Member Dunn to approve the variance request by Mohammad Dezfoolian from the City's Code of Ordinances to reduce the lot size of a commercial business to less than required for the lot located at 175 Southview Drive, ABS A0017 James Anderson Survey, Sheet 1, Tract 41, 0.5399 acres. The motion passed unanimously by a 5 to 0 vote.

## **Regular Agenda**

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**2. Consider approval of the minutes of the March 23, 2022 Board of Adjustment meeting.**

**MOTION:** A motion was made by Alternate Member Dunn, seconded by Vice Chairman Poteete to approve the minutes as presented. The motion passed unanimously by a 5 to 0 vote.

**3. Adjournment.**

Chairman Redman adjourned the meeting at 6:54 pm.

  
Tom Redman, Chairman

  
Erin Day, City Secretary

