



## MINUTES

### BOARD OF ADJUSTMENT MEETING

January 25, 2023 | 6:30 PM

Council Chambers

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.

##### **Members Present:**

Chair Tom Redman  
Vice Chair Ron Poteete  
Member Brenda Rizos  
Member Brian Stubblefield  
Member Brian Dale  
Alternate Member Sean Watts  
Alternate Member Frank Hise

##### **Staff Present:**

City Manager Joni Clarke  
Assistant City Manager Kent Souriyasak  
City Secretary Erin Day  
Building Inspector Scott DeJong  
City Attorney Courtney Morris  
Deputy Daniel Gillespie

##### **City Council Members Present:**

Mayor Pro Tem Kathleen Peele

Chairman Redman conducted the swearing in process for all witnesses.

#### Public Hearing Agenda

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- 1. Conduct a public hearing and consider the request by Wai Ho for a variance from the City of Lucas Code of Ordinances to allow a fence over eight feet tall around a sports court in the backyard located at 872 Bristol Park, Phase 2, Lot 21 being all of a 1.52-acre tract of land.**

Building Inspector DeJong gave a presentation explaining the timeline of what has taken place with the property, section of the code relating to fencing requirements, location, and permit application.

Member Rizos asked if any of the neighbors had made any comments. Mr. DeJong advised there have not been. Vice Chairman Poteete asked if there was any fencing around the property currently. Mr. DeJong advised to his knowledge there is not.

Chairman Redman opened the public hearing at 6:36 pm.

There were no members of the public wishing to address the Board of Adjustment.

The public hearing was closed at 6:37 pm.

Chairman Redman noted there was not any rationale for having a ten-foot fence, and that chain-link fence tends to look industrial. Member Rizos advised there should be a limit in the motion specifying a height.

Alternate Member Hise advised that there is a similar fence down the street from this address. Chairman Redman advised that every case is isolated and the Board will only consider the item in question.

**MOTION:** A motion was made by Vice Chairman Poteete, seconded by Member Stubblefield, to deny the request by Wai Ho for a variance from the City of Lucas Code of Ordinances to allow a fence over eight feet tall around a sports court in the backyard located at 872 Bristol Park, Phase 2, Lot 21 being all of a 1.52-acre tract of land. The motion passed unanimously by a 5 to 0 vote.

**2. Conduct a public hearing and consider the request by Reynaldo and Karla Pena for a variance from the City of Lucas Code of Ordinances to allow an accessory building to be located within the required side yard setbacks located at 1100 Brockdale Park Road, Boatright Addition, Lot 2.**

Building Inspector Dejong gave a presentation explaining the timeline of what has taken place with the property, section of the code relating to setback requirements, location, and pictures of the building.

Chairman Redman asked if the property owner requested a permit after the building was already built. Mr. Dejong confirmed that was correct.

Chairman Redman opened the public hearing at 6:45 pm.

There were no members of the public wishing to address the Board of Adjustment.

The public hearing was closed at 6:45 pm.

Chairman Redman opined that the request should be denied due to the applicant not requesting a permit prior to the construction of the building.

**MOTION:** A motion was made by Member Stubblefield, seconded by Member Dale, to deny the request by Reynaldo and Karla Pena for a variance from the City of Lucas Code of Ordinances to allow an accessory building to be located within the required side yard setbacks located at 1100 Brockdale Park Road, Boatright Addition, Lot 2. The motion passed unanimously by a 5 to 0 vote.

**3. Conduct a public hearing and consider the request by Haiyan Zhan on behalf of homeowner Li Zhengquan for a variance from the City of Lucas Code of Ordinances to allow an accessory building to be located within the required side yard setbacks located at 1690 Lynn Lane, Glenbrook Estates, Lot 14.**

Building Inspector Dejong gave a presentation explaining the timeline of what has taken place with the property, section of the code related to setback regulations, location, and pictures of the building.

Chairman Redman opened the public hearing at 6:52 pm.

There were no members of the public wishing to address the Board of Adjustment.

The public hearing was closed at 6:52 pm.

Chair Redman advised the property owner did not request a permit or go through the proper procedures, and opined that the request should be denied.

**MOTION:** A motion was made by Member Rizos, seconded by Member Stubblefield to deny the request by Haiyan Zhan on behalf of homeowner Li Zhengquan for a variance from the City of Lucas Code of Ordinances to allow an accessory building to be located within the required side yard setbacks located at 1690 Lynn Lane, Glenbrook Estates, Lot 14. The motion passed unanimously by a 5 to 0 vote.

## **Regular Agenda**

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4. **Consider the appointment of a Chairman and Vice Chairman of the Board of Adjustment to serve for a period of one (1) year with terms ending December 31, 2023.**

**MOTION:** A motion was made by Member Dale, seconded Member Stubblefield, to appoint Tom Redman as Chairman and Ron Poteete as Vice Chariman of the Board of Adjustment to serve for a period of one (1) year with a term ending December 31, 2023. The motion passed unanimously by a 5 to 0 vote.

5. **Consider approval of the minutes of the December 14, 2022 Board of Adjustment meeting.**

**MOTION:** A motion was made by Member Stubblefield, seconded by Member Rizos, to approve the minutes of the December 14, 2022 Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

3. **Adjournment.**

Chairman Redman adjourned the meeting at 6:56 pm.



Tom Redman, Chairman



Erin Day, City Secretary

