



AGENDA

Joint Meeting Board of Adjustment and Building and Standards Commission and Regular Meeting of Board of Adjustment

January 22, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a joint workshop of the Board of Adjustment and the Building and Standards Commission of the City of Lucas and a regular meeting of the Board of Adjustment will be held on Wednesday, January, 22, 2025, at 6:30 pm at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002-7651, at which time the following agenda will be discussed. As authorized by Section 551.071 of the Texas Government Code, the Board of Adjustment may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

If you would like to watch the meeting live, you may go to the City's live streaming link at <https://www.lucastexas.us/departments/public-meetings/>.

How to Provide Input at a Meeting:

Speak In Person: Request to Speak forms will be available at the meeting. Please fill out the form and give to the City Secretary prior to the start of the meeting. This form will also allow a place for comments.

Submit Written Comments: If you are unable to attend a meeting and would like to submit written comments regarding a specific agenda item, email City Secretary Toshia Kimball at tkimball@lucastexas.us by no later than 3:30 pm the day of the meeting. The email must contain the person's name, address, phone number, and the agenda item(s) for which comments will be made. Any requests received after 3:30 pm will not be included at the meeting.

Call to Order of Board of Adjustment

Call to Order of Building and Standards Commission

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones

Workshop Agenda

1. Provide training for the Building and Standards Commission members and refresher for the existing members. (Assistant City Attorney Courtney Goodman-Morris)
2. Provide training for the Board of Adjustment members and refresher for the existing members. (Assistant City Attorney Courtney Goodman-Morris)
3. Adjourn joint meeting

Call to Order of Board of Adjustment

- Roll Call
- Determination of Quorum
- Reminder to turn off or silence cell phones
- Pledge of Allegiance

Citizen Input

1. Citizen Input.

Public Hearing

2. Conduct a public hearing and consider the request by Tim Bonner for a variance from the City of Lucas Code of Ordinances to allow a reduction in the required front yard setback from 75' from the centerline of the road to 49', a reduction in the side yard backs from 20' to 10', and a reduction in the rear yard setback from 50' to 10'. for a parcel of land located in ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas.
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the variance request(Presenter: Development Services Director Joe Hilbourn)

Regular Agenda

3. Consider approval of the minutes of the December 18, 2024, Board of Adjustment meeting. (City Secretary Toshia Kimball)

Executive Agenda

As authorized by Section 551.071 of the Texas Government Code, the Board of Adjustment may convene into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney regarding any item on the agenda at any time during the meeting. This meeting is closed to the public as provided in the Texas Government Code.

4. Executive Session: An Executive Session is not scheduled for this meeting.
5. Adjournment.

Certification

I do hereby certify that the above notice was posted in accordance with the Texas Open Meetings Act on the bulletin board at Lucas City Hall, 665 Country Club Road, Lucas, Texas 75002 and on the City's website at www.lucastexas.us on or before 5:00 p.m. on January 17, 2025.

Toshia Kimball, City Secretary

In compliance with the American with Disabilities Act, the City of Lucas will provide for reasonable accommodations for persons attending public meetings at City Hall. Requests for accommodations or interpretive services should be directed to Toshia Kimball at 972-912-1211 or by email at tkimball@lucastexas.us at least 48 hours prior to the meeting.



City of Lucas

Board of Adjustment Agenda Request

January 22, 2025

Item No. 01

Requester: Assistant City Attorney Courtney Goodman-Morris

Agenda Item Request

Provide training for the Building and Standards Commission members and refresher for the existing members.

Background Information

The role of the Building and Standards Commission is to enforce and obtain compliance on health, safety, and general public welfare regulations. They also enforce codes for the preservation of public safety relating to materials or methods used to construct a structure. They can order building repairs of substandard buildings, declare buildings substandard and require demolition, and order removal of persons or property to secure the substandard building. The following list of topics will be discussed:

- Authority of the Commission
- Public Hearing Procedures
- Final Orders and Appeal
- Open Records and Public Information

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

Board of Adjustment Agenda Request

January 22, 2025

Item No. 02

Requester: Assistant City Attorney Courtney Goodman-Morris

Agenda Item Request

Provide training for the Building of Adjustment members and refresher for the existing members.

Background Information

The role of the Board of Adjustment is to authorize, upon appeal in special cases, variances from the Zoning Ordinance and special variance exceptions to the City's sign ordinance determining if there is a hardship in each case. The Board of Adjustment also will hear and decide appeals regarding determinations made by an Administrative Official in the enforcement of the Zoning Ordinance. The following list of topics will be discussed:

- Procedures
- Role of the Board
- Appeals
- Special Exceptions
- Variances
- Nonconforming Use
- Judicial Review

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

Item No. 01

Board of Adjustment Agenda Request January 22, 2025

Requester: Chair Tom Redman

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



City of Lucas

Board of Adjustment Agenda Request

January 22, 2025

Item No. 02

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

Conduct a public hearing and consider the request by Tim Bonner for a variance from the City of Lucas Code of Ordinances to allow a reduction in the required front yard setback from 75' from the centerline of the road to 49', a reduction in the side yard backs from 20' to 10', and a reduction in the rear yard setback from 50' to 10'. for a parcel of land located in ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas.

- A. Presentation by Joe Hilbourn
- B. Conduct public hearing
- C. Take action on the variance request

Background Information

The Board of Adjustment has received a request for a variance from the literal interpretation of the City of Lucas Code of Ordinances to allow a reduction in the front and rear yard setbacks. Mr. Bonners request is to reduce the front yard setback from 75', to 61', he is also requesting a reduction in the required rear yard setback from 50' to 10'.

The lot Mr. Bonner is building on is a legal lot of record, that exceeds the minimum size requirements, was established prior to the city codifying required front and rear yard setbacks in 1995. The house that was demolished on the property sat roughly 38' from the center line of Blondy Jhune road. The lot at about the midpoint where the house is proposed to sit is 147' deep. With required front and rear setbacks of 125'. Blondy Jhune road is a type C road. The lot in question also has considerable flood plain and is located on a curve on Blondy Jhune road.

The City's Code of Ordinances, Chapter 14, Article 3, Division 14.03.113 states the following:

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').



City of Lucas
Board of Adjustment Agenda Request
January 22, 2025

Item No. 02

Attachments/Supporting Documentation

1. Public Hearing Notice
2. Site Pictures
3. Location Map
4. Variance Application including Proposed Build

Budget/Financial Impact

NA

Recommendation

The lot has a legal hardship in the unique topography, existing floodplain, and existing lot depth on a legal lot of record.

Motion

I make a motion to approve/deny the request by Tim Bonner for a variance from the City of Lucas Code of Ordinances to allow a reduction in the required front yard setback from 75' from the centerline of the road to 61', a reduction in the side yard backs from 20' to 10', and a reduction in the rear yard setback from 50' to 10'. for a parcel of land located in ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas.

Location Map

815 W Blondy Jhune





APPEAL TO THE BOARD OF ADJUSTMENT

CITY OF LUCAS

DATE: 12-20-2024 FEE: \$450.00 APPEAL # _____

SUBMITTED BY: Name: TIM BONNER
Address: _____
City: _____ State: _____ Zip: _____
Phone: 469-576-3982

FILING DEADLINE: An appeal shall be filed with the Board within ten (10) days after the date of decision of the Enforcing Officer. Every appeal shall be filed with the City Secretary no later than fifteen (15) days prior to the scheduled Board meeting. When the filing deadline falls on a holiday, the following workday shall be observed as the filing deadline.

TYPES OF APPEALS: Please check the type of appeal you are filing. The Board shall consider two types of appeals authorized under Article 1011G, Revised Civil Statutes of Texas, as amended:

- ☐ 1. For a special exception for use or development of property on which the Board is required to act.
- ☒ 2. For a variance from the literal enforcement of the Ordinance in order to achieve a reasonable development of property.

BRIEFLY DESCRIBE YOUR APPEAL:

PLEASE SEE THE ATTACHED LETTER

TIM BONNER

AM 12-20-2024

PLEASE NOTE: Contact City Secretary for proper filing procedures. If applicant fails to appear without notice, the Board may require the applicant to re-file appeal.

EXPIRATION OF GRANDTED APPEAL: Approval of any appeal shall expire 90 days after the Board's decision unless authorized construction or occupancy permits have been obtained, or unless a greater time is requested in the application and is authorized by the Board. Any approval may be granted one extension of an additional 90 days on written request filed with the Board before expiration of original approval. The time limit for every granted appeal shall commence on the first day of the month succeeding the month in which the Board renders its decision.

SIGNATURE OF PERSON FILING FOR APPEAL:



DECISION OF THE BOARD: _____ DATE: _____

If not granted by the Board, state reason why:

CHAIRMAN

Bonner Associates

Constructors

737 S. R. L. Thornton Frwy.
Dallas, TX. 75203
Ph (214) 946 1155
Fax (214) 946 1166

DATE: 12-31-2024

TO: THE HONORABLE CITY BOARD OF ADJUSTMENT
CITY OF LUCAS, TEXAS

DEAR SIRs,

WE RESPECTFULLY REQUEST A BOARD OF ADJUSTMENT VARIANCE FROM THE STANDARD FRONT, SIDE AND REAR YARD SETBACKS DUE TO SETBACK AND PROPERTY CONFIGURATION HARDSHIPS.

I RESPECTFULLY REQUEST A VARIANCE FROM THE SETBACK REQUIREMENTS AT 815 BLONDY JHUNE RD. LUCAS, TEXAS 75002.

THE REASON FOR THIS REQUEST IS DUE TO THE CURRENT CITY REQUIRED SETBACKS AND THE LOT CONFIGURATION.

THE USEABLE AREA OF THE LOT IS VERY LIMITED DUE TO THE FACT THAT IT IS NOT VERY DEEP, BUT IS VERY WIDE, THAT COUPLED WITH THE CURRENT REQUIRED SETBACKS, WILL NOT ALLOW US TO BUILD A CONVENTIONAL HOME ON THIS PROPERTY.

IN ORDER TO BUILD ON THE LOT WE REQUEST THE FOLLOWING ADJUSTMENT TO THE STANDARD SETBACKS:

1. REDUCE THE FRONT SETBACK LINE FROM 75' TO 49.86'
2. REDUCE THE "WEST" SIDE SETBACK LINE FROM 20' TO 10'
3. REDUCE THE REAR SETBACK LINE FROM 50' TO 10'

THE FRONT PROPERTY SETBACK IS REDUCED TO 49.86' TO ALLOW FOR THE GARAGE TO BE BUILT WITH A FUNCTIONAL SETBACK – AND THE GARAGE DOORS WILL NOT FACE THE STREET.

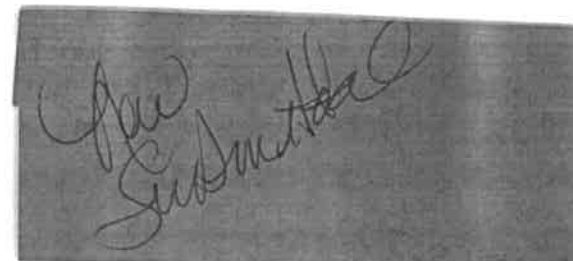
WE HAVE A WIDE CREEK ON THE BACK SIDE (SOUTH SIDE) OF THE PROPERTY. THE CLOSEST PROPERTY TO US IS ON THE OTHER SIDE OF THE CREEK, THEREFORE THE REDUCTION OF THE SETBACK FROM 50' TO 10' DOES NOT IMPACT ANY OTHER PROPERTIES IN THE AREA.

THE PROPOSED HOUSE IS A TWO STORY HOME AND A DETACHED 4 CAR, TWO STORY GARAGE.

THE PLANS & ELEVATIONS ARE ATTACHED TO THIS REQUEST AS WELL FOR YOUR REVIEW. WE HAVE ALSO ATTACHED A PICTURE OF THE PREVIOUS HOME THAT WAS ON THIS PROPERTY AS WELL AS THE PREVIOUS SURVEY OF SHOWING THE LOCATION OF THAT HOME.

THANK YOU IN ADVANCE FOR YOUR CONSIDERATION IN THE MATTER.

SINCERELY,
TIM BONNER
469-576-3982 CELL





ORIGINAL HOUSE THAT WAS ON THIS PROPERTY

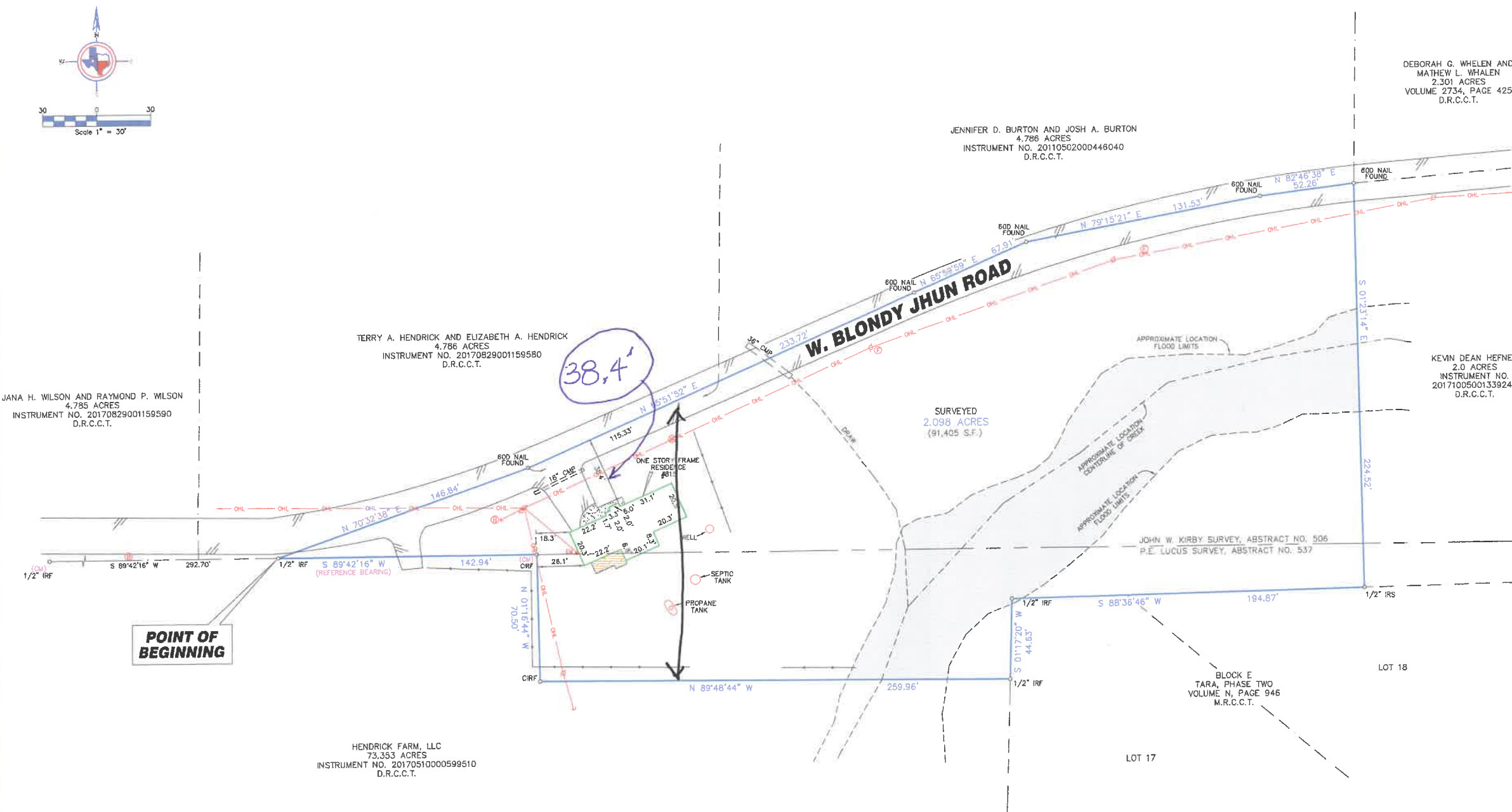
ORDER BY:
ADDRESS: 815 W. BLONDY JHUN ROAD, ALLEN, TEXAS 75002

SURVEY PLAT

PROPERTY DESCRIPTION
Being a tract of land situated in the JOHN W. KIRBY SURVEY, ABSTRACT NO. 506 and the P.E. LUCUS SURVEY, ABSTRACT NO. 537, Collin County, Texas, and being a portion of that certain 3.31 acre tract of land as described in deed from Terry Hendrick and Mary Hendrick to W. D. Hendrick and wife, Flora Hendrick as recorded in Volume 544, Page 138 of the Deed Records, Collin County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2" iron rod found for corner in the South line of Blondy Jhun Road, said point being South 89°42'16" West a distance of 292.70 feet from a 1/2" iron rod found for the corner of that certain 73.353 acre tract of land conveyed to Hendrick Farms, LLC as recorded in Instrument No. 20170510000599510 of the Deed Records, Collin County, Texas;
THENCE North 70°32'38" East, along the center of said road and the Southeast line of that certain 4.786 acre tract of land conveyed to Terry A. Hendrick and Elizabeth A. Hendrick as recorded in Instrument No. 20170829001159590 of the Deed Records, Collin County, Texas, a distance of 146.84 feet to a 600 nail found for corner;
THENCE North 65°51'52" East, along the center of said road, passing at a distance of 115.33 feet the Southwest corner of said 4.786 acre tract, said pole being the Southwest corner of that certain 4.786 acre tract of land conveyed to Jennifer D. Burton and Josh A. Burton as recorded in Instrument No. 20110502000446040 of the Deed Records, Collin County, Texas, and continuing a total distance of 233.72 feet to a 600 nail found for corner;
THENCE North 69°59'59" East, along the center of said road and along the Southwest line of said Burton tract, a distance of 67.91 feet to a 600 nail found for corner;
THENCE North 79°15'21" East, along the center of said road and along the Southeast line of said Burton tract, a distance of 131.53 feet to a 600 nail found for corner;
THENCE North 82°46'38" East, along the center of said road and along the Southeast line of said Burton tract a distance of 52.26 feet to a 600 nail found for corner, said point being the Southeast corner of said Burton tract;
THENCE South 01°23'14" East, departing the centerline of said road, a distance of 224.52 feet to a 1/2" iron rod found set for corner in the North line of Lot 18 of "Tara", Phase Two, an addition to Collin County, Texas, as recorded in Volume N, Page 946 of the Map Records, Collin County, Texas;
THENCE South 88°36'46" West, along the North line of said addition, a distance of 194.87 feet to a 1/2" iron rod found for corner, said point also being the Northwest corner of Lot 17 of said addition;
THENCE South 01°17'20" West, along the West line of Lot 17 of said addition, a distance of 44.63 feet to a 1/2" iron rod found for corner;
THENCE North 89°48'44" West, along the easterlymost North line of that certain 73.353 acre tract of land conveyed to Hendrick Farms, LLC as recorded in Instrument No. 20170510000599510 of the Deed Records, Collin County, Texas, a distance of 259.96 feet to a capped 1/2" iron rod found for corner;
THENCE North 01°16'44" West, a distance of 70.50 feet to a capped 1/2" iron rod found for corner;
THENCE South 86°42'18" West, along the North line of said Hendrick Farms, LLC tract, a distance of 142.94 feet to the POINT OF BEGINNING and containing 91,405 square feet or 2.098 acres of land.

FLOOD NOTE
Subject property is shown on the National Flood Insurance Program Flood Insurance Firm Map for Collin County, Texas and Incorporated Areas, Map No. 480850301051, dated June 2, 2016. A portion of the subject property appears to be located in "Zone AE" (Shaded) - Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood. No base flood elevations determined.

NOTES
1. Directional Control shown herein is based on the deed recorded in Instrument No. 20170510000599510 of the Deed Records of Collin County, Texas.
2. There were no survey related exceptions in Schedule B, Consent for Title Insurance, Old Republic National Title Insurance Company, GP No. 018-31428, issued June 8, 2018, 8:00 am.



ORIGINAL HOUSE THAT WAS ON THIS PROPERTY

LEGEND
CRP = CAPPED IRON ROD FOUND
(CM) = CONTROLLING MONUMENT
DM = ELECTRIC METER
DM = GAS METER
R = CITY RIGHT-OF-WAY
RF = IRON ROD FOUND
OHL = OVERHEAD UTILITY LINES
PP = POWER POLE
PP = BURIED CABLE MARKER
OP = FIBER OPTIC PEDestal
WM = WATER METER
WF = WIRE FENCE
AS = ASPHALT
CONC = CONCRETE

SURVEYORS CERTIFICATE
I hereby certify to Old Republic National Title Insurance Company, a Trinity Abstract and Settlement Title Company (Ridgely-Sidoti Investment Series LLC, William Doyle Hendrick and Floris Dell Hendrick, Trustees) that this plat represents the result of a survey made on the ground and is a true and accurate representation of the property shown hereon. There are no encroachments or protrusions except as shown hereon.

Todd Fincham, R.P.L.S.
Signed: June 17, 2018.

Fincher Land Surveying, PLLC
3213 I-30, Suite 107
Mesquite, Texas 75150
www.texasrpls.com

TXRPLS FIRM NO. 10194258
PHONE 903-944-5397
todd@texasrpls.com



815 W. BLONDY JHUNE RD - LUCAS, TEXAS

PROJECT INFORMATION

ADDRESS:	815 W. BLONDY JHUNE RD. LUCAS, TEXAS 75002
LOT / BLOCK / SECTION:	LOT X, BLOCK AX
LOT AREA:	91,389 SQUARE FEET (2.098 ACRES)
ZONING:	R2- SINGLE FAMILY RESIDENCE- 2 ACRES LOTS
PROJECT DESCRIPTION:	NEW PROPOSED RESIDENCE LOCATED IN THE RIDDHI SIDDHI INVESTMENTS SERIES SUBDIVISION OF COLLIN COUNTY, TEXAS.

BUILDING DESCRIPTION

CONSTRUCTION TYPE:	TYPE V
CLASSIFICATION:	R-3
USE GROUP:	RESIDENCE
NUMBER OF STORIES:	2
CONDITIONED FLOOR AREA:	1ST FLOOR - 3,132.00 SQUARE FEET 2ND FLOOR - 3,009.00 SQUARE FEET TOTAL - 6,141.00 SQUARE FEET
FRONT PORCH AREA-1:	523 SQUARE FEET (UNDER ROOF)
REAR PORCH AREA- 2:	273 SQUARE FEET (UNDER ROOF)
BALCONY AREAS:	595 SQUARE FEET (UNDER ROOF)
GARAGE AREA:	709.00 SQUARE FEET
TOTAL AREA UNDER ROOF:	8,241 SQUARE FEET
BUILDING HEIGHT:	29'-0" (FROM THE HIGHEST NATURAL GROUND LEVEL OF THE TWO POINTS WHERE THE FRONT SETBACK LINE INTERSECTS THE TWO SIDE LINES OF THE TRACT, TO THE HIGHEST POINT OF THE IMPROVEMENT BEING MADE)

APPLICABLE CODES

- ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THESE DRAWINGS AND SPECIFICATION, AND SHALL SATISFY ALL APPLICABLE CODES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.
- ANY MODIFICATIONS TO THE CONTRACT WORK REQUIRED BY SUCH AUTHORITIES SHALL BE AT THE EXPENSE OF THE OWNER, SUBJECT TO THE RECEIPTS OF AN AFFIDAVIT LETTER FROM THE GOVERNING BODY AND OWNER'S PRIOR APPROVAL OF ANY ADDITIONAL COST TO BE INCURRED.
- ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
CITY OF LUCAS LOCAL CODE OF ORDINANCES

GENERAL NOTES

1. FIELD VERIFY ALL EQUIPMENT SPECIFICATION PRIOR COMMENCING ANY WORK
2. WE ACCEPT NO RESPONSIBILITY FOR ANY WORK DONE BY SAID CLIENT/OWNER AND/OR CONTRACTOR THAT IS A REVISION OR CHANGE OF WHAT IS EXPRESSED ON PLANS, AND WILL STAND NO EXPENSE FOR CHANGES MADE NECESSARY BY DEVIATIONS, AS WELL AS ANY OTHER CHANGES REQUIRED BY STRUCTURAL/FIELD CONDITIONS AT THE JOB SITE.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OR OWNER'S REPRESENTATIVE OF ANY OMISSIONS, DIMENSIONAL ERRORS OR DISCREPANCIES PRIOR TO BEGINNING OR FABRICATING ANY WORK, OTHERWISE, THE CORRECTIONS (AND ASSOCIATED COST OF SUCH ITEMS), WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL GOVERNMENTAL REQUIREMENTS DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE ERECTION OF TEMPORARY BARRICADES, OBTAINING APPROVAL FOR NECESSARY WORK IN ADJOINING OR AFFECTED SPACES, THE SUBMITTAL OF SHOP DRAWINGS AND ALL OTHER NECESSARY REQUIRED SUBMITTALS.
5. DIMENSIONS SHOWN OF THESE CONTRACT DOCUMENTS SHALL KEEP PRECEDENCE OVER SCALE, DO NOT SCALE THESE DRAWINGS.
6. EXTERIOR DIMENSIONS SHOWN ARE TO THE FACE OF FINISHED MATERIAL UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE FROM CENTERLINE OF STUD.
7. VERIFY EXACT DIMENSIONS OF ALL OWNER AND/OR SUB CONTRACTOR SUPPLIED EQUIPMENT, FEATURES AND FIXTURES TO ASSUME A PROPER FIT WHERE EQUIPMENT, FEATURES AND FIXTURES ARE SHOWN BUILT-IN TO NEW MILLWORK, UNDER COUNTER AND BETWEEN PARTITIONS.



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A4 ROOF PLANS
A4.1 ROOF / FLOOR FRAMING PLANS
A5 TYPICAL BLDG. SECTIONS, WINDOW / DOOR SCHEDULES
A6 ELECTRICAL PLANS
A7 DIMENSIONAL CONTROL PLUMBING PLAN



Design & Development Consultants
737 S. R. L. Thornton Fwy • Dallas, TX 75203
Ph (469) 628 2642 • Fax (214) 946 1168
www.ddcteam.com

LEAD DESIGNERS
MARION J. JOHNSON ASSOC. AIA, RAS
JOSELYN S. RUSHTON
737 S. R.L. Thornton Fwy.
Dallas, TX 75203
Ph : (469) 628 2642
Fax : (214) 946 1166
e-mail : m.johnson@ddcteam.com

SEAL

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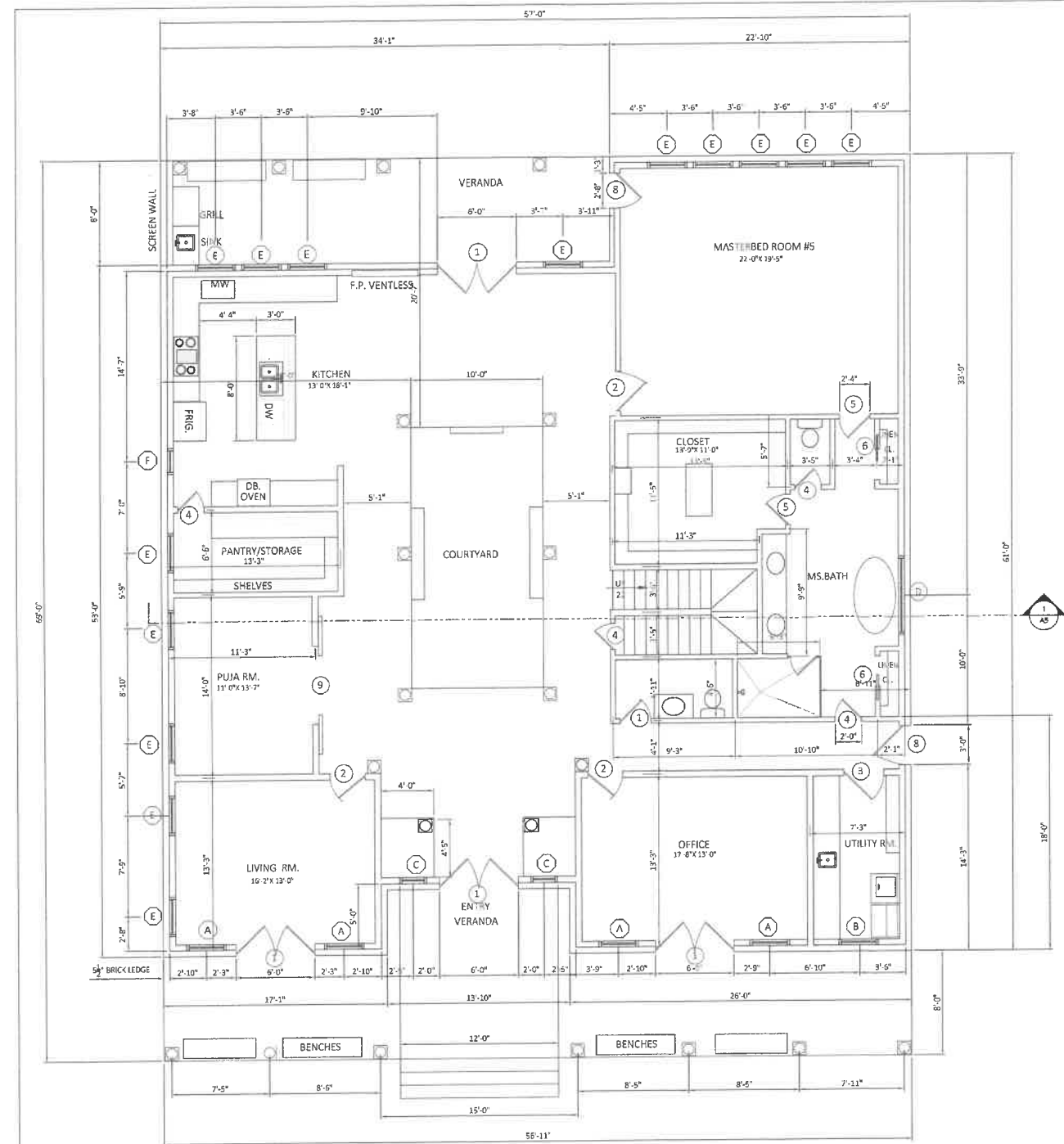
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815 W.BLONDY JHUNE RD.
LUCAS, TEXAS 75002

COVER SHEET

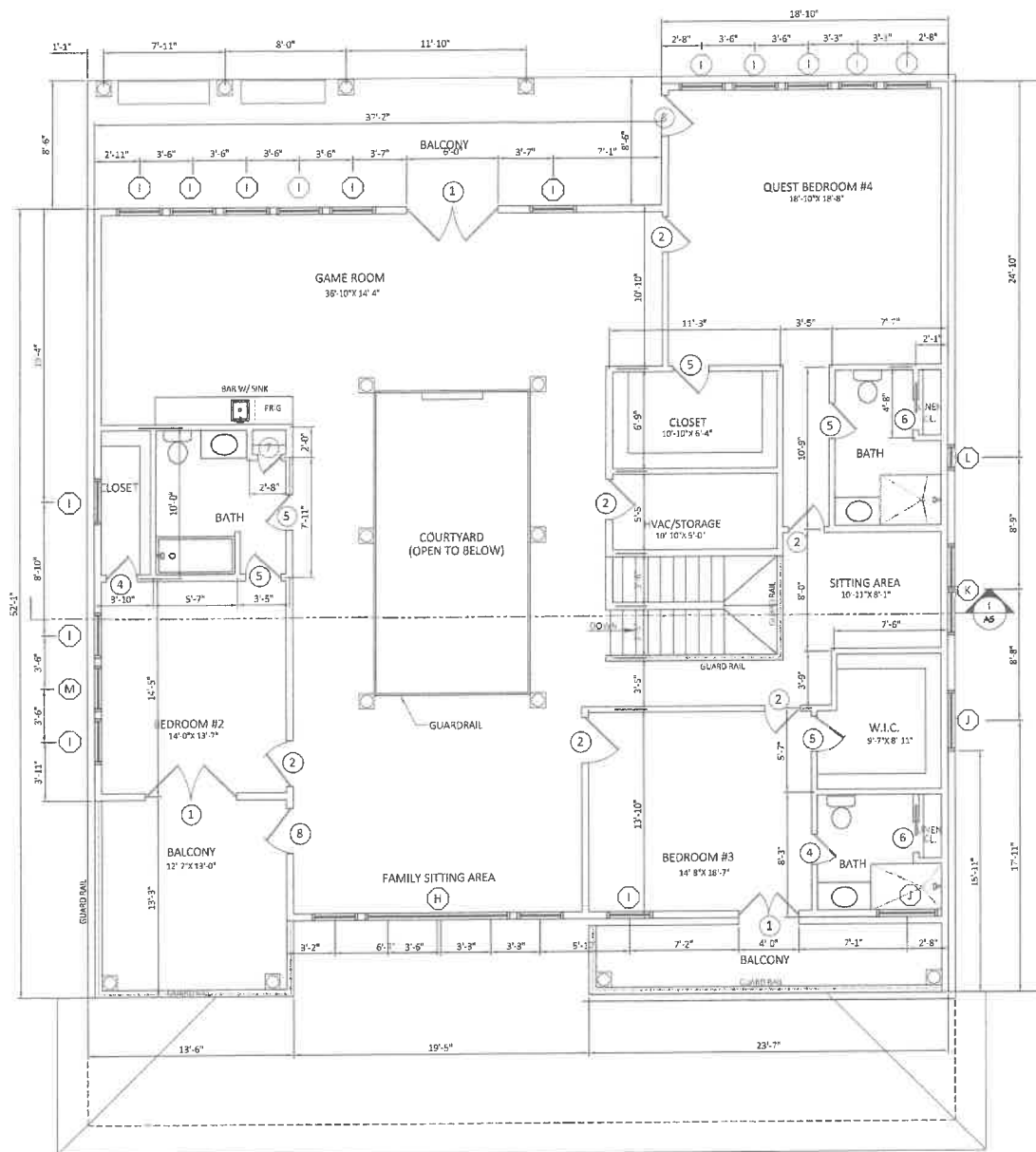
Project number	2024-15
Date	12.20.2024
Drawn by	MJ
Checked by	MJ

C1



01 1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"

1ST FLOOR HVAC-3,132 S.F.
2ND FLOOR HVAC-3,009 S.F.
TOTAL HVAC-6,141 S.F.



02 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

HVAC-3,009 S.F.

NOTE:

EXTERIOR DIMENSIONS SHOWN ARE TO FACE OF BRICK UNLESS NOTED OTHERWISE.
INTERIOR DIMENSIONS ARE FROM CENTERLINE OF STUD UNLESS NOTED OTHERWISE.



Design & Development Consultants
737 S. R. L. Thornton Fwy., Dallas, TX 75203
Ph: (469) 628 2642 Fax: (214) 946 1166
www.ddcteams.com

LEAD DESIGNERS
MARION J. JOHNSON ASSOC. AIA, RAS
JOSELYN S. RUSHTON
737 S. R. L. Thornton Fwy.
Dallas, TX 75203
Ph: (469) 628 2642
Fax: (214) 946 1166
e-mail: m.johnson@ddcteams.com

SEAL

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No.	Description	Date

815 W. BLONDY JHUNE RD.
LUCAS, TEXAS 75002

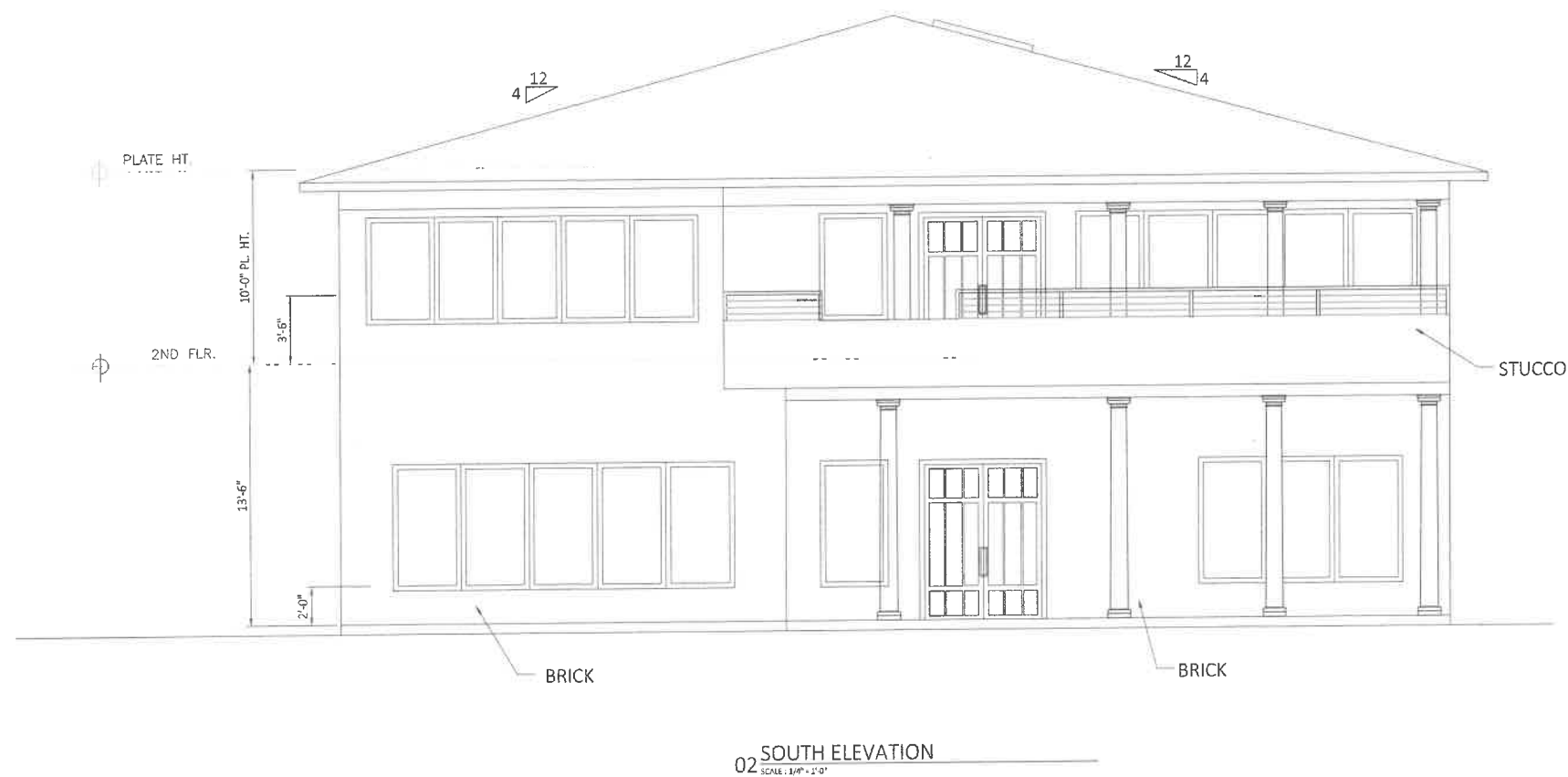
1ST & 2ND FLOOR PLAN

Project number
Date
Drawn by
Checked by

A1



NORTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	350	50%
STUCCO	349	50%
TOTAL	699	100%



SOUTH ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	613	69%
STUCCO	278	31%
TOTAL	891	100%



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JOSELYN S. RUSHTON
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No.	Description	Date

815 W. BLONDY JHUNE RD.
LUCAS, TEXAS 75002

ELEVATIONS

Project number
Date
Drawn by
Checked by

A2



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LEAD DESIGNERS
MARION J. JOHNSON ASSOC. AIA, RAS
JOSELYN S. RUSHTON
737 S. R.L. Thornton Fwy.
Dallas, TX 75203
Ph : (469) 628 2642
Fax : (214) 946 1166
e-mail : m.johnson@ddcteams.com

SEAL

This drawing is property of Design & Development Consultants (DDC).
The use of this drawing without written permission of DDC is prohibited.

No.	Description	Date

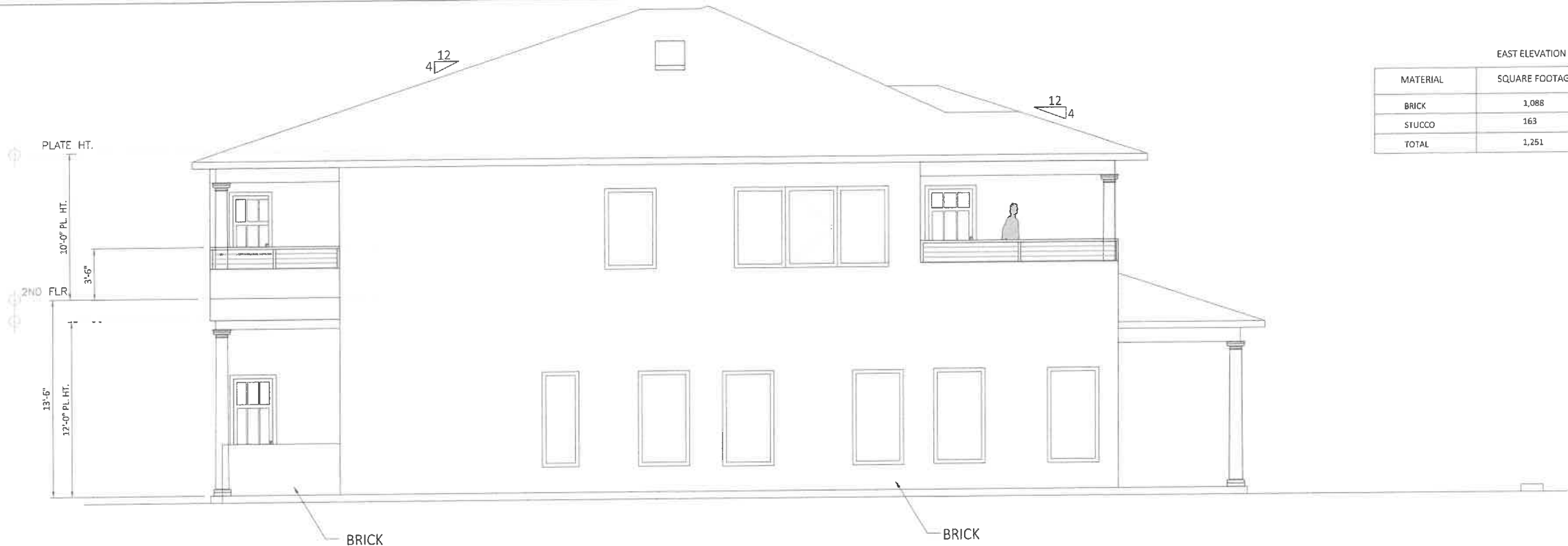
815 W.BLONDY JHUNE RD.
LUCAS, TEXAS 75002

ELEVATIONS

Project number
Date
Drawn by
Checked by

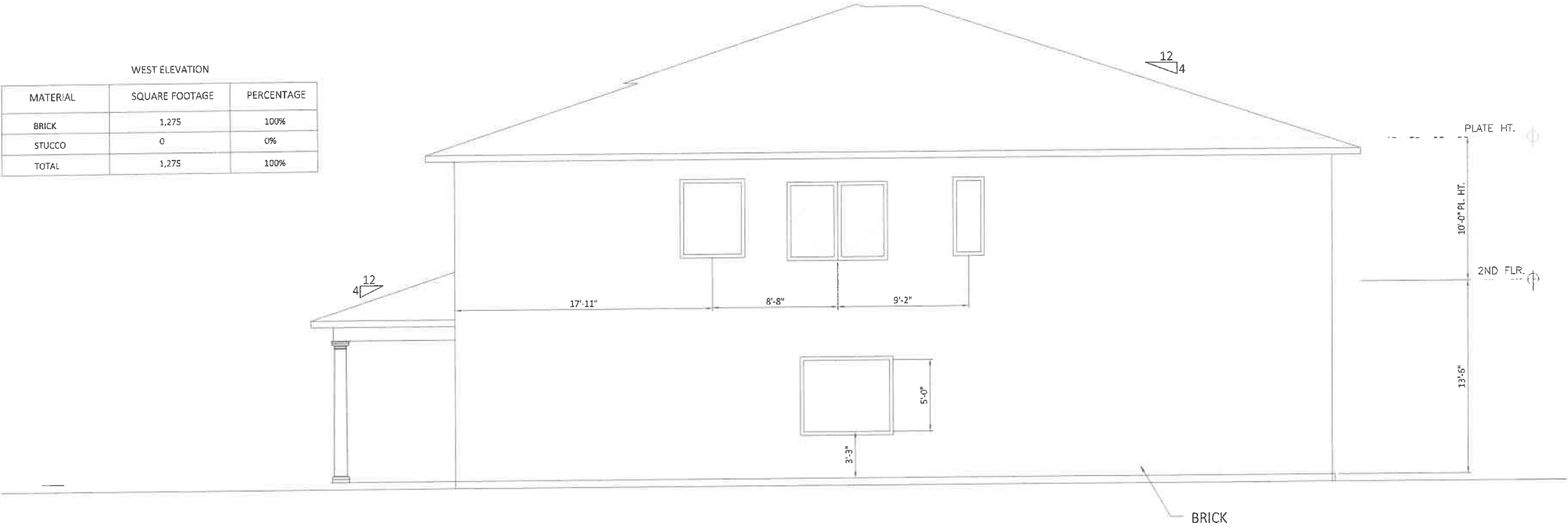
A3

EAST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	1,088	87%
STUCCO	163	13%
TOTAL	1,251	100%



01 EAST ELEVATION
SCALE: 1/4" = 1'-0"

WEST ELEVATION		
MATERIAL	SQUARE FOOTAGE	PERCENTAGE
BRICK	1,275	100%
STUCCO	0	0%
TOTAL	1,275	100%



02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, January 22, 2025, at 6:30 p.m. at the Lucas City Hall, 665 Country Club, Lucas, Texas, for the purpose of hearing a request(s) submitted by:

An application submitted by Tim Bonner for a parcel of land, ABS A0506 JOHN W KERBY SURVEY, TRACT 51, being all of a 2.098-acre tract of land, otherwise known as 815 Blondy Jhune, Lucas, Texas. The applicant is requesting a variance from 14.03.113 Principal dwelling regulations. Reduction In the required front yard setback from 75' from the centerline of the road to 49', side yard setbacks from 20' to 10' he is also requesting a reduction in the rear yard setback from 50' to 10'.

§ 14.03.113 Principal dwelling regulations.

(a) Size of yards.

(1) Front yard. The building line adjacent to a street shall be established at seventy-five feet (75') from the centerline of the street right-of-way or street reflected as type C or D roadway on the master thoroughfare plan. (85' for type B, and 110' for type A). No required parking shall be allowed within the required front yard.

(2) Side yard. The building line adjacent to the side property line(s) there shall be not less than ten percent (10%) of the lot width, or twenty feet (20'), whichever is less. No side yard for allowable nonresidential uses shall be less than twenty-five feet (25').

(3) Rear yard. The building line adjacent to the rear property line shall be of not less than fifty feet (50').

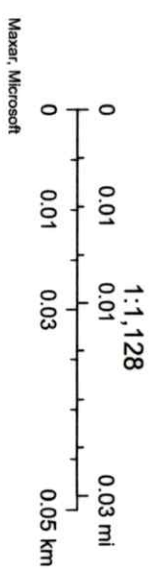
Those wishing to speak FOR or AGAINST this variance are invited to attend. If you are unable to attend and have any comments you may send them to City Hall, Attention: City Secretary, Toshia Kimball, 665 Country Club Road, Lucas, Texas, 75002, email tkimball@lucastexas.us and it will be presented at the public hearing. If you have any questions about the above hearing, you may contact Development Services Director, Joe Hilbourn at jhilbourn@lucastexas.us.

Collin County Interactive Map



12/30/2024, 4:28:06 PM

- Parcels
- Flood Plain
- A



Measurement

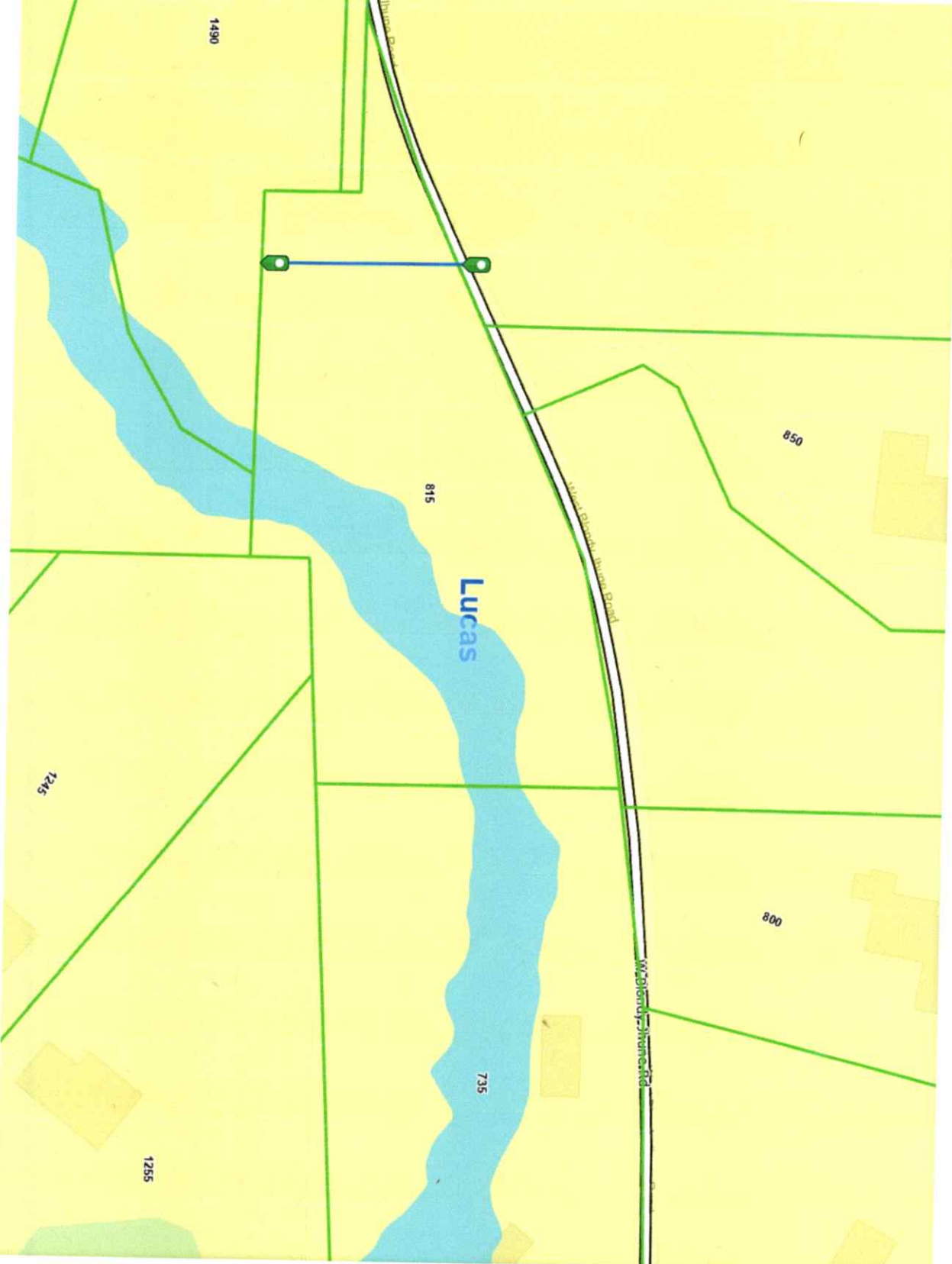


Feet ▾

Measurement Result

147.2 Feet

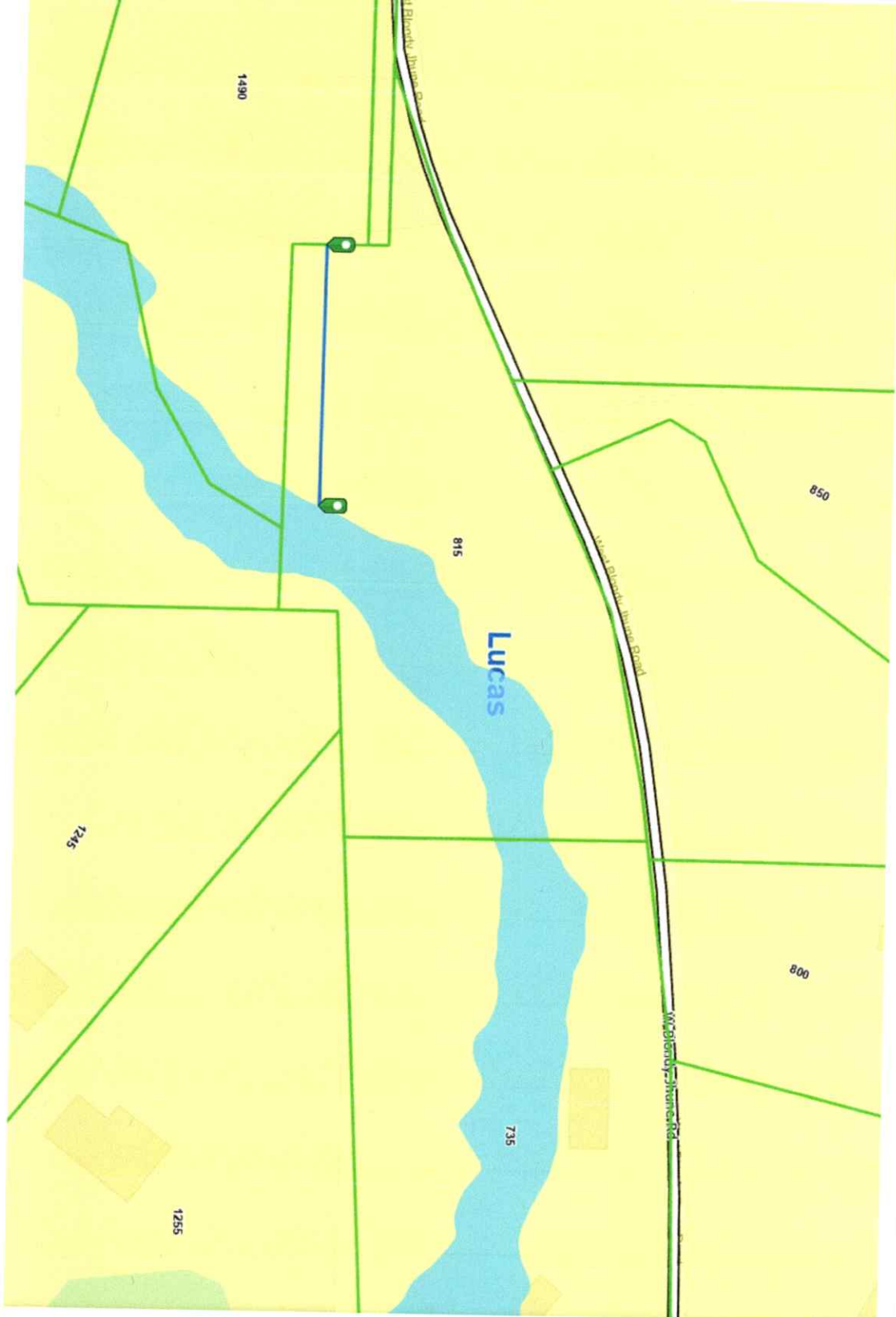
Clear



Measurement Result

190.6 Feet

Clear





City of Lucas
Board of Adjustment Agenda Request
January 22, 2025

Item No. 03

Requester: City Secretary Toshia Kimball

Agenda Item Request

Consider approval of the minutes of the December 18, 2024, Board of Adjustment meeting.

Background Information

NA

Attachments/Supporting Documentation

1. December 18, 2024, Board of Adjustment meeting minutes

Budget/Financial Impact

NA

Recommendation

NA

Motion

I make a motion to approve/deny the minutes of the December 18, 2024, Board of Adjustment meeting.



MINUTES

BOARD OF ADJUSTMENT MEETING

December 18, 2024 | 6:35 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Call to Order

The meeting was called to order at 6:37 pm. It was determined that a quorum was present, and Alternate Member Paula Walker was appointed as a voting member in this meeting.

Members Present:

Chair Tom Redman
Member Sean Watts
Member Brenda Rizos
Member Charles Corporon
Alternate Member 1 Paula Walker
Alternate Member 2 Richard Schertz

Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Attorney Kaleb Smith

City Council Members Present:

Councilmember Tim Johnson

Members Absent:

Member Rebecca Orr

Citizen Input

There were no citizens wishing to speak at this meeting.

Public Hearing Agenda

- 1. Conduct a public hearing and consider the request by Conrad Feagin 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 1055 Country Club, EDWARDS ADDITION, BLK A, LOT 1 being all of a 3.934-acre tract of land.**

Chairman Redman identified the witnesses, including city staff members, who would be presenting before the Board and conducted the swearing-in process for all witnesses.

Development Services Director Joe Hilbourn provided a presentation on the 10-foot fence variance request.

Member Rizos asked if 872 Bristol and 901 Parchman were neighborhoods. Development Services Director Joe Hilbourn answered yes.

Member Watts advised that it states 12-foot fence in the plans and 10-foot in the request.

Chairman Redman opened the Public Hearing at 6:44 pm.

Applicant Conrad Feagin stated that the pool company submitted the 12-foot fence request in their plan. The applicant is asking for a 10-foot fence around the court.

Chairman Redman closed the Public Hearing at 6:49 pm.

After Board discussion, the following motion was made.

MOTION: A motion was made by Member Watts, seconded by Member Rizos to approve the request by Conrad Feagin 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 1055 Country Club, EDWARDS ADDITION, BLK A, LOT 1 being all of a 3.934-acre tract of land.

The motion passed unanimously by a 5 to 1 vote. Chairman Tom Redman was not in favor.

Regular Agenda

2. Consider the appointment of a Chairman and Vice Chairman of the Board of Adjustment to serve for a period of one (1) year with a term ending December 31, 2025.

MOTION: A motion was made by Member Rizos, seconded by Alternate Walker to appoint Tom Redman as Chairman of the Board of Adjustment to serve for a term ending December 31, 2025.

MOTION: A motion was made by Chairman Tom Redman, seconded by Member Corporon to appoint Brenda Rizos as Vice Chairman of the Board of Adjustment to serve for a term ending December 31, 2025.

The motion passed unanimously by a 6 to 0 vote.

3. Consider approval of the minutes of the October 25, 2023, Board of Adjustment meeting.

MOTION: A motion was made by Chairman Redman, seconded by Member Watts to approve the minutes of the October 25, 2023, Board of Adjustment meeting. The motion passed unanimously by a 6 to 0 vote.

4. Adjournment.

Chairman Redman adjourned the meeting at 7:04 pm.

Tom Redman, Chairman

Toshia Kimball, City Secretary