



AGENDA

Board of Adjustment Meeting

March 26, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Notice is hereby given that a regular meeting of the Board of Adjustment of the City of Lucas will be held on Wednesday, March 26, 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

- 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 50', and a reduction in the rear yard setback from 50' to 20'. 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)

3. Conduct a public hearing and consider the request by Ronald Cooper, 1165 Sugar Bars Drive, Lucas, Texas, 75002. Mr. Cooper is requesting a variance from Code section § 14.04.304, 3A(iii). Requiring a minimum side yard setback of twenty feet (20'). Mr. Cooper is looking for a reduction in the side yard back from twenty feet (20') to six feet (6').
 - A. Presentation by Joe Hilbourn
 - B. Conduct public hearing
 - C. Take action on the variance request(Presenter: Development Services Director Joe Hilbourn)

Regular Agenda

4. Consider approval of the minutes of the January 22, 2025, 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.

5. Executive Session: An Executive Session is not scheduled for this meeting.
6. 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 March 21, 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.