



AGENDA

Board of Adjustment Meeting

May 28, 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, May 28, 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 Paula Alford, 2 Indian Trail, Lucas, Texas, 75002. Ms. Alford is requesting a variance from Code section § 14.04.304, 3(ii). Requiring a minimum rear yard setback of twenty feet (20'). Ms. Alford is looking for a reduction in the rear yard setback from twenty feet (20') to five feet (5'). Additionally, Ms. Alford is requesting a variance from Code section § 14.01.004, Accessory buildings and structures (2). Requiring accessory buildings and structures to be subordinate in area and volume to the other principal building. Ms. Alford is asking to maintain the accessory structure, which causes the total combined square footage of all accessory structures to exceed the square footage of the principal building.

- 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 March 26, 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.

- 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 May 23, 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.