



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.



City of Lucas
Board of Adjustment Agenda Request
May 28, 2025

Item No. 01

Requester: Chair Tom Redman

Agenda Item Request

Citizen Input.

Background Information

NA

Attachments/Supporting Documentation

NA

Budget/Financial Impact

NA

Recommendation

NA

Motion

NA



Item No. 02

City of Lucas
Board of Adjustment Agenda Request
May 28, 2025

Requester: Development Services Director Joe Hilbourn

Agenda Item Request

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

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 rear yard back from twenty feet (20') to five feet (5'); and to allow the total accessory structure square footage to exceed the square footage of the principal building.

The City's Code of Ordinances, § 14.04.304 General accessory buildings and structures regulations state the following:

(3) Setbacks.

(A) Accessory buildings:

(ii) Rear yard setback: Accessory building and structures shall have a minimum setback of twenty feet (20').

The City's Code of Ordinances, § 14.01.004 Definitions. Accessory buildings and structures (2), regulations state the following:

Accessory buildings and structures. Buildings or structures located on the same lot as a dwelling or other principal building, the use of which is subordinate in area, volume, and extent as well as incidental in use to the use of the dwelling or other principal building. An accessory building or use is:

(2) Subordinate in area, extent, or purpose to the principal building or principal use served;

Ms. Alford misunderstood that an easement on her property was not the same as zoning regulation for the required setbacks. She built the accessory building almost a foot away from the



Item No. 02

City of Lucas
Board of Adjustment Agenda Request
May 28, 2025

easement, believing that she had met the zoning requirements. Mrs. Alford was not aware that a permit was required or that there were limitations on the square footage of accessory structures.

Attachments/Supporting Documentation

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

Budget/Financial Impact

NA

Recommendation

N/A

Motion

I make a motion to approve/deny 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.



PUBLIC HEARING NOTICE

NOTICE is hereby given that the Board of Adjustments, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, May 28, 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:

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').

(ii) Rear yard setback: Accessory building and structures shall have a minimum setback of twenty feet (20').

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.

(2) Subordinate in area, extent, or purpose to the principal building or principal use served;

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.

Alford Variance Site Pictures









• THESE ARE
HOMES IN
NEIGHBORHOOD
WITH LARGE
METAL BUILDING
AND THERE ARE
SOME THAT IS
NOT ON HERE
THAT ARE LARGER
THAN HOUSE
WHETHER BUILDING.

• I WAS JUST
CURIOUS, AND
FOUND THESE.

• THESE ARE
MAINLY METAL
BETWEEN 20120
AND 90 X 45
APPROX AND SOME
ARE TWO STORIES



Alford Variance Location Map





City of Lucas

APPEAL TO THE BOARD OF ADJUSTMENT

DATE: 4/30/2025 FEE: \$450.00 APPEAL # _____

SUBMITTED BY: Name: PAULA ALORD
Address: 2 INDIAN TRAIL
City: LUCAS State: AZ Zip: 75002
Phone: 214-477-4495

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: GAVAGE, STORAGE, SECURITY

(SEE ATTACHMENT PHOTOS & VERBIAGE
#1 20 FOOT VARIANCE #2 - THANK YOU!!
#2 Build sizes of Building To House.

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.

DECISION OF THE BOARD: _____

SIGNATURE OF PERSON FILING FOR
APPEAL

If not granted by the Board, state reason why:

Paula Albert
DATE: 4/3/26

CHAIRMAN

Name: Paula Alford

Address: 2 Indian Trail

City: Lucas

State: Texas

Zip: 75002

Phone: (972) 955-5161

I had a building constructed on my property, in a fenced area, to house equipment and vehicles and have office space. Due to the extreme weather, I felt it necessary to have the building to protect all the equipment and vehicles. I used the survey as a guideline to build a foot in front of the easement (a total of 6' from property line). I did not realize there was an ordinance that showed a 20-foot build line. The building is 70' long, 36' wide and 18' high. It cannot be moved to another location; it would have to be torn down. I'm asking your permission to keep it. Thank you for your time.

A handwritten signature in cursive script that reads "Paula Alford". The signature is written in black ink and is positioned below the main body of text.

To the City of Lucas,

I am writing to formally request a variance for a 70x36 shop structure I built on my property at 2 Indian Trail. The building is set approximately 60 feet into the property and is entirely enclosed by an existing 8-foot-tall board-on-board cedar fence, which measures roughly 230 linear feet around the building.

The shop was constructed to support my family-owned construction business by housing essential equipment and materials. This structure is critical to our livelihood, providing secure and weather-protected storage for the tools and machinery we rely on for daily operations. Unfortunately, I proceeded with construction without obtaining a permit, and I now realize the importance of following that process. I sincerely apologize for the oversight and am seeking the board's support in obtaining a variance so the building can remain.

This shop has been a long-term goal. Years ago, I built the surrounding fence with the future intention of constructing the shop once I had the financial means. In the last 9 years, I suffered significant losses due to hail damage—some of it from softball-sized hail. My insurance did not cover the full extent of the damage, which made it clear that a protected storage solution was no longer optional. After saving diligently, I was finally able to build this shop.

In designing the building, I made intentional choices to ensure it was aesthetically pleasing and in harmony with the existing home. Rather than using metal, I opted for high-quality materials including 2x6 framing, matching shingles, French doors, and windows. The shop is built to last and was designed to blend in with the surroundings. There are no utilities such as water or sewer inside the structure—it is used purely for secure, covered storage. Before construction, I also carefully removed trees and ensured there were no buried utility lines or other infrastructure along the back property line. I had dig test report and underground locating done as well.

Importantly, I also want to note that this structure is consistent with the surrounding neighborhood. Many of my neighbors have similar or even larger shops and additional structures on their properties. One such building — larger than mine — was constructed within the past year. I made every effort to ensure my shop is unobtrusive and fits in with the area, including keeping it well within the fenced portion of my property, away from the road and neighboring homes. (please see photos)

This building is critical to our business operations and to supporting my family. I respectfully request that you consider my application for a variance so that we may continue to use the shop to safely store our equipment and sustain our livelihood.

Thank you for your time and consideration. I am happy to provide any additional information or documentation needed in support of this request.

Name: Paula Alford

Address: 2 Indian Trail

City: Lucas

State: Texas

Zip: 75002

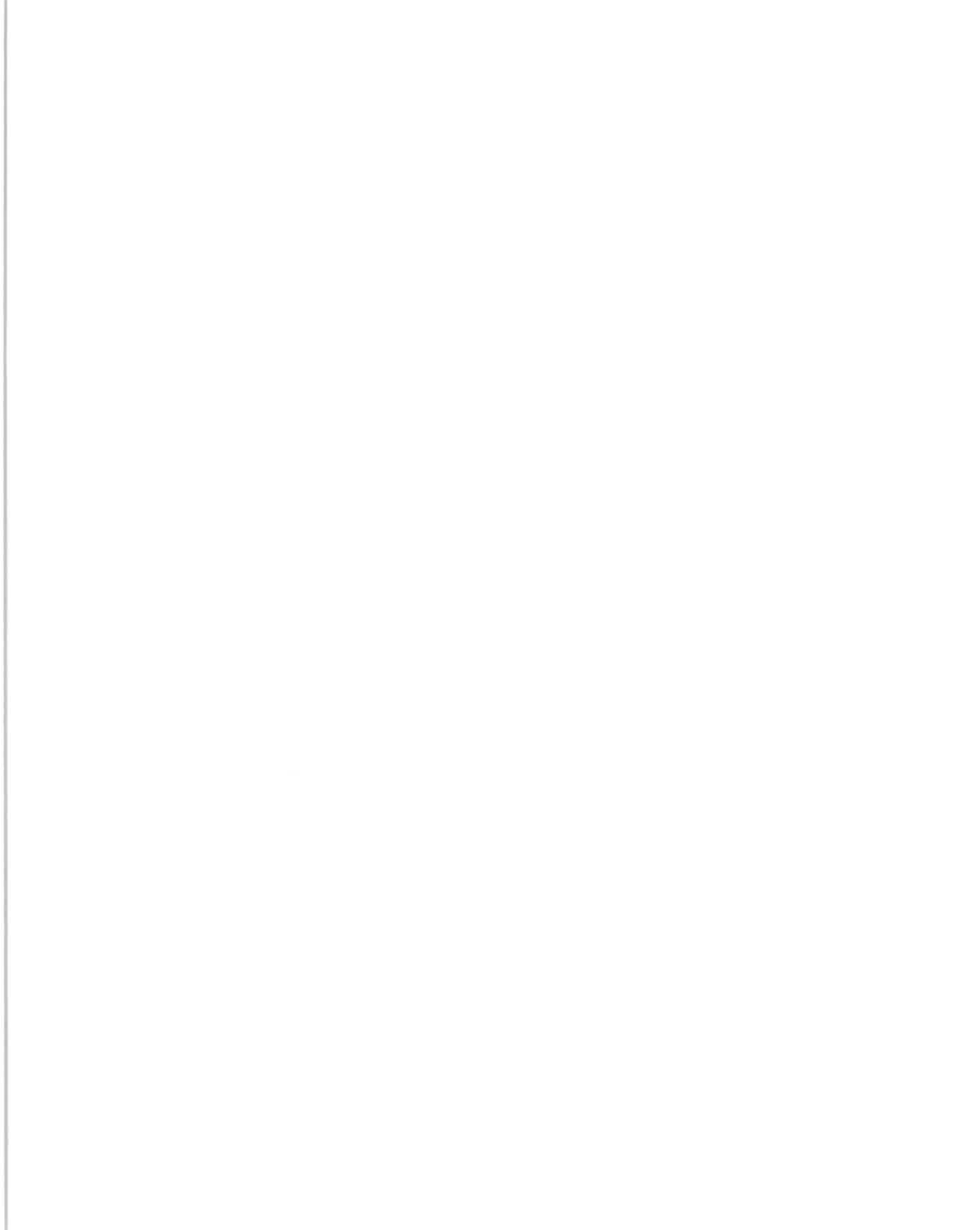
Phone: (972) 955-5161

I had a building constructed on my property, in a fenced area, to house equipment and vehicles and have office space. Due to the extreme weather, I felt it necessary to have the building to protect all the equipment and vehicles. I used the survey as a guideline to build a foot in front of the easement (a total of 6' from property line). I did not realize there was an ordinance that showed a 20-foot build line. The building is 70' long, 36' wide and 18' high. It cannot be moved to another location; it would have to be torn down. I'm asking your permission to keep it. Thank you for your time.

Pictures & drawing Attached

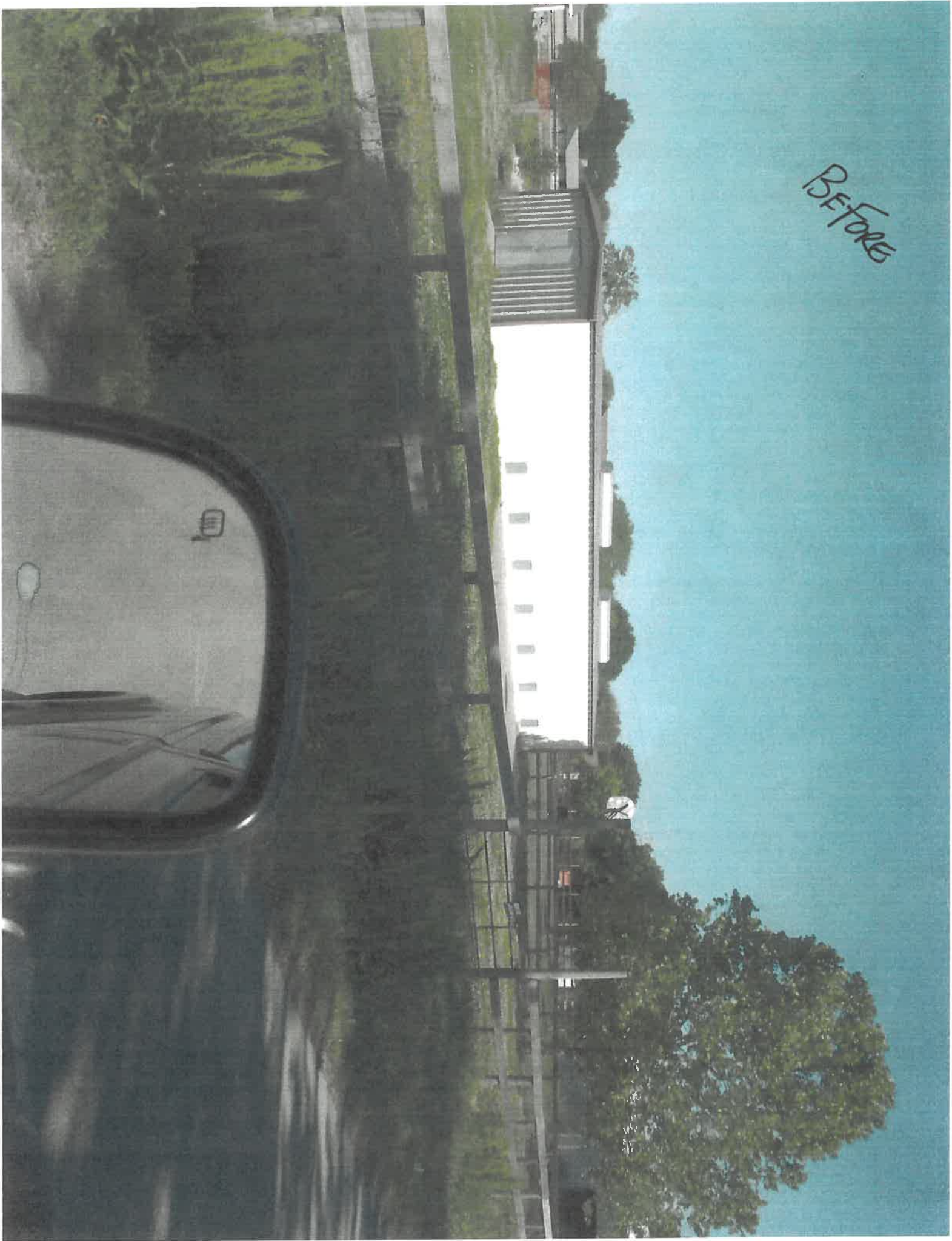


Before

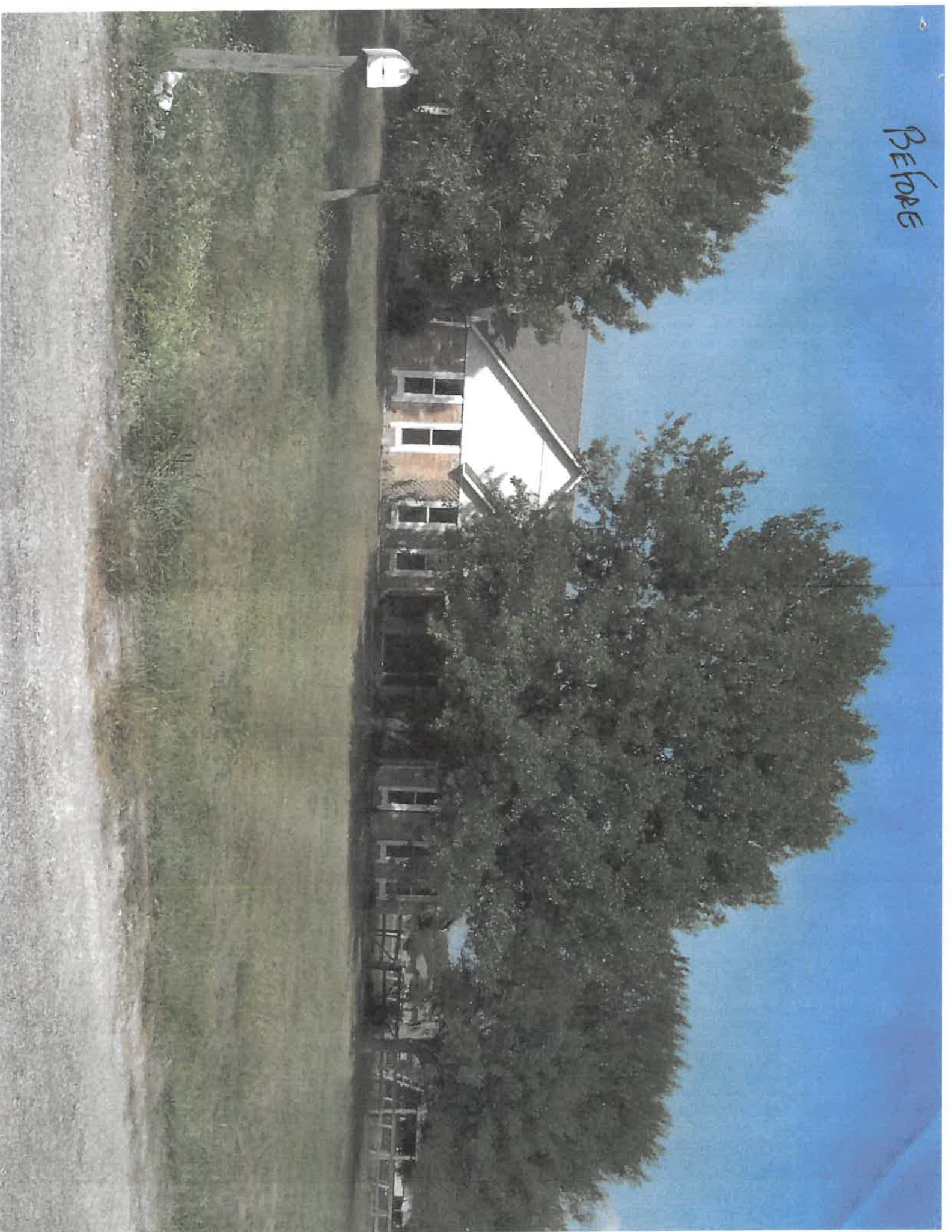




BEFORE



BEFORE





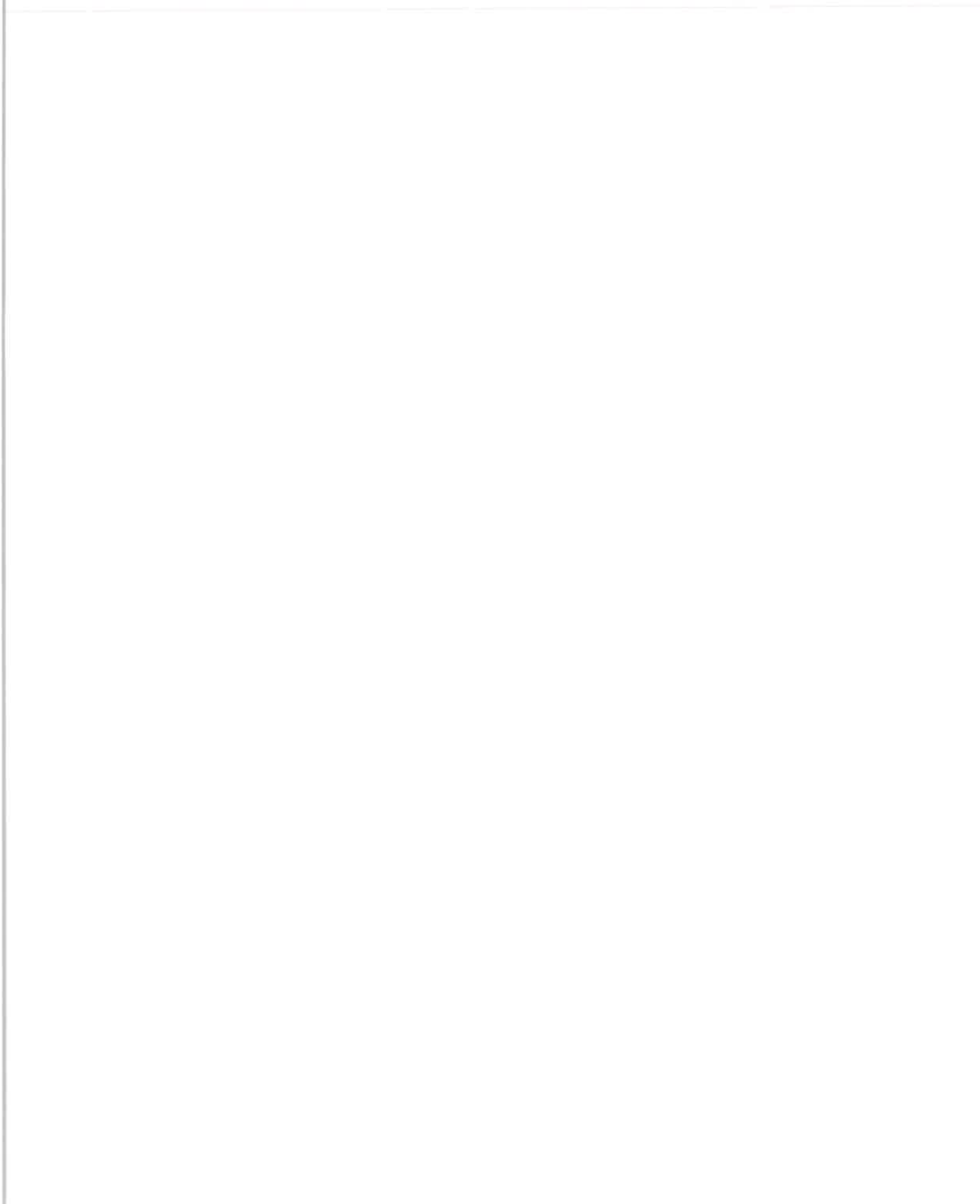
NOW



BEFORE

Pool
cover up
with
plywood

NEXT
DOOR

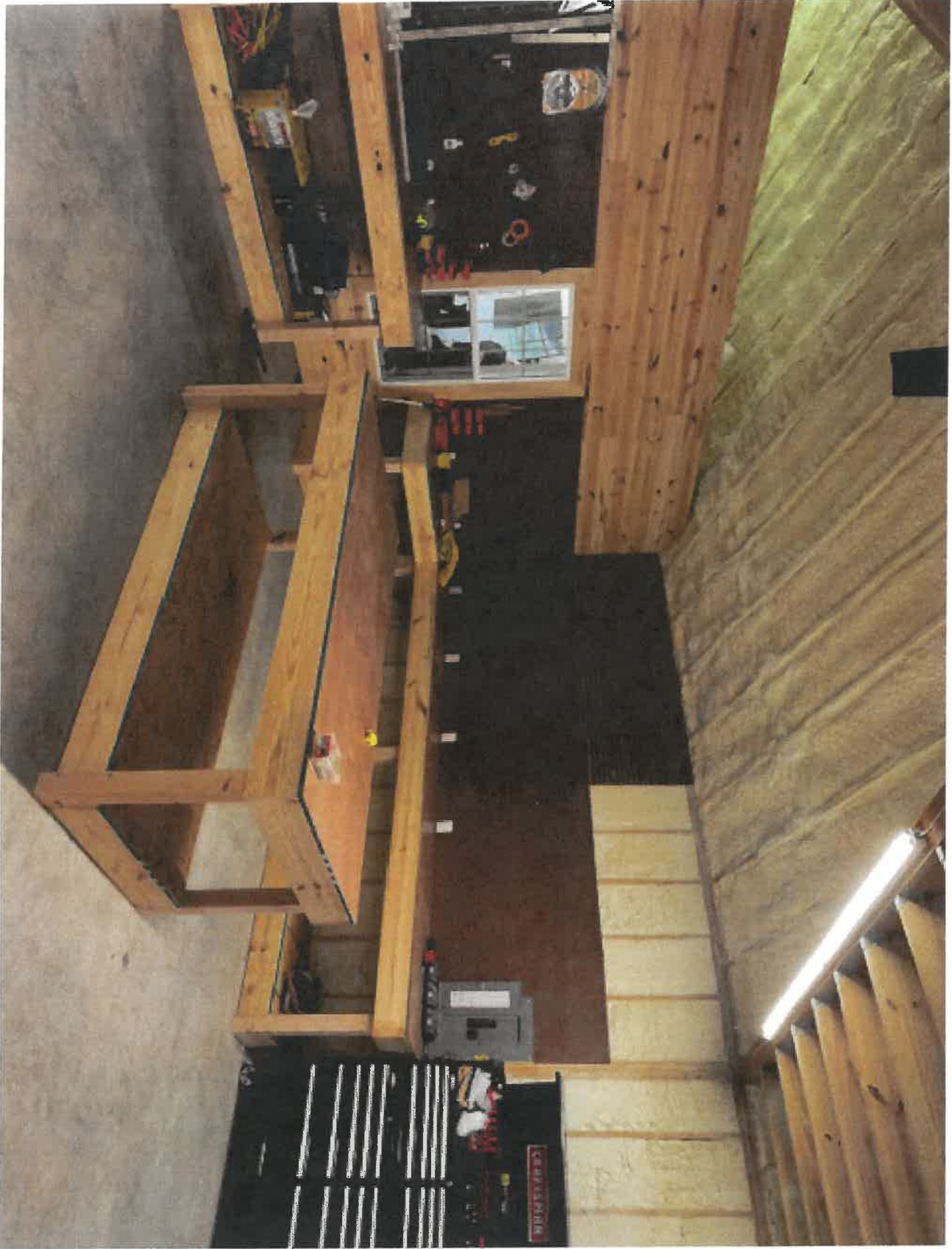


Now



NOUJ
65740 APPROX





SHOP

Master Electrician Install
Panel & Wiring





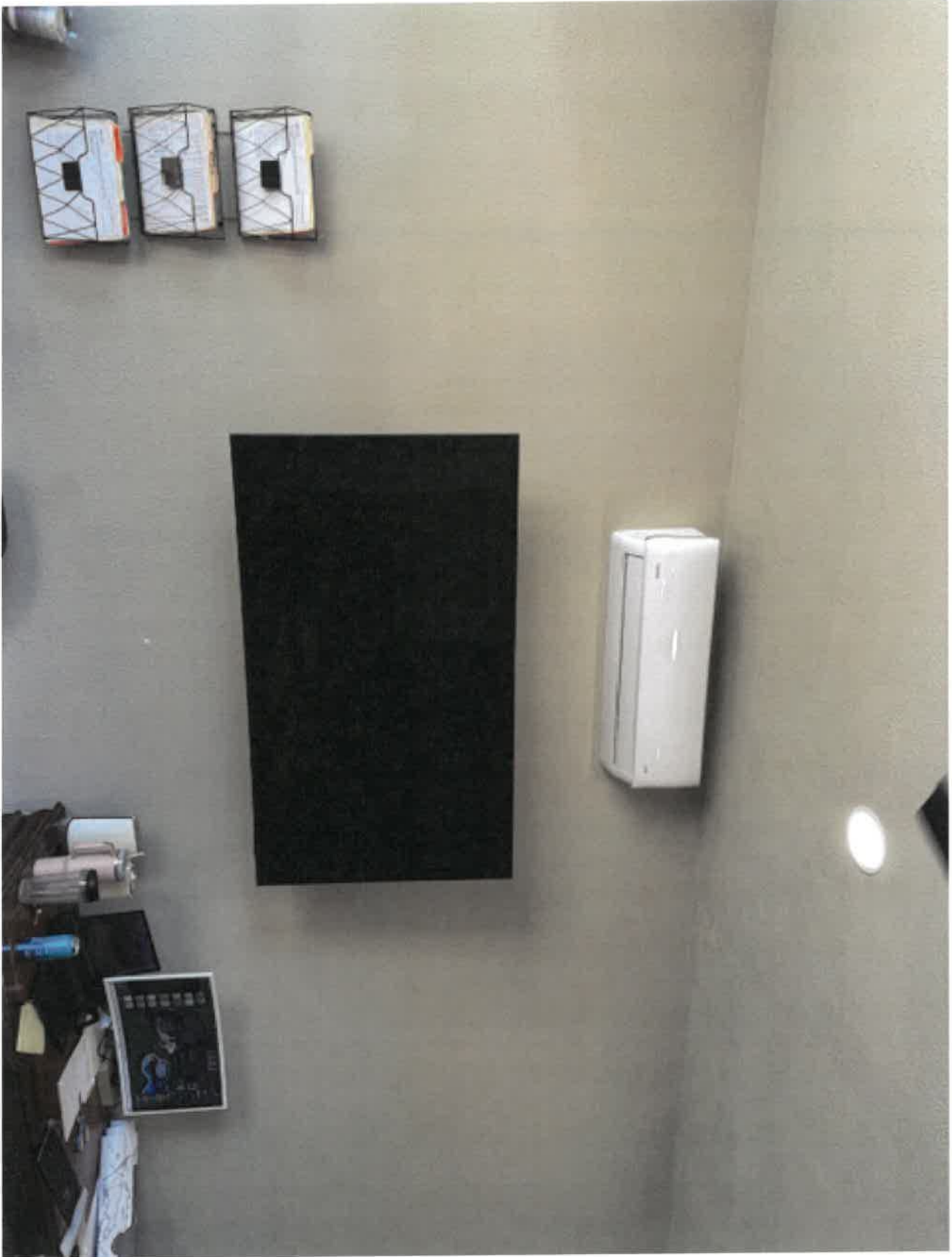
Bottom SHOT
OF L.V.L BEAMS



2"x10" Rafters



NEW Building
3x21" x 36" LVL BEAM



NEW OFFICE



Wood
Office
walls

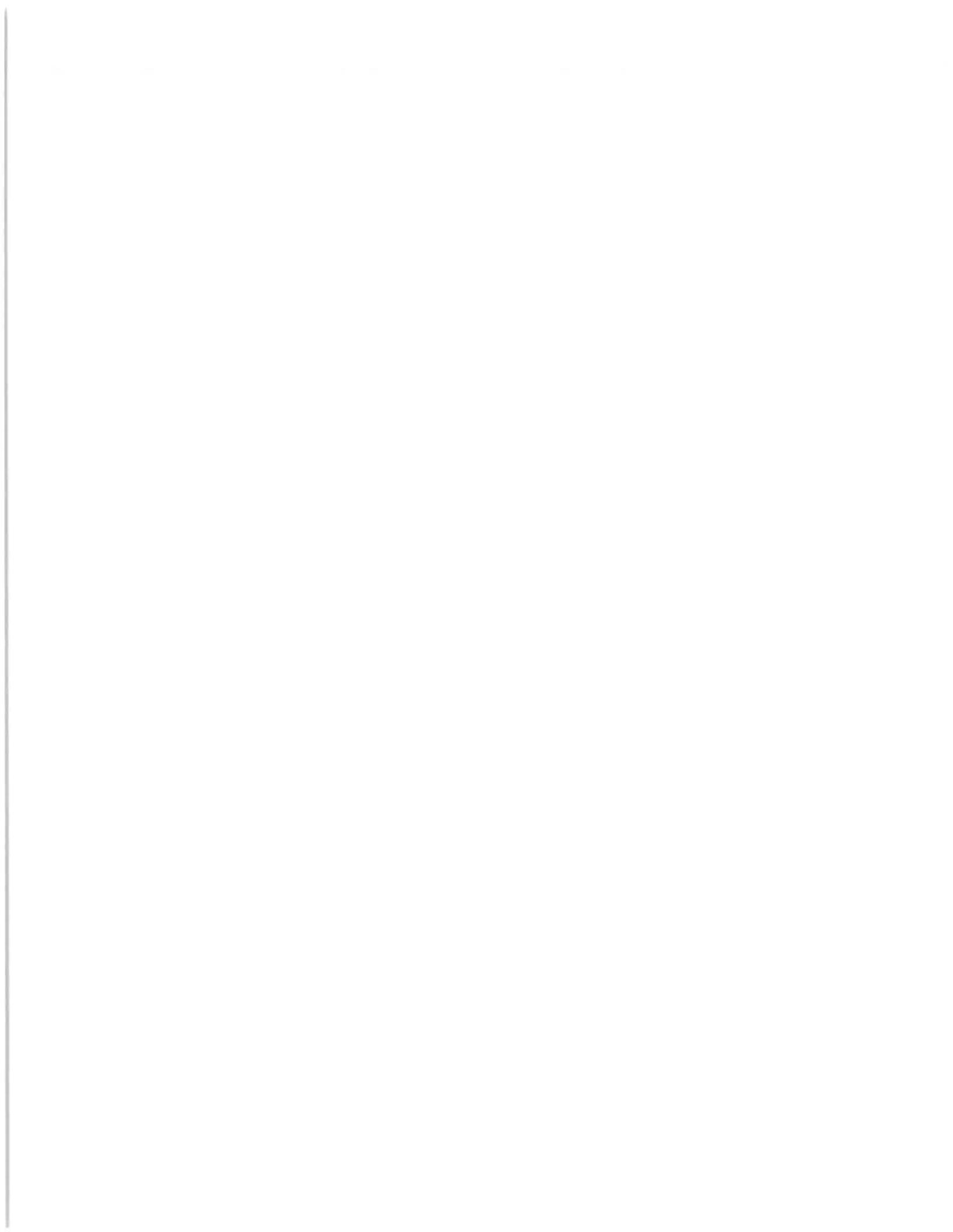


NEW Building
6" spray Foam walls & ceiling



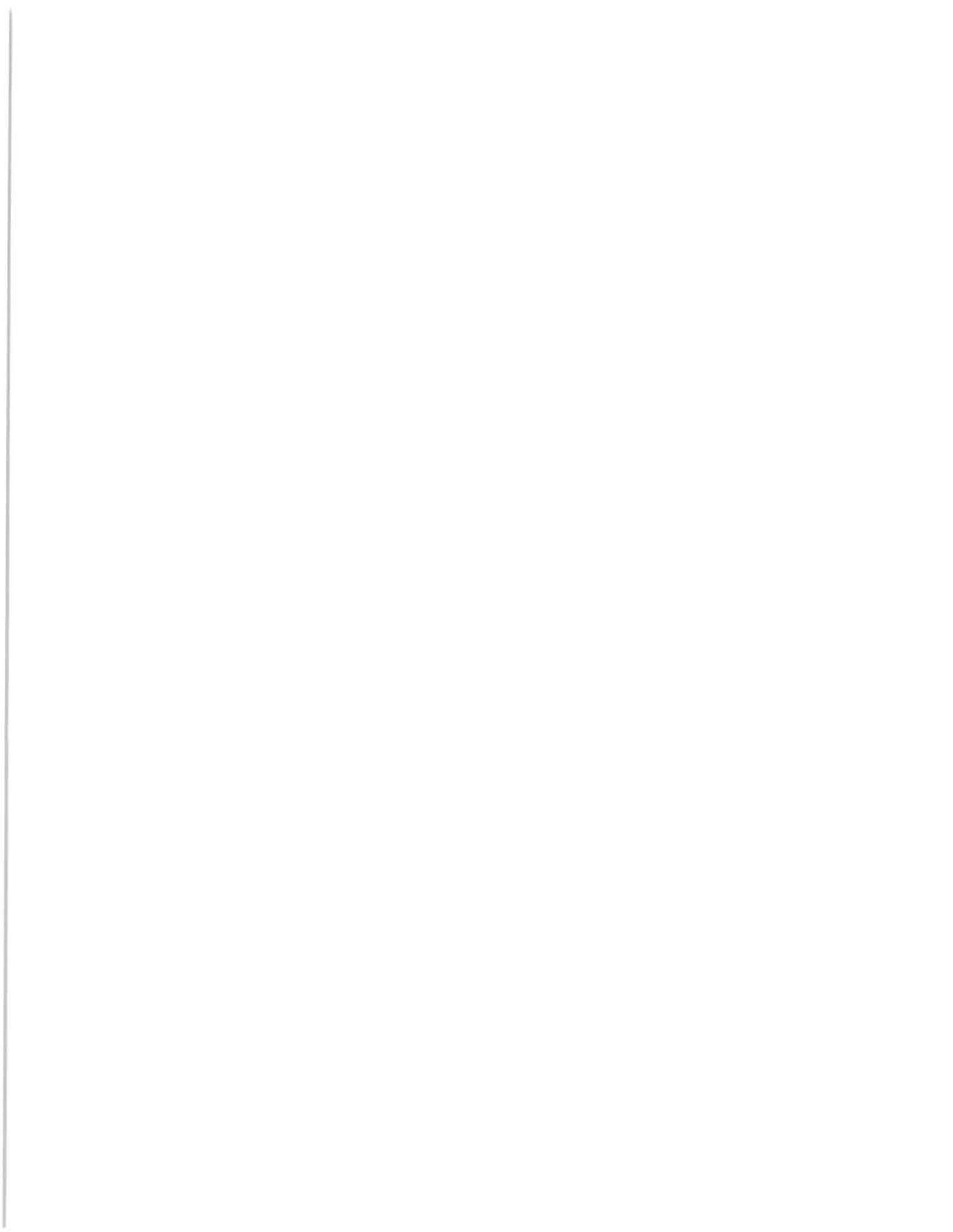






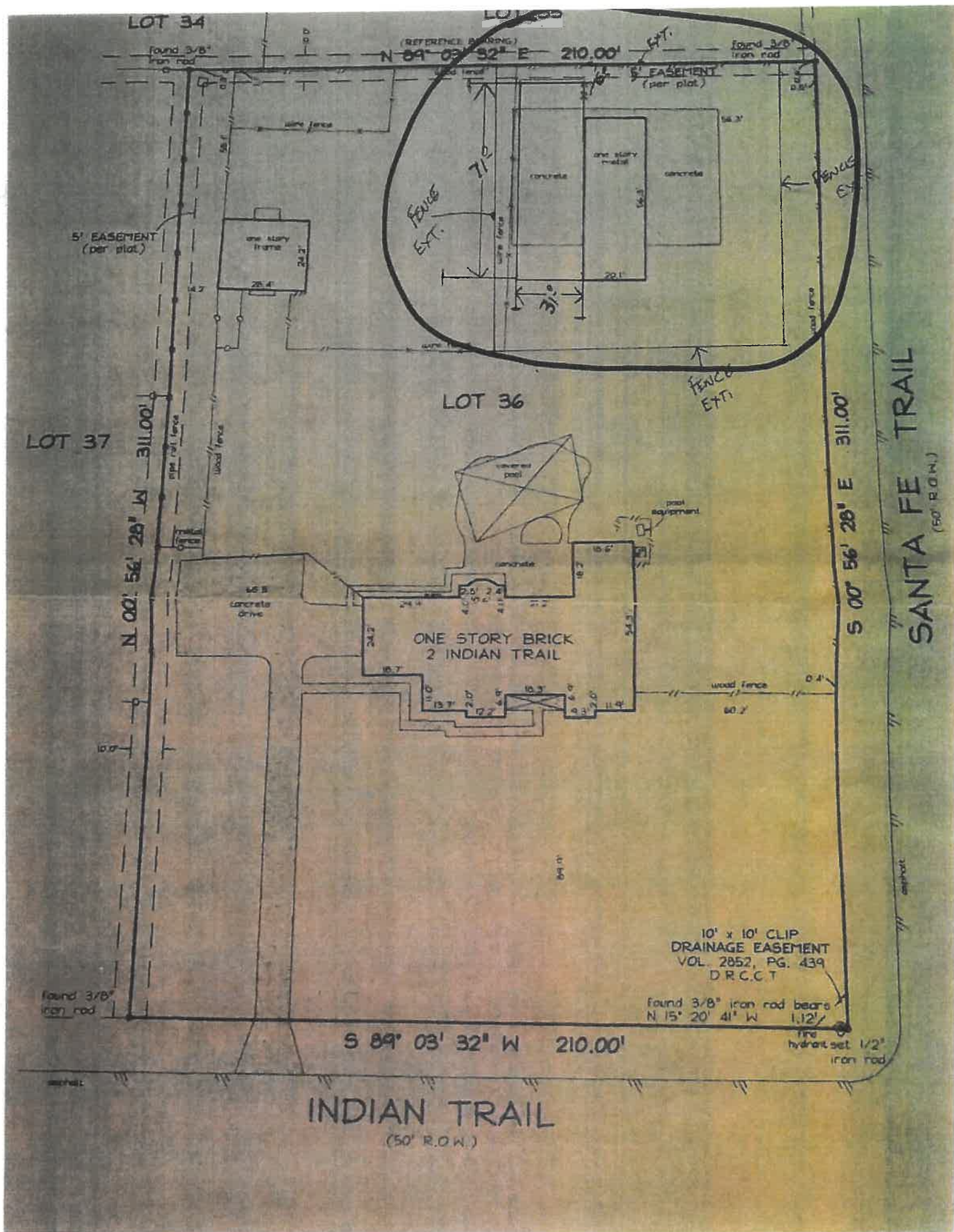


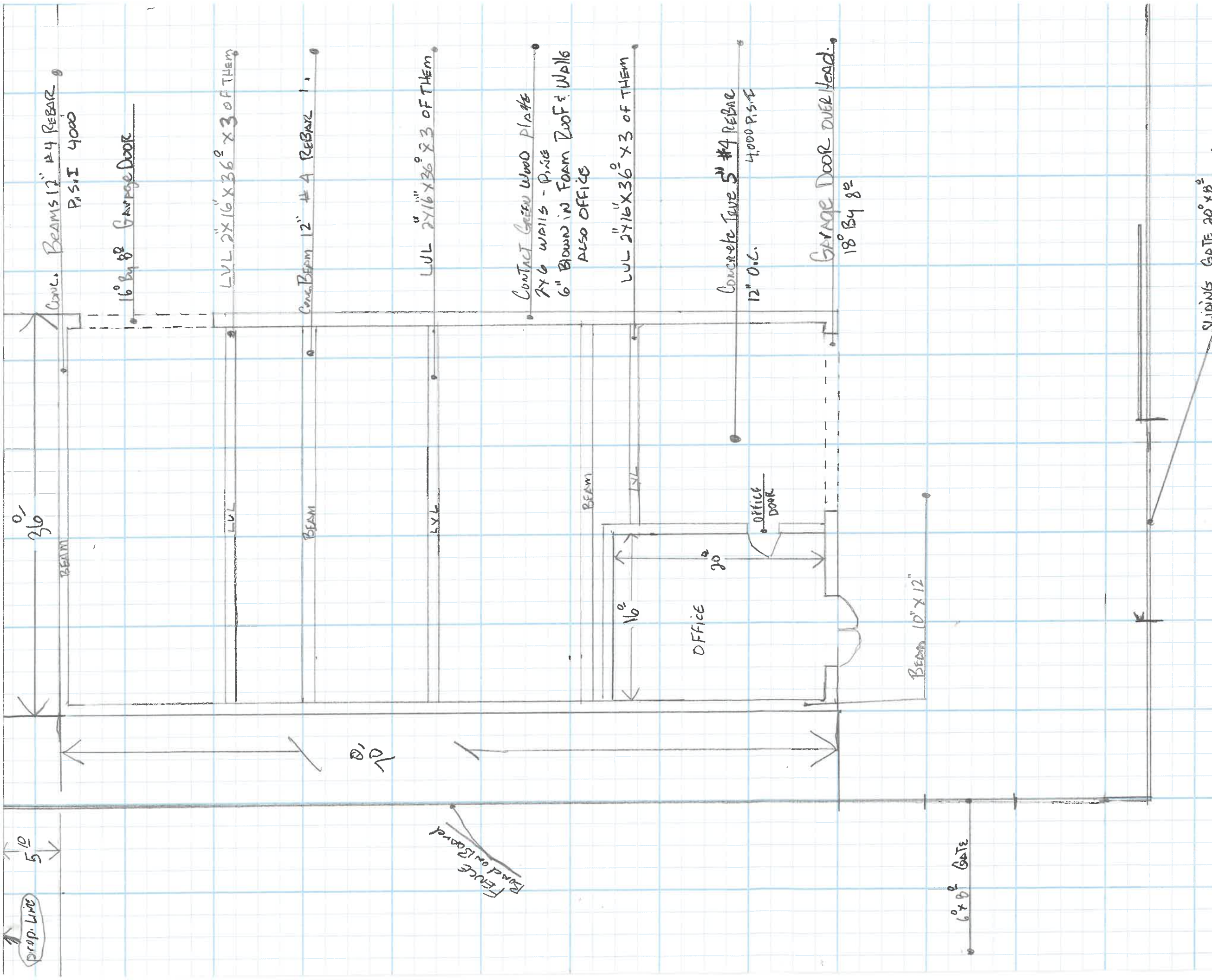
11





11





NOTES

- FENCE AROUND OUTSIDE OF GARAGES 8' Tall 1 1/2" By 100 LF
- 2 Rolling Gates 1 Walk thru Rolling Gate
- Height 18' Pitch 6/12 Building
- Foot 3 TBS Composition
- Decking 9/16 NOB ON BOARD
- Rain FLEECE Barrier
- Splitter w/ Office 110V

NOTES

- 100 AMP 2 Panels By Master Electrician
- Hazi-Siding 4x8 Under Planks
- Hazi-Facit NOT COMPLETE
- WORK STOPPED BY City



MINUTES BOARD OF ADJUSTMENT MEETING

March 26, 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Chair Redman called the meeting to order at 6:30 pm. It was determined that a quorum was present. Alternate Paula Walker will be a voting member.

Members Present:

Chair Tom Redman
Vice Chair Brenda Rizos
Member Rebecca Orr
Member Sean Watts
Alternate Member 1 Paula Walker

Staff Present:

City Manager John Whitsell
City Secretary Toshia Kimball
Development Services Director Joe Hilbourn
Assistant City Attorney Courtney Morris

Members Absent:

Member Charles Corporon
Alternate Member 2 Richard Schertz

City Council Members Absent:

Councilmember Tim Johnson

Citizen Input

1. Citizen Input

There were no members of the public wishing to address the City Council.

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**

Development Services Director Joe Hilbourn provided a presentation.

The Board of Adjustment went into Executive Session at 6:36 p.m.

The Board of Adjustment reconvened from Executive Session at 6:48 p.m. No action taken.

Applicant Tim Bonner, 737 S. RL Thorton, Dallas, Texas, 75203, presented.

Chair Redman opened the Public Hearing at 7:09 p.m.

Kyle Deiubinski, 1250 Scarlett Drive, Lucas, Texas, in opposition.

Marc Sherrin, 1025 Scarlett Drive, Lucas, Texas, in opposition.

Jonathan Rios, 795 Ohara, Lucas, Texas, in opposition.

Shannon Verschage, 850 Kennedy Drive, Lucas, Texas, in opposition.

Tony Vilaysack, 825 Ohara Drive, Lucas, Texas, in opposition.

Michelle Miller, 1200 Scarlett Drive, Lucas, Texas, in opposition.

Robert Nicholas, 1100 Wilkes Drive, Lucas, Texas, in opposition.

Chad Krisher, 1255 Scarlett Drive, Lucas, Texas, in opposition.

Chair Redman read Justine Hafner's email into the record, 735 W Blondy Jhune Road, Lucas, Texas, in opposition.

Brett Roberson, 715 Ohara Drive, Lucas, Texas, in opposition.

Elizabeth Roberson, 715 Ohara Drive, Lucas, Texas, in opposition.

Jamey and Jenna Stewart, 945 Scarlett Drive, Lucas, Texas, in opposition.

Bridgett Adell, 1235 Scarlett Drive, Lucas, Texas, in opposition.

Jace Hefner, 735 W Blondy Jhune Road, Lucas, Texas, in opposition.

Alfred Karcher, 1245 Scarlett Drive, Lucas, Texas, in opposition.

Chair Redman closed the Public Hearing at 7:29 p.m.

After Board discussion, the following motion was made.

MOTION: A motion was made by Member Watts, seconded by Vice Chair Rizos, to approve 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. The motion passed unanimously by a 5 to 0 vote.

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

Development Services Director Joe Hilbourn provided a presentation.

Applicant Ronald Cooper 1165 Sugar Bars Drive, Lucas, Texas, presented.

Chair Redman opened the Public Hearing at 7:46 p.m.

Jim Orr, 831 Sugar Bars Drive, Lucas, Texas, in opposition.

George Sykora, 1161 Top Deck Trail, Lucas, Texas, in opposition.

Will Yarbrough, 2085 Chief Lane, Lucas, Texas, in opposition.

Aymen Khalik, 1125 Sugar Bars Drive, Lucas, Texas, in favor.

Darrin Hunt via email, 1290 Driftwood Lane, Lucas, Texas is in opposition.

Chair Redman closed the Public Hearing at 7:51 p.m.

After Board discussion, the following motion was made.

MOTION: A motion was made by Chair Redman, seconded by Vice Chair Rizos to deny 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'). The motion passed unanimously by a 5 to 0 vote.

4. Consider approval of the minutes of the January 22, 2025, Board of Adjustment meeting.

MOTION: A motion was made by Member Orr, seconded by Vice Chair Rizos to approve the minutes of the January 22, 2025, Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

5. Adjournment.

MOTION: A motion was made by Chair Redman, seconded by Vice Chair Rizos, to adjourn the meeting at 7:54 pm. The motion passed unanimously by a 5 to 0 vote.

APPROVED:

ATTEST:

Chairman, Tom Redman

Toshia Kimball, City Secretary