



# AGENDA BOARD OF ADJUSTMENT MEETING

January 28, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

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Notice is hereby given that a meeting of the Lucas Board of Adjustment will be held on Wednesday, January 28, 2026, beginning 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. Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the Board of Adjustment will be physically present at this meeting.

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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](mailto: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

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

## Citizen Input

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1. Citizen Input.

## Public Hearing

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2. Conduct a public hearing and consider the request by Kiesha Kay with Mission Ridge Consultants on behalf of the owner, Kenneth Cranfill, 2 Hickory Hill Rd, Lucas, Texas, 75002. They are requesting a variance from the City's Code of Ordinances, Code section § 14.01.004, 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.

- A. Presentation by Joe Hilbourn, Development Services Director
  - B. Conduct public hearing
  - C. Take action on public hearing item
- (Joe Hilbourn, Development Services Director)**

### **Regular Agenda**

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- 3. Consider approval of the minutes of the July 23, 2025, Board of Adjustment meeting. **(Tom Redman, BOA Chair)**

### **Executive Session**

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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. **(Tom Redman, BOA Chair)**
- 5. Reconvene from Executive Session and take any action necessary as a result of the Executive Session. **(Tom Redman, BOA Chair)**
- 6. Adjournment **(Tom Redman, BOA Chair)**

### **Certification**

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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, TX 75002, and on the City's website at [www.lucastexas.us](http://www.lucastexas.us) on or before 5:00 p.m. on January 22, 2026.

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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 City Secretary Toshia Kimball at 972.912.1211 or by email at [tkimball@lucastexas.us](mailto:tkimball@lucastexas.us) at least 48 hours prior to the meeting.