



AGENDA BOARD OF ADJUSTMENT MEETING

January 28, 2026 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, TX

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.

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 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

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

Executive Session

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

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 on or before 5:00 p.m. on January 22, 2026.

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 at least 48 hours prior to the meeting.



**City of Lucas
Board of Adjustment Agenda Request
January 28, 2026**

Requester: Joe Hilbourn, Development Services Director

Agenda Item Request:

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)

Background Information:

The property is zoned R2 and contains a principal building of 3,308 square feet and an accessory garage building of 3,290 square feet, making the accessory structure subordinate by only 18 square feet. The accessory garage was permitted on June 2, 2023, with explicit permit conditions stating that it could not cover the apron. A permit-exempt shed (200 sq. ft.) is on the property, and Collin CAD records also show a 400 sq. ft. detached carport built in 2018 without a permit. The shed and carport should be included in the total accessory-structure square footage. Combined, all accessory structures must remain subordinate to—and not larger than—the principal building.

The applicant is seeking a variance from the literal definition of an accessory building in Code § 14.01.004, which requires accessory structures to remain subordinate in area, volume, and extent to the principal building. The request would allow an extension to the existing accessory structure, resulting in the accessory building alone exceeding the principal building's square footage by 1,382 square feet. When all accessory structures are combined, the total accessory square footage would exceed the principal building by 1,982 square feet, which is inconsistent with both the definition and the intent of the code.

An accessory building or use is:

- (1) Subordinate to and serves a principal building or principal use;
- (2) Subordinate in area, extent, or purpose to the principal building or principal use served;

- (3) Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
- (4) Located on the same building lot as the principal use served.
- (5) "Accessory" when used in the text shall have the same meaning as accessory use.

At the October 10, 2024 Planning and Zoning Committee meeting, accessory building regulations were discussed. Mr. Cranfill attended and requested that awnings be excluded from accessory building square footage calculations; however, the definition of accessory buildings and structures was not amended to omit awnings in the square footage.

Attachments/Supporting Documentation:

- 1. PUBLIC HEARING NOTICE - 2 Hickory Hill Variance
- 2. 2 Hickory Hill Site Plan
- 3. 2 Hickory Hill Location Map
- 4. 2 Hickory Hill Site Images
- 5. 2 Hickory Hill BOA Variance Application
- 6. Permit # 02889 Approved 2 Hickory Hill ~ acc bldg
- 7. PlanningandZoning_RegularSession_Minutes_10_10_24.PDF

Budget/Financial Impact:

N/A

Recommendation:

N/A

Motion:

I make a motion to approve/deny 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.



PUBLIC HEARING NOTICE

NOTICE is hereby given that the Board of Adjustment, of the City of Lucas, Texas, will conduct a Public Hearing on Wednesday, January 28, 2026, 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:

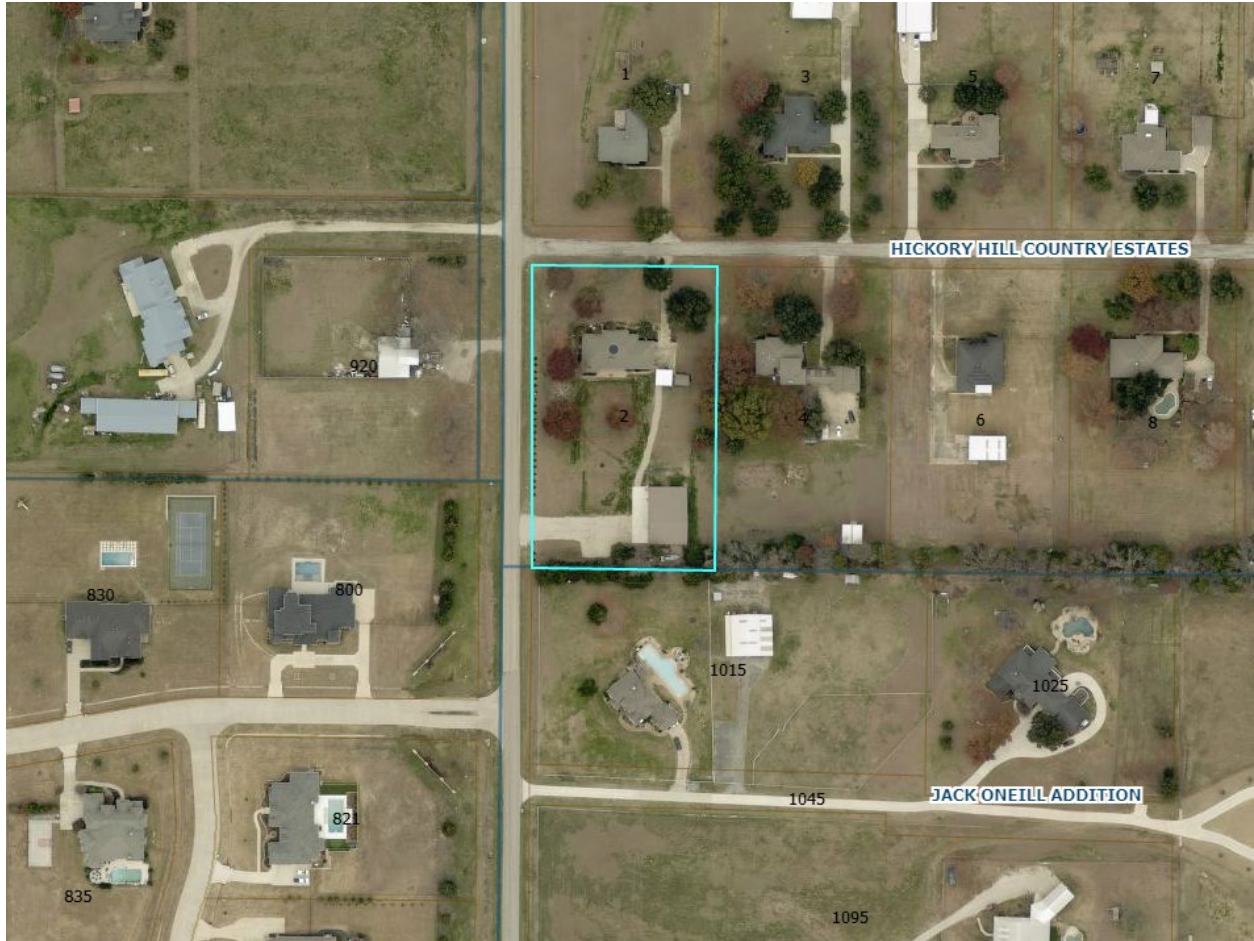
Kiesha Kay with Mission Ridge Consultants on behalf of the owner, Kenneth Cranfill, 2 Hickory Hill Rd, Lucas, Texas, 75002 is requesting a variance from the literal definition in Code section § 14.01.004 Definitions, Accessory buildings and structures. Buildings or structures located on the same lot 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. They are asking to add an extension to the existing accessory structure which causes the total square footage of the accessory structure to exceed the square footage of the principal building by 1,382 square feet.

An accessory building or use is:

- (1)** Subordinate to and serves a principal building or principal use;
- (2)** Subordinate in area, extent, or purpose to the principal building or principal use served;
- (3)** Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
- (4)** Located on the same building lot as the principal use served.
- (5)** "Accessory" when used in the text shall have the same meaning as accessory use.

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.

2 Hickory Hill Location Map



2 Hickory Hill

Existing Site Images





City of Lucas

APPEAL TO THE BOARD OF ADJUSTMENT

DATE: 12/17/2025

FEE: \$450.00

APPEAL # _____

SUBMITTED BY: Name: Kiesha Kay - Mission Ridge Consultants

Address: PO Box 260203

City: Plano State: TX Zip: 75075

Phone: 469.847.9781

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:

Property is zoned R2. Requesting variance to allow for an accessory structure
to exceed the size (floor area) of the main structure on the lot. This would allow
the accessory structure to not be subordinate to the main structure.

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: _____

HKay
SIGNATURE OF PERSON FILING FOR APPEAL

DATE: 12/19/2025

If not granted by the Board, state reason why:

CHAIRMAN



Floor Area Variance

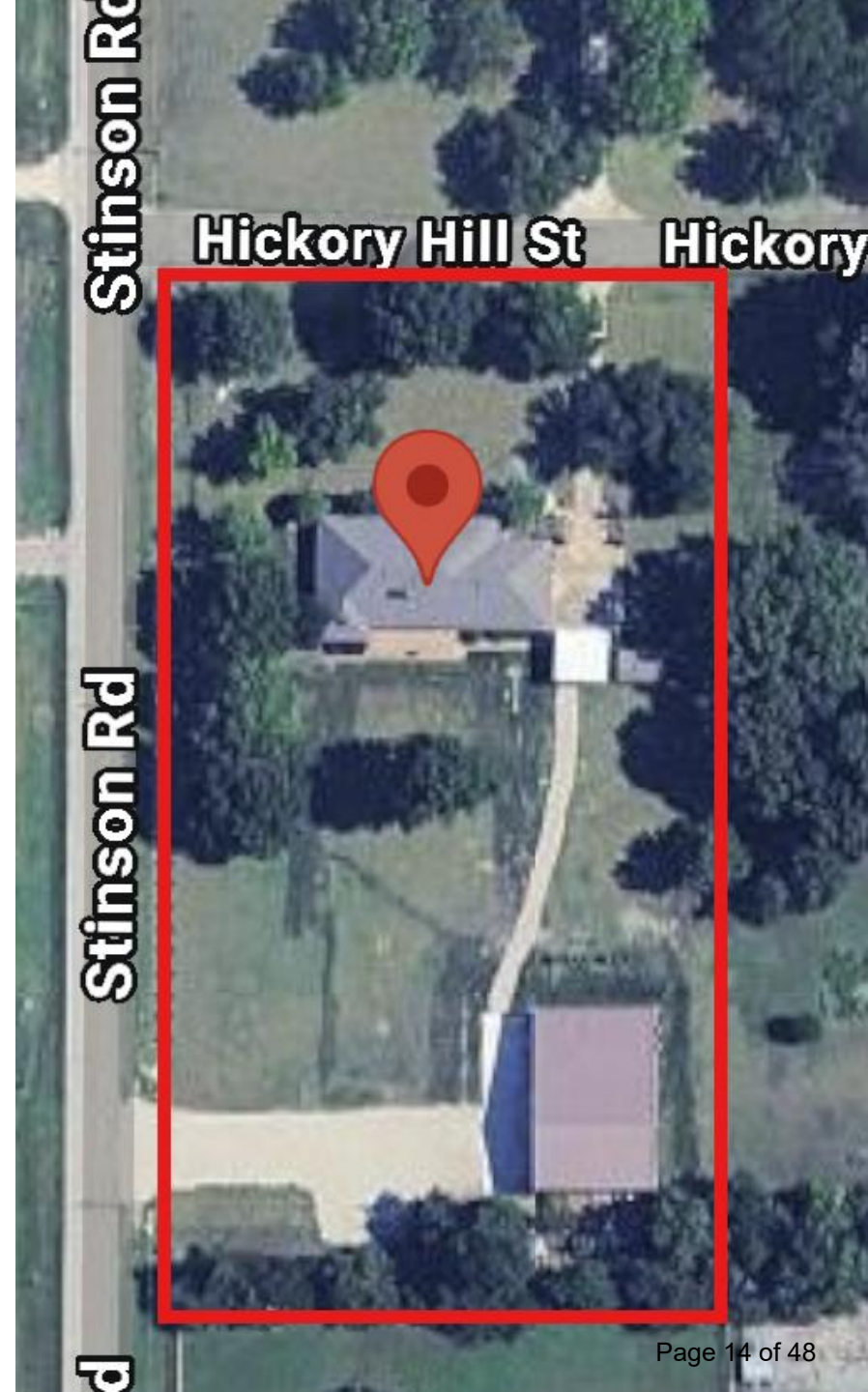
2 Hickory Hill

Need Case Number

Mission Ridge Consultants

2 Hickory Hill - Site Context

- 1.5 Acre Lot
- R-2 Residential District



Floor Area Variance

- Requesting a floor area variance to add a roof extension covering to the existing barn located on-site.
- The additional floor area proposed would make this structure larger than the main structure.



Accessory Building

§ 14.01.004 Definitions.

- 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:
 - (1) **Subordinate to** and **serves a principal building** or principal use;
 - (2) **Subordinate in area**, extent, or purpose to the principal building or principal use served;
 - (3) **Contributes** to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
 - (4) Located on the **same building lot** as the principal use served.

Existing Site Images



Existing Floor Area On-Site

- Main Structure: Single Family Dwelling – 3,308 SF
- Existing Barn: Accessory Structure – 3,290 SF
- Proposed Addition to Barn via an open wall roof covering: 1,400 SF

Subordinate to Main

- Existing Barn is subordinate to the main structure by: **99 SF**
- The proposed addition to the accessory structure would make the total barn floor equal: **4,690 SF**
- This would make the barn larger than the existing main structure by: **1,301 SF**

Proposed Request

- To grant approval of a variance to allow 1400 SF of an addition to be made to the Barn accessory structure. A calculation of 1,301 SF approval above the existing main structure.
- This additional roof covering would contribute to the convenience of the existing Barn structure.
- This would allow for an additional covered work area to support the existing barn structure.
- The addition of the roof structure will also act as a sunscreen to aid in heat control in the summer.
- This addition will not be impactful to the surrounding neighboring properties and will fully comply with all yard, lot and space regulations denoted in the Development Code.



Approval Considerations

(A)

The variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done;

(B)

The variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(C)

The variance is not granted to relieve a self-created or personal hardship, nor for financial reasons only, nor to permit any person a privilege in developing a parcel of land not permitted by this section to other parcels of land with the same zoning.

- Variance is **not** contrary to the public interest
 - There are 7 lots on the block that front Brookview
 - 2 of the 7 lots are incomed with a 60' setback
 - Enforcement of the build line would limit the developable area of the site by approximately 22 percentage more than the adjacent commensurate properties.
 - This would create an unnecessary hardship
- Variance is **necessary** to permit development of the specific parcel
 - This lot is already the smallest lot on the block by approximately 16,000SF.
- Variance is **not** granted to relieve a self-created or personal hardship
 - The request is remove a platted build line that was established in 1950.
 - The proposed site plan would fully comply with the zoning regulations of the R-10(A) single family district.

Public Outreach

- Letters of support obtained, shown in green.
- Directly adjacent neighbors have provided their written support.
- Additional letters of support obtained from:
 - 1121 W Forest Grove Rd
 - 790 Ohara Dr





Questions

Kiesha Kay, CEO

469.847.9781

Kiesha@msnrdg.com





Project & Contractor Fee Breakdown and Receipt

Project Address: 2 Hickory Hill rd.

Permit Number: 02889

"6" Building Permit Fee -----	\$	<u>1205.50</u>	<u>Acc</u>
Water Meter -----	\$	_____	TYPE
water Impact Fee -----	\$	_____	
Road Impact Fee -----	\$	_____	
Road Maintenance Assessment -----	\$	_____	
Weight Limit Permit Fee -----	\$	<u>400</u>	
Pool Permit Fee -----	\$	_____	
Pool with Spa Permit Fee -----	\$	_____	
Fines (re-inspect, no permit & no contractor registration, ETC.) -----	\$	_____	
Fees (plan review & plan revision) -----	\$	_____	
Other -----	\$	_____	

Total Project Amount Due ----- \$ 1605.50

"2" Water Deposit (\$100.00(city)/\$125.00(out of city) ----- \$ _____

"11-4611" Fire Sprinkler Permit ----- \$ _____

"301" Contractor Name: _____

General (\$90) -----	\$	_____
Lawn Irrigation (\$90) -----	\$	_____
Mechanical (\$90) -----	\$	_____
Backflow (\$45) -----	\$	_____
Electrician No Charge		
Plumbing No Charge		

Total Registration Amount Due ----- \$ _____

Total Amount Due ----- \$ 1605.50

Office Use Only:

Received By: _____ Date: _____

Received Monies From: _____ CC: _____ Check #: _____ Cash: _____



MISCELLANEOUS BUILDING PERMIT

INSPECTION REQUEST LINE
214-644-0779

PERMIT # 02889

City of Lucas
665 Country Club
Lucas, TX 75002
Phone: 972-912-1206
EMAIL: PERMITS@LUCASTEXAS.US

Project Address: 2 Hickory Hill Zoning: R-2

Subdivision: Hickory Hill Country Estates Lot: 1 Block: _____

Property Owner Name: Kenneth Cranfill Phone: 214 728-9053

(General) Contractor Name & Address: Kenneth Cranfill Phone: ''

(Elec) Contractor Name & Address: Regions Electric 200 Rayburn Garland Phone: 972 272-7220

(Plumb) Contractor Name & Address: Carl Rogers 6742 CR 281 McKinney Phone: 214 578-9158

(HVAC) Contractor Name & Address: None Guaranteed Plumbing Phone: _____

Type of Permit:

- HVAC
- ACCESSORY BUILDING
- CULVERT/APPROACH
- FIRE SUPPRESSION
- OTHER _____
- ELECTRICAL
- POOL BARRIER FENCE
- SIGN
- CERTIFICATE OF OCCUPANCY
- PLAN REVIEW
- POOL/ SPA/HOT TUB
- PLUMBING
- IRRIGATION
- ROOFING
- ALARM

BUILDING INFORMATION

BRIEF DESCRIPTION OF PROJECT: Steel barn with office

ESTIMATED SQUARE FOOTAGE OF PROJECT: ~~3500~~ 3290 ESTIMATED VALUE: \$150,000+

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.

I hereby certify that I am the OWNER at this address or that for the purposes of obtaining this approval, I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Texas and the City of Lucas.

SIGNED: Kenneth Cranfill DATE: 5-11-23
Owner or Agent

FINAL INSPECTION REQUIREMENTS:
All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

Official Use Only

Signature: _____ Date: _____

Received By _____ Date: 6/2/23

Signature: [Signature] Building Official

From: _____ Check# _____ Cash _____ CC _____

Official Use Only:
Permit Fees

Permit Fee: 1205.50

Weight Permit: 400

Contractor Reg: _____

Other: _____

Total Amount Due: 1605.50

CITY OF LUCAS
FOR INSPECTION REQUEST EMAIL: PERMITS@LUCASTEXAS.US
DETACHED ACC BLDG PERMIT
 THIS FORM WAS PRINTED ON: 6/02/2023

PERMIT #: 02889

DATE ISSUED: 6/02/2023

PROJECT ADDRESS: 2 HICKORY HILL RD
 LOCATION: 2 HICKORY HILL RD
 SUBDIVISION: HICKORY HILL ESTATES

LOT #: 1
 BLK #:
 ZONE ORD:

ISSUED TO: MARY/KENNETH CRANFILL
 ADDRESS: 2 HICKORY HILL RD
 CITY: LUCAS
 STATE: TX
 ZIP: 75002
 PHONE:

CONTRACTOR: MARY/KENNETH CRANFILL
 ADDRESS: 2 HICKORY HILL RD
 CITY: LUCAS
 ST: TX
 ZIP: 75002
 PHONE:

ENGINEER: 3,290.00
 SQ FT
 WORK: DETACHED ACCESSORY BLDG

VALUATION: \$ 150,000.00
 PROP.USE
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
170	PERMIT WEIGHT LIMIT FOUR OR MORE	\$ 400.00
150	ACCESSORY BUILDING	\$1,205.50
	TOTAL	\$1,605.50

NOTES:

Check # _____ Cash _____

NOTICE

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. **WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.**

I hereby certify that I am the OWNER at this address or that for the purposes of obtaining this approval, I am acting on behalf of the owner. All contract work on this project will be done by a contractor holding a valid privilege tax license and contractor's license issued by the State of Texas and the City of Lucas.

SIGNED: _____ DATE: _____
 Owner, Contractor or Authorized Agent

SCOPE OF PERMIT: For new buildings and for additions to existing buildings, this permit authorizes all structural, plumbing, electrical, mechanical, work to be performed in the construction of the building or structure at this address, if done at the same time of initial construction. No separate subcontractor permits are needed for those trades. However, the permit holder is required to use only subcontractors registered with the City of Lucas where such a requirement is applicable. If this permit is obtained for work other than new buildings and additions, separate permits must be obtained by all subcontractors.

FINAL INSPECTION REQUIREMENTS: All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

JOSEPH HILBOURN
 (ISSUED BY)

06/02/2023
 DATE

CITY OF LUCAS
FOR INSPECTION REQUEST EMAIL: PERMITS@LUCASTEXAS.US
DETACHED ACC BLDG PERMIT
 THIS FORM WAS PRINTED ON: 6/02/2023

PERMIT #: 02889

DATE ISSUED: 6/02/2023

PROJECT ADDRESS: 2 HICKORY HILL RD
 LOCATION: 2 HICKORY HILL RD
 SUBDIVISION: HICKORY HILL ESTATES

LOT #: 1
 BLK #:
 ZONE ORD:

ISSUED TO: MARY/KENNETH CRANFILL
 ADDRESS: 2 HICKORY HILL RD
 CITY: LUCAS
 STATE: TX
 ZIP: 75002
 PHONE:

CONTRACTOR: MARY/KENNETH CRANFILL
 ADDRESS: 2 HICKORY HILL RD
 CITY: LUCAS
 ST: TX
 ZIP: 75002
 PHONE:

ENGINEER: 3,290.00
 SQ FT
 WORK: DETACHED ACCESSORY BLDG

VALUATION: \$ 150,000.00
 PROP.USE
 CNST TYPE:

FEE CODE	DESCRIPTION	AMOUNT
170	PERMIT WEIGHT LIMIT FOUR OR MORE	\$ 400.00
150	ACCESSORY BUILDING	\$1,205.50
	TOTAL	\$1,605.50

NOTES:

Check # _____ Cash _____

NOTICE

NOTICE TO APPLICANT: UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said improvement in compliance with all provisions of the Ordinances of the City of Lucas, I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approval of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Lucas City Code or any other ordinance or to excuse the owner or his successors in from complying therewith. **WHERE NO WORK HAS BEEN STARTED WITHIN 180 DAYS AFTER THE ISSUANCE OF A PERMIT OR WHEN MORE THAN 180 DAYS LAPSES BETWEEN APPROVAL OF REQUIRED INSPECTIONS, SUCH PERMIT SHALL BE VOID.**

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 Owner, Contractor or Authorized Agent

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FINAL INSPECTION REQUIREMENTS: All final reports and paperwork need to be on site for final inspection, including but not limited to: backflow report, final energy report, final termite report, final grade report, septic report or other reports that may be necessary.

JOSEPH HILBOURN
 (ISSUED BY)

06/02/2023
 DATE

**A FORM BOARD SURVEY
IS REQUIRED TO VERIFY
THE LOCATION OF STRUCTURE**

Wilson Road

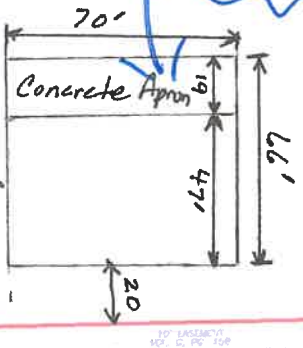
Deerwood Driveway

Hickory Hill Street

*Cannot
Cover Apron*

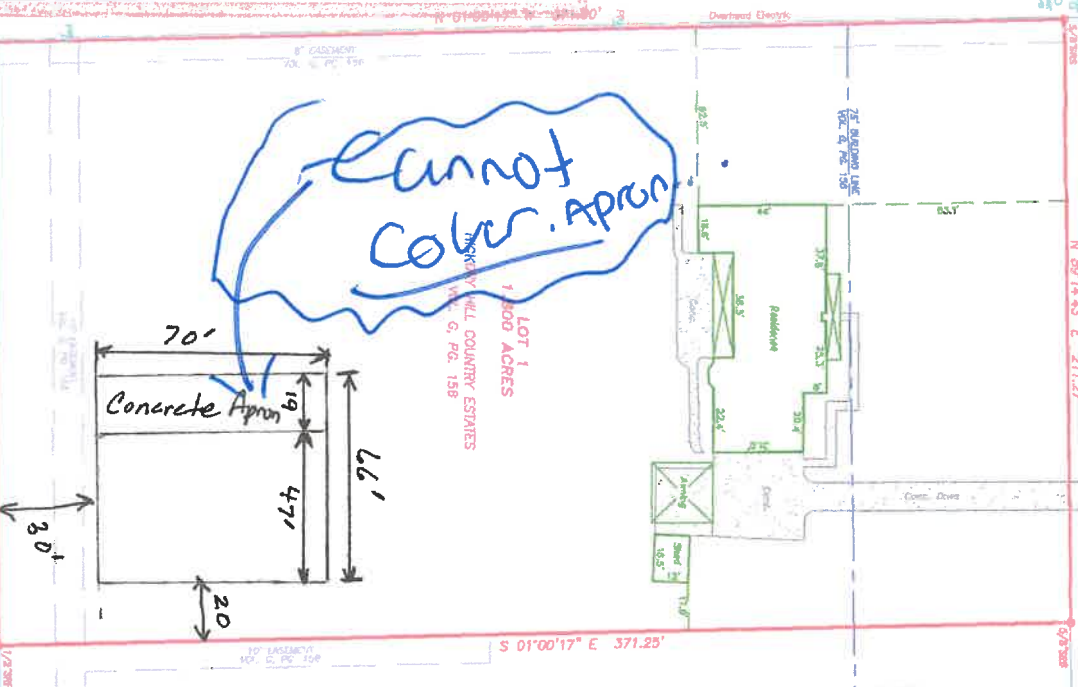
LOT 1
1.000 ACRES

HICKORY HILL COUNTRY ESTATES
PLAT NO. 156, G. PG. 156



S 89°18'43" W 211.27'
(Corner Control Line)

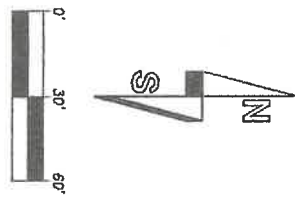
LOT 16
JACK O'NEILL ADDITION
VOL. 2016, PG. 67



NOT BE HELD RESPONSIBLE FOR ANY ERRORS IN THE BUILDING OFFICIAL'S VERIFICATION OF ANY APPLICABLE ORDINANCES OF THE CITY OF LUCAS

CITY ENGINEER *[Signature]* **BUILDING INSPECTOR**

6/2/22
DATE



The plot as shown herein was prepared from an on-the-ground survey performed under my supervision during the month of July 2022; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

NOTE: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"
NOTE: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.
NOTE: Verify exact location of underground utilities prior to construction.

STATE OF TEXAS
COUNTY OF COLLIN
DESCRIPTION:
Lot 1 of Hickory Hill Country Estates in addition to the City of Lucas, Collin County, Texas, according to the Plat thereof recorded in Volume G, Page 156 of the Plat Record of Collin County, Texas.

July 20, 2022



Matthew B. Baskin
Matthew B. Baskin
1001 S. Rte. 6751

Drawn by mlb
BSt:mlb# 2207-008

CLIENT:
Lawyers Title

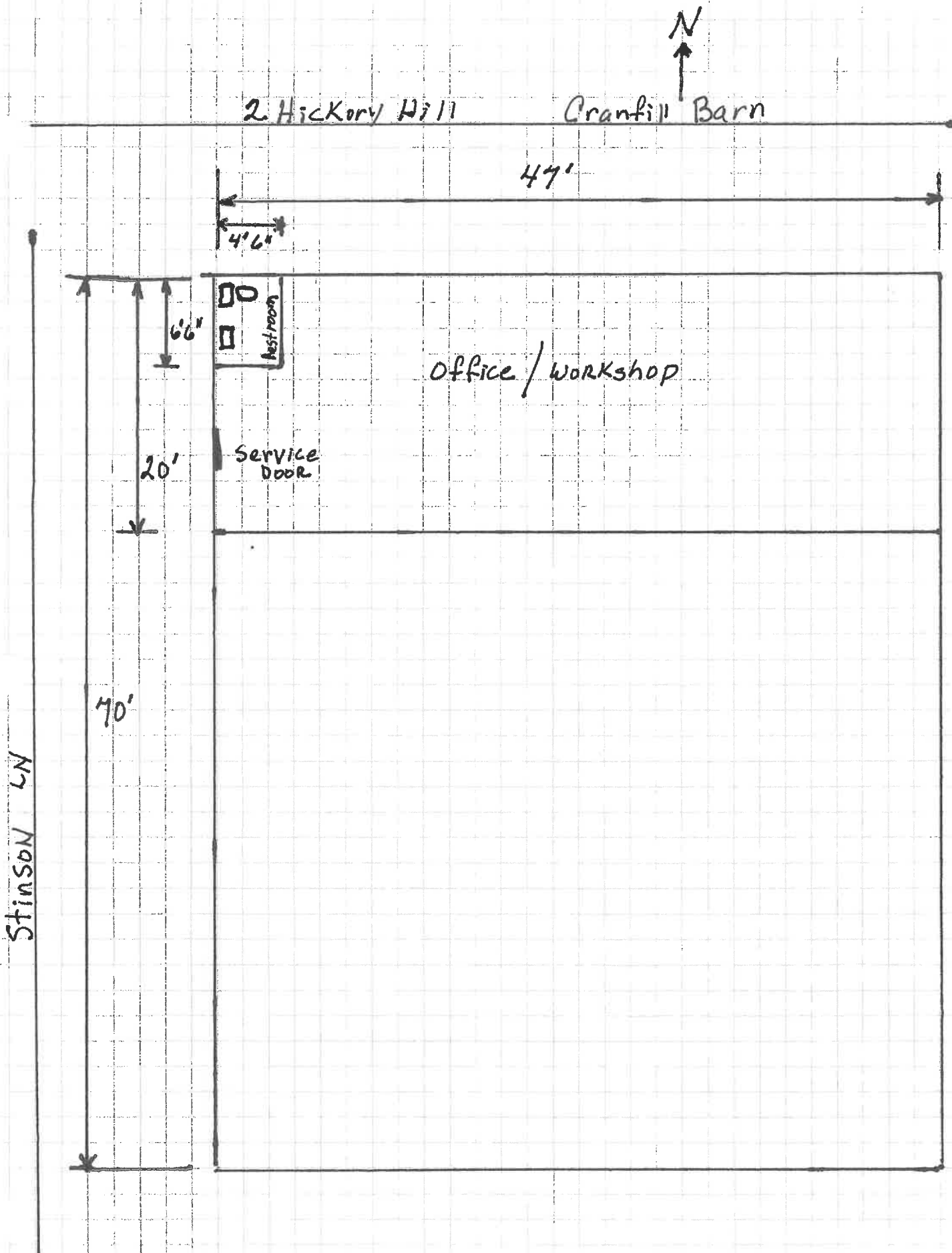
Boundary Solutions Inc.
Professional Land Surveyors

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTAJACSM LAND TITLE
SURVEYS

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7811
EMAIL: mbuaby_bsm@yahoo.com

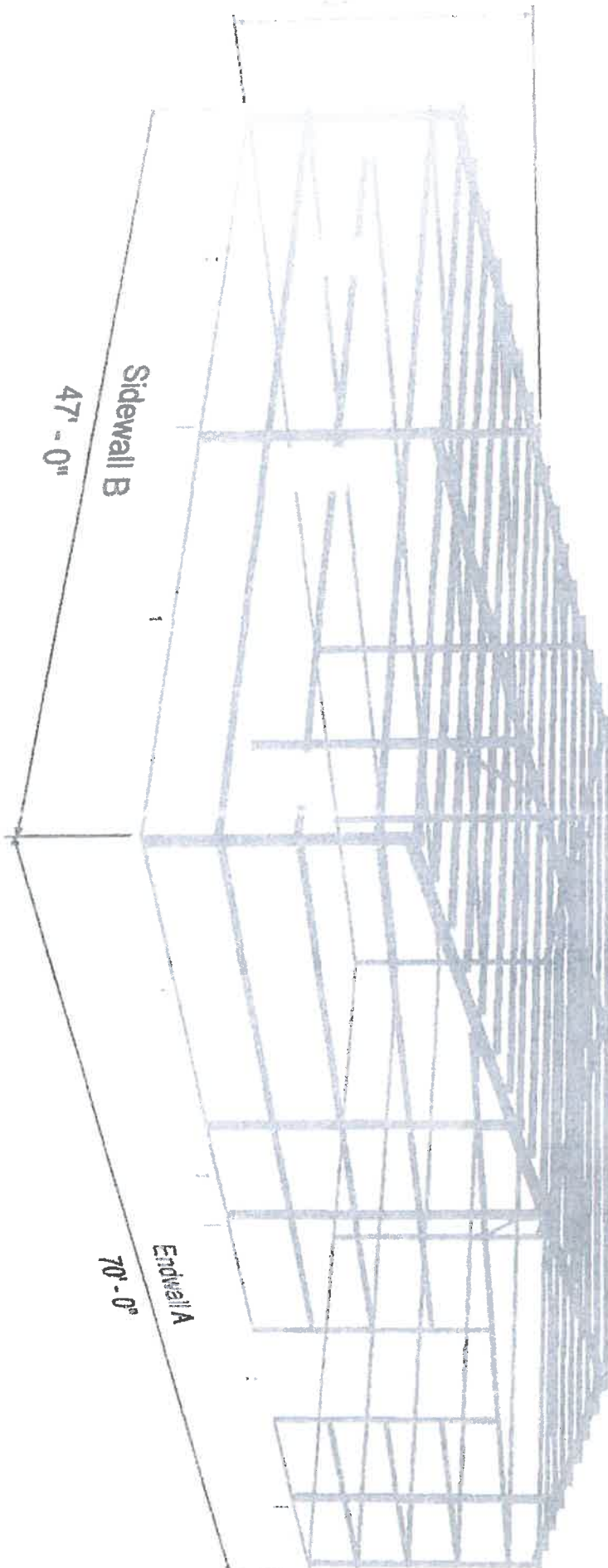
BOUNDARY SURVEY

LOT 1
HICKORY HILL COUNTRY ESTATES
CITY OF LUCAS
COLLIN COUNTY, TEXAS



Building created for:
ADL

Produced by:
Mueller Inc. Sherman

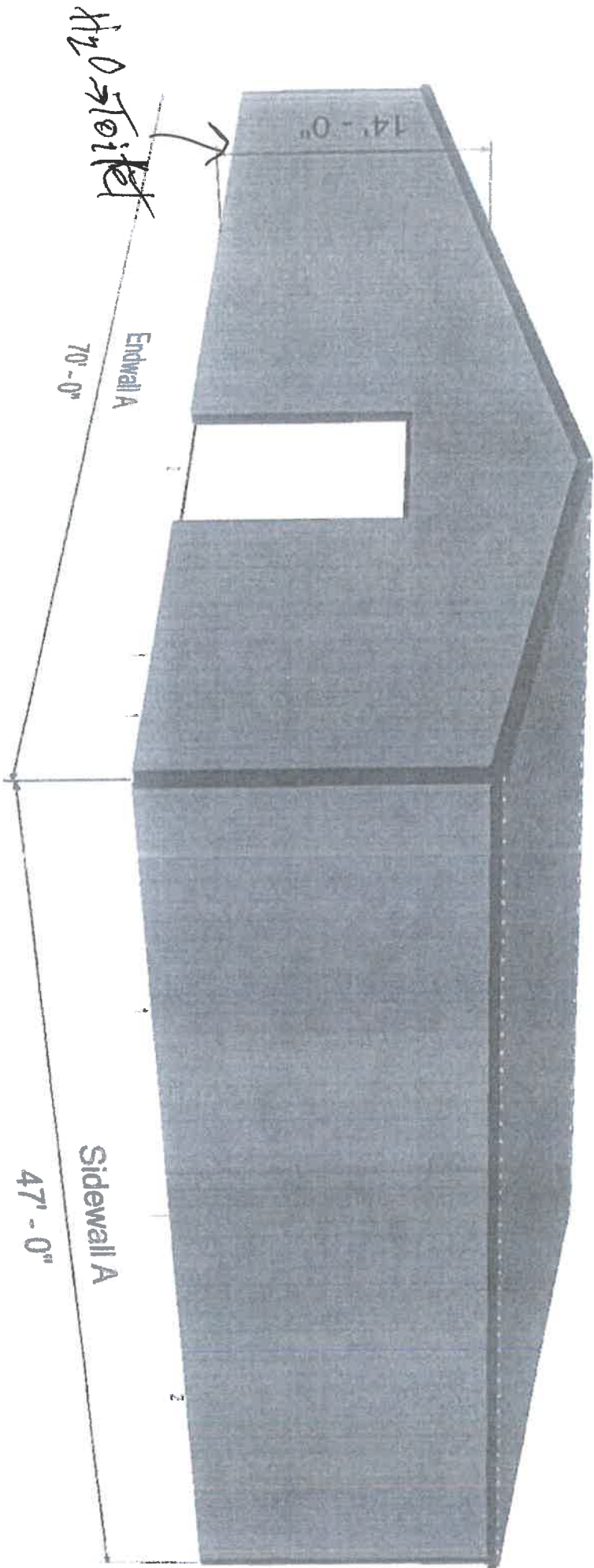


TSHE93319758 - 02/22/2023

TSHE93319758 - 5/23/2023

Building created for:
ADL

Produced by:
Mueller Inc. Sherman

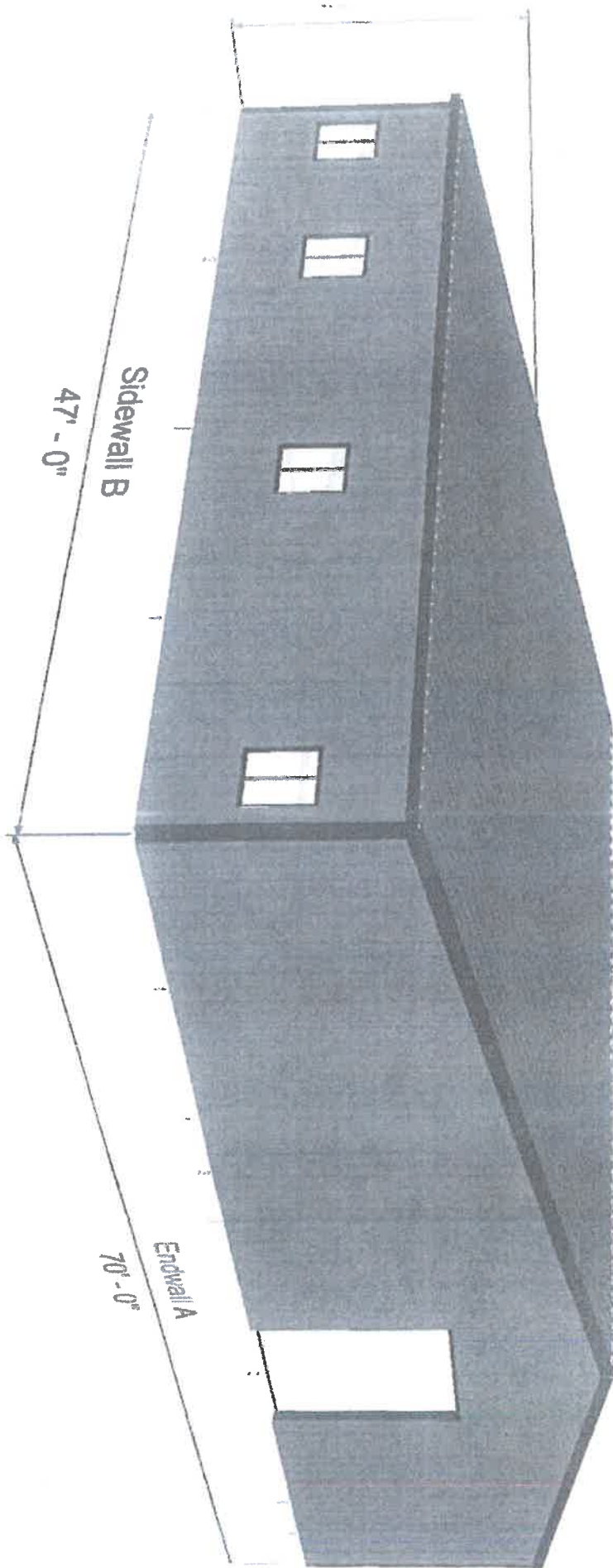


TSHE93319758 - 5/23/2023

TSHE93319758 - 5/23/2023

Building created for:
ADL

Produced by:
Mueller Inc. Sherman



S-093319758 - 5/23/2023

TSHE93319758 - 5/23/2023

ADL Construction
 121 HORSESHOE BEND
 LEONARD, TX 75452
 ADLCONSTRUCTION874@GMAIL.COM



Estimate

ADDRESS

Kenneth Cranfill
 2 Hickory Hill
 Lucas, Tx 75002

ESTIMATE # 1109
DATE 05/09/2023

ACTIVITY	AMOUNT
47'x70' Building 3,290 sq ft	44,700.00
16'x12' Sectional Door	
(2) 3'x7' Walk thru doors	
(4) 3/0 3/0 Windows	
Gutters	
Concrete	52,300.00
47'x70' building slab 3,290 sq ft	
19'x70' concrete apron 1x330 sq ft	
Labor	33,700.00
DOES NOT INCLUDE SPRAY IN INSULATION	
	SUBTOTAL 130,700.00
	TAX 0.00
	TOTAL \$130,700.00

Accepted By

Accepted Date



CITY OF LUCAS

BUILDING INSPECTION FIELD CARD

ADDRESS: 2 HICKORY HILL RD			
LOT : 1	BLOCK:	ADDITION: HICKORY HILL ESTATES	AREA SQ. FT. 0003290.00
ZONE :		SPECIFIC USE: DETACHED ACCESSORY BLDG	
BUILDING PERMIT NO: 02889		BUILDING PERMIT DATE: 6/02/2023	
PROPERTY OWNER PHONE #: PROPERTY OWNER:			
BUILDING CONTRACTOR MARY/KENNETH CRANFILL 214-728-9053		CONCRETE CONTRACTOR PHONE	
Setback Inspection	Drive Approach		Culvert Size required
Slab	Frame	Final	
Belly Steel		Pool Gas	
Deck Steel & Bonding		Pool Final	
PLUMBING CONTRACTOR PHONE		HVAC CONTRACTOR PHONE	
Rough	Gas Wrap		Gas Test In
Top Out	Shower Pan		2 nd Floor Rough
Duct	Gas Test Out		
Temp Utilities	Co-Serv Gas	GCEC	TXU
ELECTRICAL CONTRACTOR		PHONE	
T-Pole	Rough	Final	
Completed by:			Date:



MINUTES

PLANNING AND ZONING COMMISSION MEETING

October 10, 2024 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

Commissioners Present:

Chairman Tommy Tolson
Vice-Chairman Joe Williams
Commissioner Frank Hise
Commissioner Sean Alwardt
Commissioner James Foster
Alternate Commissioner Brian Dale

Staff Present:

City Secretary Toshia Kimball
City Attorney Courtney Morris
Development Services Director Joe Hilbourn

Staff Absent:

City Manager John Whitsell

Commissioners Absent:

Alternate Commissioner John Awezec

City Council Liaison Absent:

Mayor Dusty Kuykendall

Call to Order

The meeting was called to order at 6:30 pm and the Pledge of Allegiance was recited.

Consent Agenda

1. Consent Agenda:

- A. Approval of the minutes of the September 12, 2024 Planning and Zoning Commission meeting.**

MOTION: A motion was made by Commissioner Alwardt, seconded by Commissioner Foster to approve the consent agenda with corrections. The motion passed unanimously by a 5 to 0 vote.

Regular Agenda

2. Discuss accessory building regulations in the City of Lucas.

Development Services Director, Joe Hilbourn presented on this item.

Chairman Tolson informed attendees that he plans to consult with Development Services and then gather input individually from each commissioner, as well as any citizens present who wish to share their perspectives on this item, specific to Chapter 14.

Kenneth Cranfill, 2 Hickory Hill, Lucas Texas, 75002, requested that awnings not be included in the calculation of the total square footage for accessory buildings.

Janean McLaughlin, 3 Skyview Drive, Lucas Texas, 75002, expressed support for excluding awnings from the total square footage of accessory buildings. She also recommended that the City impose a size limit of 1,200 square feet for accessory buildings and restrict their use to prevent any accessory structure from serving as a second residence, due to potential stress on the City's infrastructure.

Patrick Coleman, 5 Edgefield Lane, Lucas Texas, 75002, sought clarification on whether he could construct an addition on his two-acre property if the new structure would be located in front of his existing home.

Recommended Changes to Chapter 14:

- **Highlighted** text denotes new additions.
- ~~Strikethrough~~ text denotes deletions.
- **Red** text denotes grammatical adjustments.

Industrial zoning district change:

§ 14.03.472 Building regulations.

~~(a)~~ All drive-through, drive-in and drive-up businesses shall require a specific use permit.

~~(b)~~ All mechanical equipment shall be screened from public view either by landscaping materials or materials that blend with the building.

~~(c)~~ Refuse collection areas shall be screened from public view.

~~(d)~~ Parking and drives to be weather-impervious surface. Parking and fire lanes shall be a minimum of three thousand five hundred pounds per square inch (3,500 psi) concrete of six inches (6") thick with six inches (6") of flex base material compacted to ninety-five percent (95%).

~~(e)~~ Outside storage as allowed by specific use permit.

~~(f)~~ Loading docks to be at rear or side of building and shall be screened from public view or residential zoning districts.

~~(g)~~ A specific use permit shall be required when the total square footage of the principal building and/or any accessory buildings exceeds fifty thousand square feet (50,000 sq. ft.).

~~(h)~~ Replacement of buffering/screening/fencing: all existing buffering, screening, and fencing that is replaced is required to be replaced with materials required by code for new construction. If there is no material listed for the application then the replacement will match existing material for buffering, screening, or fencing, of the item being replaced

(i) Impervious coverage. The maximum impervious coverage shall not exceed sixty-five percent (65%) of the total lot area.

Accessory Building definition change:

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:

- (1) Subordinate to and serves a principal building or principal use;
- (2) Subordinate in area, extent, or purpose to the principal building or principal use served.
- (3) Contributes to the comfort, convenience, and necessity of occupants of the principal building or principal use served; and
- (4) Located on the same building lot as the principal use served.
- (5) "Accessory" when used in the text shall have the same meaning as accessory use.

§ 14.04.301 Purpose.

The purpose and intent of the accessory building, accessory structures and accessory use regulations is to:

- (1) Maintain neighborhood and community integrity and preserve the existing character of neighborhoods by encouraging compatible land uses.
- (2) Provide the residents of the city the opportunity to use their property to enhance the quality of life and/or fulfill personal objectives as long as the use of the property is compatible with the land uses or character of the neighborhood.
- (3) Assure that public and private services such as streets, water, stormwater drainage, and electrical systems are not burdened by accessory uses to the extent that the accessory usage exceeds that which is normally associated with the principal use of the property.

§ 14.04.302 Accessory buildings, structures, and uses permitted.

- (a) Accessory buildings and structures may be erected, maintained, and used for purposes which are clearly subordinate to the principal building, structure, or use permitted on the premises.
- (b) Accessory buildings, structures, and uses shall be so constructed, maintained, and utilized so that the use of the building, structure or equipment located therein does not produce excessive noise, vibration, concussion, dust, dirt, smoke, odors, noxious gases, heat, traffic, glare from artificial illumination or from reflection of light that may be offensive to persons of ordinary sensibilities that occupy surrounding properties.
- (c) The total square footage of the principal building or structure and any accessory buildings or structures shall not exceed the lesser of fifty thousand (50,000) square feet or thirty percent (30%) of the lot square footage without a specific use permit. Additionally, the total square footage of an accessory dwelling unit (ADU) shall not exceed six hundred (600) square feet without a specific use permit. A specific use permit for an ~~accessory dwelling unit~~ (ADU) in excess of six hundred (600) square feet may be **Ppermitted** by the city council when such property owner can show the following:

(1) Does not contain or support a use inconsistent with the zoning district regulation applicable to the property;

(2) Use of structure does not cause traffic congestion;

(3) Does not support use by any person other than owner or occupant of the principal building, structure, or dwelling; and

(4) That size and mass of the structure is consistent with the surrounding uses.

(d) Except as provided herein, no trailers, containers, commercial boxes or other similar prefabricated containers shall be used as accessory buildings or structures. Exceptions to this subsection (d) are as follows:

(1) Agriculture uses with five (5) acres or more may utilize trailers, containers, or commercial boxes for permanent storage located behind the principal building or structure and completely obscured from public view; or

(2) In industrial and commercial zoned districts, trailers, containers, or commercial boxes for temporary storage facilities may be used for a period not to exceed ninety (90) days total in any one calendar year. Such industrial or commercial temporary storage facilities shall be located behind the principal building or structure and completely obscured from public view. The director of development services may extend the allowable time in thirty (30) day increments up to a maximum of one hundred and eighty (180) days, provided the property owner provides just cause for the extension.

(e) Except in the agricultural use district (AO), accessory buildings shall be built after the principal building or structure is substantially complete. Accessory buildings used for agricultural purposes that may be built before the principal building or structure in AO districts:

(1) Include, but are not limited to: pole barns, livestock barns, riding arenas, implement storage facilities, and loafing sheds.

(2) Shall not contain area(s) designed or intended to be used for human habitation for living, sleeping, cooking and/or eating.

(f) Game/party room, art studio, or pool house may be a standalone structure, attached but not interconnected to the principal building, structure, or dwelling. All areas associated with, or providing support to a Game/party room, art studio, or pool house shall be used in calculating the square footage of the Game/party room, art studio, or pool house. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, covered vehicle storage areas, utility rooms, and similar spaces. Game/party room, art studio, or pool house shall comply with the following:

(i) In R-2, R-1.5, R-1, ED, and AO zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

§ 14.04.303 Exemptions.

The following accessory structures are exempt from this division:

- (1) Retaining walls;
- (2) Air-conditioning mechanical equipment;
- (3) Uncovered flatwork (such as, but not limited to, patios, sidewalks, concrete pool decking and driveways);
- (4) Playhouses less than one hundred and twenty-five (125) square feet without running water or electricity, playground equipment, tree forts, and similar structures located behind the front of the principal building or structure; and
- (5) Temporary (less than seven (7) days) membrane structures (such as, but not limited to, tents and bounce houses).

§ 14.04.304 General accessory buildings and structures regulations.

In all residential **zoning** districts, accessory buildings and structures shall comply with the following standards except as may be otherwise specifically provided for in this code:

(1) Types of accessory buildings and structures.

(A) Attached accessory buildings and structures. Accessory buildings and structures that are physically attached to a principal building ~~or structure or located less than ten feet (10') from the principal building or structure~~ shall be considered attached accessory buildings or structures.

(B) Detached accessory buildings and structures. Accessory buildings and structures which are physically ~~located ten feet (10') or more~~ **detached** from a principal building ~~or structure~~ and a minimum of ten feet (10') behind the ~~required front setback line~~ **main structure** **principal building** shall be considered detached accessory buildings.

(2) Design.

(A) Attached accessory buildings and structures shall be designed to be architecturally compatible with the principal building, structure or dwelling and constructed of similar materials as the principal building.

(B) Detached accessory buildings shall be constructed of materials designed for construction and have a minimum life expectancy of at least twenty (20) years.

(C) Accessory buildings shall not have spaces for cooking, eating, or sleeping areas except as provided in 14.04.304 (4)

(3) Setbacks.

(A) Accessory buildings:

(i) Front yard setback: Attached accessory buildings or structures shall meet the required setback of the principal building or structure. Detached accessory buildings or structures shall be **set back** a minimum of ten feet (10') behind the rear build line of the principal building, structure or dwelling. A

specific use permit may be **permitted** to allow a detached accessory building or structure to be located in front of the principal building, structure or dwelling in AO and R-2 (Residential 2-acre) zoned districts and shall require a **minimum** three-hundred foot (300') front yard setback.

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

(iii) Side yard setbacks: Accessory building and structures shall be twenty feet (20') unless the side yard is adjacent to a street. Side yards adjacent to a street shall meet the required side yard setbacks as the principal building or structure.

(iv) Where a build line is established on a plat, which is not consistent with this article, the build line that is the greater distance from the front property line shall be observed.

(v) No required parking shall be allowed within the required front yard setback.

(B) In-ground swimming pools, sports courts, tennis courts and similar uses shall maintain a minimum rear yard setback of ~~twenty-five feet (25')~~ **fifty feet (50')**, a minimum side yard setback of ~~twenty feet (20')~~ **twenty-five feet (25')**. ~~and if the An~~ **An in-ground pool is located** in front of the principal building ~~it~~ shall maintain a **minimum** front yard setback of ~~a minimum of~~ **three hundred feet (300')**. In-ground swimming pool setbacks shall be measured from the inside wall of said pool.

(C) The inside wall of an **above-ground** swimming pool and any elevated decking associated with an **above-ground** swimming pool shall be located behind the principal building and shall maintain a minimum rear yard setback of fifty feet (50') and a minimum side yard setback of twenty-five feet (25').

(4) Accessory dwelling units (ADUs). ADUs may only be used and/or occupied by the owner/occupant of the principal building, structure, or dwelling unit, their family, invited guests and/or domestic staff. ~~An ADU may be a standalone structure, attached but not~~ **ADU is considered part of the principal building provided it is interconnected to or attached by a breezeway a minimum of twenty feet (20') wide and not greater than twenty-four feet (24') long, the principal building, structure, or dwelling, or be a part of a permitted accessory building.** ADU's may be standalone structures, attached but not interconnected to the principal building, structure, or dwelling, or be part of a permitted accessory building. All areas associated with, or providing support to an ADU shall be used in calculating the square footage of the ADU. These areas include but are not limited to habitable spaces, closets, halls, corridors, bathrooms, porches, patios, storage rooms, ~~and~~ covered vehicle storage areas, **toilet rooms, utility spaces, and similar areas.** The calculation of area associated with an ADU is not intended to include areas of accessory buildings that are isolated and/or delineated for other uses, including but not limited to areas used as a barn, workshop, game/party room, art studio, or pool house. ADUs shall comply with the following:

(A) General regulations for ADUs:

(i) Only one (1) ~~accessory dwelling unit~~ **ADU** may be constructed or maintained on a lot.

(ii) ADUs shall meet the requirements for safety and occupancy of the International Residential Code as adopted by the city from time-to-time.

(iii) ADUs may not be rented, bartered, leased, or exchanged separate and apart from the principal building or structure.

(iv) ~~Detached~~ ADUs that are standalone structures shall be limited to a maximum height of twenty-five feet (25') measured to the peak of the roof of the structure.

(v) ADUs shall have a minimum rear yard setback of fifty feet (50'), a side yard setback of twenty-five feet (25'), and a minimum of ten feet behind the ~~main structure~~ principal building.

(B) Specific regulations for ADU square footage based on zoning district:

(i) In R-2, R-1.5, R-1, and AO zoning districts, a maximum of six hundred (600) square feet. An additional nine hundred (900) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and five hundred (1,500) square feet.

~~(ii) In R-1.5 zoning districts, a maximum of six hundred (600) square feet. An additional six hundred (600) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand and two hundred (1,200) square feet.~~

~~(iii) In R-1 and AO zoning districts, a maximum of six hundred (600) square feet. An additional four hundred (400) square feet may be permitted with a specific use permit. Total area of ADU shall not exceed one thousand (1,000) square feet.~~

MOTION: There was no motion on this item. Chairman Tolson requested a review of the revisions made to Chapter 14 by each Commissioner before presenting to City Council.

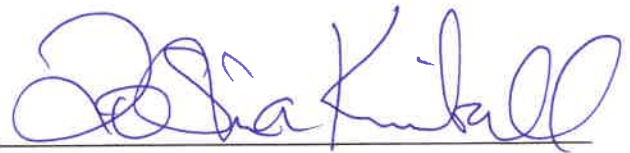
3. Executive Session: There was not an executive session scheduled for this meeting.

4. Adjournment.

Chairman Tolson adjourned the meeting at 7:50 pm.



Tommy Tolson, Chairman



Toshia Kimball, City Secretary





**City of Lucas
Board of Adjustment Agenda Request
January 28, 2026**

Requester: Tom Redman, BOA Chair

Agenda Item Request:

Consider approval of the minutes of the July 23, 2025, Board of Adjustment meeting.

Background Information:

NA

Attachments/Supporting Documentation:

1. 07-23-2025 Board of Adjustment Meeting Minutes

Budget/Financial Impact:

NA

Recommendation:

City Staff recommends approval of the Consent Agenda.

Motion:

I make a motion to approve the Consent Agenda as presented.



**MINUTES
BOARD OF ADJUSTMENT MEETING**

July, 23 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.

Members Present:

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

Staff Present:

- City Manager John Whitsell
- City Secretary Toshia Kimball
- CIP Manager Patrick Hubbard
- Assistant City Attorney Courtney Morris

City Council Members:

- Councilmember Tim Johnson

Citizen Input

1. Citizen Input

No Citizen Input.

Public Hearing

2. Conduct a public hearing and consider the request by James and Urszula Dodd, 880 E. Winningkoff Rd. The Dodds are requesting variances from the City’s Code of Ordinances, Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60’). The required rear yard setback is fifty (50’) feet, and the applicants are requesting a reduction down to thirty (30’) feet.

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

CIP Manager Patrick Hubbard provided a presentation.

Chairman Redman opened the Public Hearing at 6:34 pm.

Applicant James Dodd, 880 E. Winningkoff, Lucas, Texas, 75002, presented.

Buddy Martin, 1905 Shady Lane, Lucas, Texas, 75002, in favor.

Chairman Redman closed the Public Hearing at 6:58 pm.

MOTION: A motion was made by Chair Redman, seconded by Member Watts, to deny the request by James and Urszula Dodd, 880 E. Winningkoff Rd. The Dodds are requesting variances

from Code section § 14.03.113, a(1) and a(3), requiring a minimum front yard setback of 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. The applicants are requesting a front yard setback of sixty feet (60'). The required rear yard setback is fifty (50') feet, and the applicants are requesting a reduction down to thirty (30') feet. The motion was denied unanimously by a 5 to 0 vote.

3. Consider approval of the minutes of the May 28, 2025, Board of Adjustment meeting.

MOTION: A motion was made by Vice Chair Rizos, seconded by Chair Redman to approve the minutes of the May 28, 2025, Board of Adjustment meeting. The motion passed unanimously by a 5 to 0 vote.

4. Adjournment.

MOTION: Chair Redman adjourned the meeting at 7:09 pm.

APPROVED:

ATTEST:

Chair Tom Redman

Toshia Kimball, City Secretary



**City of Lucas
Board of Adjustment Agenda Request
January 28, 2026**

Requester: Tom Redman, BOA Chair

Agenda Item Request:

Executive Session: An Executive Session is not scheduled for this meeting.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
Board of Adjustment Agenda Request
January 28, 2026**

Requester: Tom Redman, BOA Chair

Agenda Item Request:

Reconvene from Executive Session and take any action necessary as a result of the Executive Session.

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

NA



**City of Lucas
Board of Adjustment Agenda Request
January 28, 2026**

Requester: Tom Redman, BOA Chair

Agenda Item Request:

Adjournment

Background Information:

NA

Attachments/Supporting Documentation:

None

Budget/Financial Impact:

NA

Recommendation:

NA

Motion:

Motion to adjourn.