



**MINUTES**  
**BOARD OF ADJUSTMENT MEETING**

July, 23 2025 | 6:30 PM

Council Chambers

City Hall | 665 Country Club Road, Lucas, Texas

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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

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**Citizen Input**

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**1. Citizen Input**

No Citizen Input.

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**Public Hearing**

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- 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

