

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
FEBRUARY 4, 2019**

MINUTES

Members Present: Wayne Reeder, Mike Annas, John Juarez, Laura Cline, Anne Clark, Severo Castillo, Kirk Smith, Lori Rangel

Members Absent: None

Staff Present: Christine Banda, Kevin Waller

Others Present: Ivan Tristan Reyna (applicant, Agenda Item 5)

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.

2. Elect Chair and Vice-Chair for 2019.

Member Annas nominated Laura Cline for position of Chair and Anne Clark for the position of Vice-Chair. Member Smith seconded, and the motion passed with a vote of 7-0.

3. Citizen comments not related to a public hearing item. None

4. Consider the minutes of the October 8, 2018 meeting.

Member Clark moved to approve the October 8, 2018 minutes. Member Annas seconded, and the motion passed by a vote of 7-0.

5. SE-19-01. Hold a PUBLIC HEARING and consider a request by Ivan Tristan Reyna for a Special Exception to Section 64-130(c)(5), Chapter 64 "Zoning", Lockhart Code of Ordinances, to preclude an inadvertent taking of property due to an existing 40-foot nonconforming unplatted lot width that is less than the minimum required width on 0.129 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD (Residential Medium Density District) and located at 1319 Hondo Street.

Planning Staff Kevin Waller gave Staff's report utilizing a PowerPoint presentation and explained that the lot's current configuration was not caused by an action of the property owner. He stated that Staff recommends approval, with no conditions.

Chair Cline opened the public hearing and asked the applicant to come forward.

Applicant Ivan Reyna of 510 Ruddy Street, Lockhart, stated that he is the owner of the property and wishes to develop it with a single-family residence.

Vice-Chair Clark asked Mr. Reyna if the previous owner had informed him of the nonconforming lot width prior to the purchase.

Mr. Reyna replied that he was not made aware of the nonconforming lot width.

Mr. and Mrs. Luther Clark, Jr. stated that they own nearby properties at 1311, 1313, and 1317 Hondo Streets. The Clarks are undecided if they are in favor of or opposed to the Special Exception.

Mr. Reyna stated that he plans to construct a small, three-bedroom home measuring 28 feet by 50 feet.

Chair Cline closed the public hearing asked the Board for a motion.

Member Annas moved to approve SE-19-01. Member Castillo seconded, and the motion passed by a vote of 7-0.

6. Discuss the date and agenda of the next meeting.

Mr. Waller indicated that the next regularly scheduled meeting will be held March 4, if applications are received by the deadline.

7. Adjourn.

Member Clark moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:48 p.m.

Approved: 3/4/19
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair