

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
OCTOBER 7, 2019**

MINUTES

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

Member Absent: Lori Rangel

Staff Present: Christine Banda, Kevin Waller, Dan Gibson

Others Present: John Guttman (applicant, Agenda Item #4) and Michael Natal (applicant, Agenda Item #5)

1. Call meeting to order. Chair Cline called the meeting to order at 6:32 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the March 4, 2019 meeting.

Member Clark moved to approve the March 4, 2019 minutes. Member Annas seconded, and the motion passed by a vote of 6-0.

4. SE-19-02. Hold a PUBLIC HEARING and consider a request by Maple Park Senior Village, LLC, on behalf of Manumit Investment Group, LLC, for a Special Exception as provided in Section 64-130(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a 33% reduction in the minimum required off-street parking from 126 spaces to 85 spaces for 56 multifamily units (not including the 10 spaces proposed for the clubhouse), when housing is specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use, on 6.943 acres in the Frances Berry Survey, Abstract No. 2, zoned PDD (Planned Development District) and located at 1925 Clear Fork Street.

Mr. Waller mentioned that the Board heard a similar request from the applicant about a year ago. The applicant has increased the number of proposed multifamily units from 48 to 56 and is asking to reduce the number of parking spaces from the required 126 to 85 spaces. Mr. Waller also discussed the Special Exception review criteria, and stated that Staff recommends approval.

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

Applicant John Guttman stated that they are hoping the project will start either by year's end or January.

Chair Cline asked for any other speakers. Seeing none, she closed the public hearing.

Member Clark moved to approve SE-19-02. Member Reeder seconded, and the motion passed by a vote of 6-0.

5. ZV-19-02. Hold a PUBLIC HEARING and consider a request by Michael Natal for a Variance to Appendix I of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required side-street yard building setback from 15 feet to 11.4 feet, for a house to be rebuilt on the current foundation on 0.214 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD (Residential Medium Density District) and located at 1100 Monte Vista Drive.

Mr. Waller stated that the applicant's home was destroyed by a fire. It was originally built within what is today the side-yard building setback. The applicant is asking to rebuild on the existing foundation, which encroaches into the 15-foot side-street yard setback by 3.6 feet. Mr. Waller also addressed the variance review criteria, and stated that staff recommends approval.

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

Applicant and property owner Michael Natal stated that he requests the Board's approval of the variance so that he can rebuild his home and continue with his life.

Chair Cline closed the hearing after seeing no other speakers present.

Member Annas moved to approve ZV-19-02. Member Juarez seconded, and the motion passed by a vote of 6-0.

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

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

7. Adjourn.

Member Juarez moved to adjourn the meeting, and Member Smith seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:00 p.m.

Approved: 12/2/19
(Date)

Christine Banda
Christine Banda, Recording Secretary

Laura C. Cline
Laura Cline, Chair