

## PUBLIC NOTICE

**City of Lockhart  
Zoning Board of Adjustment  
6:30 PM, Monday, May 3, 2021  
Municipal Building — Glosserman Room  
308 W. San Antonio St.**

### **BOARD MEMBER AUDIO CONFERENCE PARTICIPATION**

*One or more members of the Lockhart Zoning Board of Adjustment may participate in a meeting remotely. The member of the Board presiding over the meeting will be physically present at the above public location. Audio conference equipment providing two-way audio communication with each member participating remotely will be made available, and each portion of the meeting held by audio conference that is required to be open to the public can be heard by the public at the location specified.*

### **CITIZEN AUDIO CONFERENCE PARTICIPATION**

- *Call-in number: 1-408-418-9388. Attendee Access Code: 626-304-323#.*
- *Citizens wishing to listen or participate must call in prior to the start of the meeting, and should identify themselves. Attendees may call in to listen only, if desired.*
- *Those wishing to speak will be called upon to address the Board.*
- *Zoning Board of Adjustment agenda packets can be viewed online at [www.lockhart-tx.org](http://www.lockhart-tx.org) starting two days prior to the meeting. Navigate from the Departments tab at the top of the page to Development Services – Meeting Minutes/Schedules (on left side) – Agendas & Minutes – Zoning Board of Adjustment Agendas & Minutes – Agenda Packets.*

## **AGENDA**

1. Call meeting to order.
2. Citizen comments not related to a public hearing item.
3. Consider the minutes of the April 5, 2021 meeting.
4. **ZV-21-03.** Hold a PUBLIC HEARING and consider a request by Ian Stowe for a Variance to Section 64-197(g)(1)(b) of Chapter 64 “Zoning”, Lockhart Code of Ordinances, to allow vehicles utilizing one regular off-street parking space to back into the street on Part of Lot 1, Block 42, Original Town of Lockhart, consisting of 0.239 acre zoned CMB (Commercial Medium Business District) and located at 214 Brazos Street.
5. **SE-21-01.** Hold a PUBLIC HEARING and consider a request by Arthur Palacios, on behalf of Robert McGee, for a Special Exception as provided in Section 64-130(c)(5) of Chapter 64 “Zoning”, Lockhart Code of Ordinances, to preclude an essentially inadvertent taking of property due to an existing nonconforming lot depth on Part of Lots 4 and 5, Block 3, Original Town of Lockhart, consisting of 0.234 acre zoned CMB (Commercial Medium Business District) and located at 110 East Live Oak Street.
6. Discuss the date and agenda of the next meeting.
7. Adjourn.

**Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:00 p.m. on the 27<sup>th</sup> day of April, 2021.**

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
APRIL 5, 2021**

**MINUTES**

**Members Present:** Wayne Reeder, Mike Annas, Laura Cline, Shawn Martinez, Kirk Smith, Anne Clark (By Phone), Severo Castillo (By Phone), Lori Rangel (By Phone)

**Members Absent:** None

**Staff Present:** Christine Banda, Kevin Waller

**Others Present:** Ian Stowe, Amanda West (applicants, Agenda Item (4))

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

Chair Cline introduced and welcomed new member Shawn Martinez to the other members.

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

3. Consider the minutes of the March 1, 2021 meeting.

*Member Annas moved to approve the March 1, 2021 minutes. Member Smith seconded, and the motion passed by a vote of 7-0.*

Member Castillo called into the meeting via phone just after the minutes were approved.

4. ZV-21-02. Hold a PUBLIC HEARING and consider a request by TankTown, LLC, on behalf of Amanda West and Ian Stowe, for a Variance to Chapter 64 "Zoning", Lockhart Code of Ordinances, Section 64-197(g)(1)(e)(2), to waive the requirement of paving parking spaces with an all-weather surface on 2.756 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned CHB (Commercial Heavy Business District) and located at 805 and 807 Pecos Street.

Mr. Gibson gave Staff's presentation for Kevin Waller, who could not attend the meeting this evening. He explained that the applicant proposes to use the warehouse building for a future special events center and utilize the existing gravel parking area. Gibson stated that the submitted site plan shows a total of 31 proposed, graveled parking spaces, with three handicapped spaces at the south end of the proposed special events facility. There are also eight additional parking spaces shown on an existing asphalt area of the property that are currently unstriped but are for the nearby office buildings. The applicant will need to apply for a specific use permit with the Planning and Zoning Commission in order to use the warehouse building as a special events facility, but the variance for the paved parking spaces must be submitted first, which is the subject of the current proposal. The applicant proposes to waive the requirement for a paved all-weather surface for the required parking spaces for the future special events facility. Gibson explained that having a paved parking lot reduces the risk of erosion and allows for the striping of parking spaces. The applicant has indicated that some events may draw more than 200 people. Gibson stated that there should

be adequate parking available on the subject property for such events. He mentioned that since the parking lot will be utilized for a new use of the property, the existing gravel area is not considered "grandfathered", but is subject to current parking surface requirements in effect. Gibson continued with a PowerPoint presentation showing maps of the area, and photos of the subject property and neighboring properties. He explained that a letter in support of the proposal from James Kaluza of 611 Wassa Street was received after the agenda packet was mailed to the Board. Gibson also reviewed the 6 variance criteria with the Board and gave Staff's recommendation of denial for failure to meet all six variance criteria.

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

Applicants Ian Stowe and Amanda West, 428 Trinity Street, presented a slideshow to the Board that included both current and historical photos of the subject property. They also presented photos of other properties in town with similar parking situations that have not caused complaints from neighboring property owners. The applicants want to maintain the agricultural appeal and aesthetics of the subject property without adding an all-weather surface parking lot. They do wish to utilize a concrete driveway approach to the parking area and provide an all-weather surface for the handicapped spaces with an ADA-accessible ramp to the special events facility. In addition, all parking spaces will be marked with numbers and wheel stops. The applicants also presented other examples from Austin and San Marcos where existing gravel parking areas were utilized for new businesses. The future special events facility on the subject property would be named The Crib at TankTown.

Chair Cline asked for any other speakers; seeing and hearing none, she closed the public hearing.

Chair Cline expressed her concerns for adding curbing along Pecos Street to help with runoff.

*Member Clark moved to approve ZV-21-02 with the following three conditions: (1) the ADA parking spaces be paved and striped; (2) all parking spaces include wheel stops; and (3) the entrance approaches be paved with concrete. Member Annas seconded, and the motion passed by a vote of 7-0.*

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

Mr. Gibson stated that the next regularly scheduled meeting would be held Monday, May 3, 2021, if applications are received by the April 12th deadline.

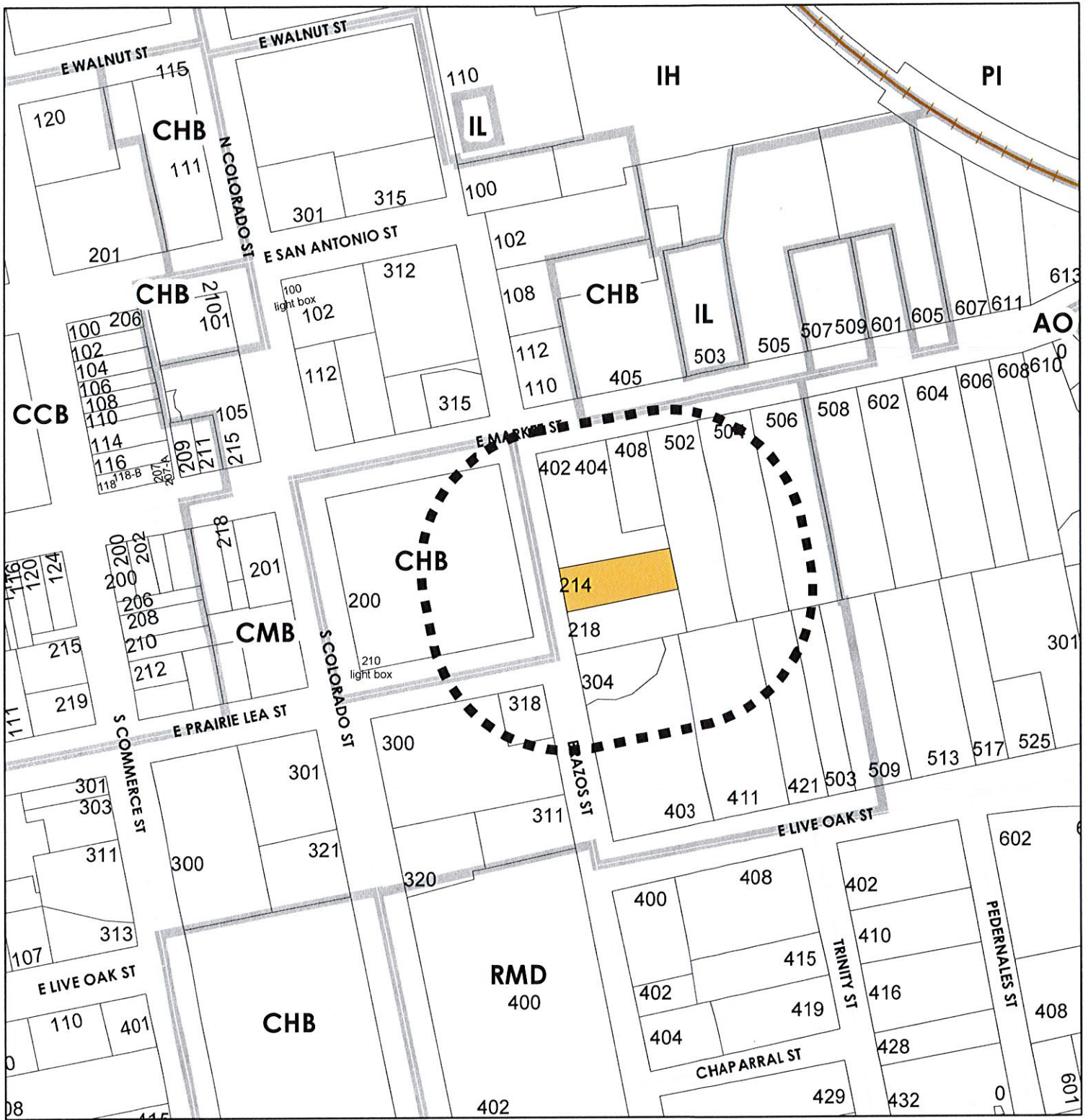
6. Adjourn.

*Member Reeder moved to adjourn the meeting, and Member Martinez seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 7:55 p.m.*

Approved: \_\_\_\_\_  
(Date)

\_\_\_\_\_  
Christine Banda, Recording Secretary

\_\_\_\_\_  
Laura Cline, Chair



**ZV-21-03**

214 BRAZOS ST

TO ALLOW ONE REGULAR PARKING SPACE TO BACK INTO THE STREET



 Subject Property

 Zoning Boundary

scale 1" = 200'

## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: ZV-21-03

REPORT DATE: April 28, 2021

PUBLIC HEARING DATE: May 3, 2021

APPLICANT'S REQUEST: Zoning Variance to allow one regular parking space to back into the street.

STAFF RECOMMENDATION: **Approval**

## BACKGROUND DATA

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APPLICANT AND OWNER: Ian Stowe

SITE LOCATION: 214 Brazos St.

LEGAL DESCRIPTION: Part of Lot 1, Block 42, Original Town of Lockhart

SIZE OF PROPERTY: 0.239 acre

EXISTING USE OF PROPERTY: Vacant Single-Family Residence

ZONING CLASSIFICATION: CMB (Commercial Medium Business District)

## ANALYSIS OF ISSUES

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**REASON FOR REQUESTED VARIANCE:** The property currently consists of a vacant single-family residence, which the applicant plans to remodel into a tattoo parlor, which is allowed by-right in the CMB zoning district. According to Appendix II of the Zoning Ordinance, the off-street parking standard in the CMB district is one space per 300 square feet of building floor area, plus one per employee in the maximum shift. The required total number of parking spaces for the proposed commercial use is five spaces, based upon the 988 square feet of building area and one employee in the maximum shift. Due to the location of the one existing parking space shown on the site plan, backing into the street will be necessary for vehicles using this space. Section 64-197(g)(1)(b) of the Zoning Ordinance requires adequate provision for unobstructed ingress and egress to all parking spaces, without backing into public right-of-way. The applicant has been unable to secure off-site parking for the remaining four spaces that are required for the proposed use, and plans to submit another Zoning Variance application for the next meeting to waive the requirement for those additional spaces.

**AREA CHARACTERISTICS:** The immediate area contains a mixture of residential and commercial uses. The adjacent properties to the north, south, and east of the subject property are in single-family residential use and also zoned CMB. The property to the west, across Brazos Street, is in commercial use (Walgreens). Since the single-family residential and commercial buildings in the area have adequate parking spaces for their intended uses, there are no nearby examples of commercial uses with a substandard number of off-street parking spaces.

**UNIQUE CONDITIONS OF PROPERTY:** The subject property has existed in its current configuration for many years, predating the zoning ordinance. Regardless of the use, compliance with the off-street parking standard for commercial uses is difficult unless a parking lot is constructed at the rear of the property behind the existing building, which would surround a large tree and also require one-way driveways on either side of the building.

**NATURE OF HARDSHIP:** An exceptional hardship is imposed by the location of the building at the front of the property, which doesn't provide enough room for vehicles to circulate or turn around. This condition was not caused by an action of the property owner, who is also the applicant.

**EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY:** Allowing vehicles to back into the street from one off-street parking space will not have adverse impacts on surrounding property and public safety, since vehicles have historically backed into the street from this property when it was in residential use. A tattoo parlor typically does not generate large levels of customer traffic, and parking needed beyond the one off-street space can be satisfied with on-street parking without adverse impacts to surrounding property and public safety, provided that a second variance is approved to waive the remaining required four off-street parking spaces.

**COMPLIANCE WITH VARIANCE CRITERIA:** In order to approve a variance, the Board must find that the request meets all six of the criteria outlined in Section 64-129(a) of the Zoning Ordinance. In this case, Staff believes that the circumstances warrant approval. The applicant submitted the attached written explanation as evidence in support of the variance.

**ALTERNATIVE SOLUTIONS:** If either this variance or the future proposed variance to waive the remaining four off-street parking spaces is denied, the applicant could likely provide the required five spaces by removing the accessory structures in the backyard and constructing a parking lot. The parking lot would require one-way driveways (one in, and the other out) flanking both sides of the building. This would require a new driveway approach on the south side of the property and modification of the water meter box since it would likely be in the path of the driveway. The applicant has demonstrated that off-site parking is not available, as discussed above.

**PRECEDENT:** There will be no future precedent set by granting the variance because of the unique circumstances of the property that create a significant hardship by limiting the future use of the property.

**RESPONSE TO NOTIFICATION:** Public hearing notices were mailed to owners of 12 properties within 200 feet of the subject lot. A phone call was received on April 27, 2021 by a surrounding property owner who expressed opposition to the request and stated that a written letter would be submitted soon. That letter has not yet been received as of the date of this report.



214 Brazos St.  
Lockhart, TX 78644  
stowedbcc@gmail.com

### Zoning Variance Response

4/23/21

**Criteria 1:** A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance.

**Response:** The historic 1900 built residence is setback from the property line 15'-6" and has been rezoned Commercial by the City of Lockhart. The 35ft wide home is centered on the 65ft width of the property leaving +/- 15 ft. on either side. The property backs up to a spring that runs into Town Branch creek.

**Criteria 2:** The condition or characteristic noted above is not caused by an action of the property owner, occupant or applicant;

**Response:** This is a pre existing condition, not caused by the property owner and applicant.

**Criteria 3:** The variance is the minimum amount necessary to allow a reasonable use of the property.

**Response:** Allowing the existing parking conditions, with exception of adding a driveway, to suffice for the future zoning of this property is the minimum amount necessary to allow a reasonable use of the property.

**Criteria 4:** The sole reason for the variance is not a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship;

**Response:** This driveway proposed will cost money. Money is not the reason for this variance. Logistical impracticability is the reason for this variance.

**Criteria 5:** The variance will not adversely affect public health or safety, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district;

**Response:** This variance will allow for the current conditions to continue without adversely affecting the neighbors and public health, nor interfere with the adjacent properties.

**Criteria 6:** The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the zoning ordinance.

**Response:** This block of Brazos St. consists of three homes that were rezoned commercial and have no commercial characteristics. The street is commonly used as parallel parking which suffices the customer, and guest parking for this block. There is no city built infrastructure on this block alleviating this condition. This variance will in no way alter the character of this district. I do believe that the intent and purposes of the zoning ordinance would suggest an improvement in the city right of way on this side of the street. Our proposed drive could then tie into this improvement to allow for proper drainage and safer parallel parking for the commercial district.



CITY OF

# Lockhart

TEXAS

## ZONING VARIANCE APPLICATION

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

### APPLICANT/OWNER

APPLICANT NAME Ian Stowe

ADDRESS 428 Trinity Street  
Lockhart

DAY-TIME TELEPHONE (713) 410-7000

E-MAIL stowedbc@gmail.com

OWNER NAME Ian Stowe

ADDRESS 428 Trinity Street  
Lockhart

DAY-TIME TELEPHONE ✓

E-MAIL ✓

### PROPERTY

ADDRESS OR GENERAL LOCATION 214 S Brazos

LEGAL DESCRIPTION (IF PLATTED) O.T. Lockhart, Block 42, Lot 11 CMB

SIZE 0.229 ACRE(S) ZONING CLASSIFICATION ~~residential~~ CMB

EXISTING USE OF LAND AND/OR BUILDING(S) ⊖ Vacant Single-Family Residence

### REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) 64-197(g)(1)b. OF THE ZONING ORDINANCE

CURRENT ORDINANCE REQUIREMENT(S) Parking spaces w/ in off-street parking areas shall have min. rectangular dimensions of 9' x 18', exclusive of any area required for access drives or aisles,

and shall be of usable shape & location. Each parking space & the maneuvering area there to shall be located entirely upon private property.

REQUESTED VARIANCE(S) To vary the regulations pertaining to required off street parking in commercial district to allow for backing into the street (public right of way) as allowed for single family dwellings & duplexes in residential district.

## **SUBMITTAL REQUIREMENTS**

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE.

1. A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance;
2. The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant;
3. The variance is the minimum amount necessary to allow a reasonable use of the property;
4. The *sole* reason for the variance is not a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship;
5. The variance will not adversely affect public health or safety, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district; and,
6. The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the zoning ordinance.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and, 7) any other proposed features of the site which are applicable to the requested variance.

APPLICATION FEE OF \$ 125<sup>00</sup> PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE \_\_\_\_\_



DATE \_\_\_\_\_

04/14/2021

**OFFICE USE ONLY**

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 1000266

DATE SUBMITTED 4/14/21

CASE NUMBER ZV - 21 - 03

DATE NOTICES MAILED 4-19-21

DATE NOTICE PUBLISHED 4-22-21

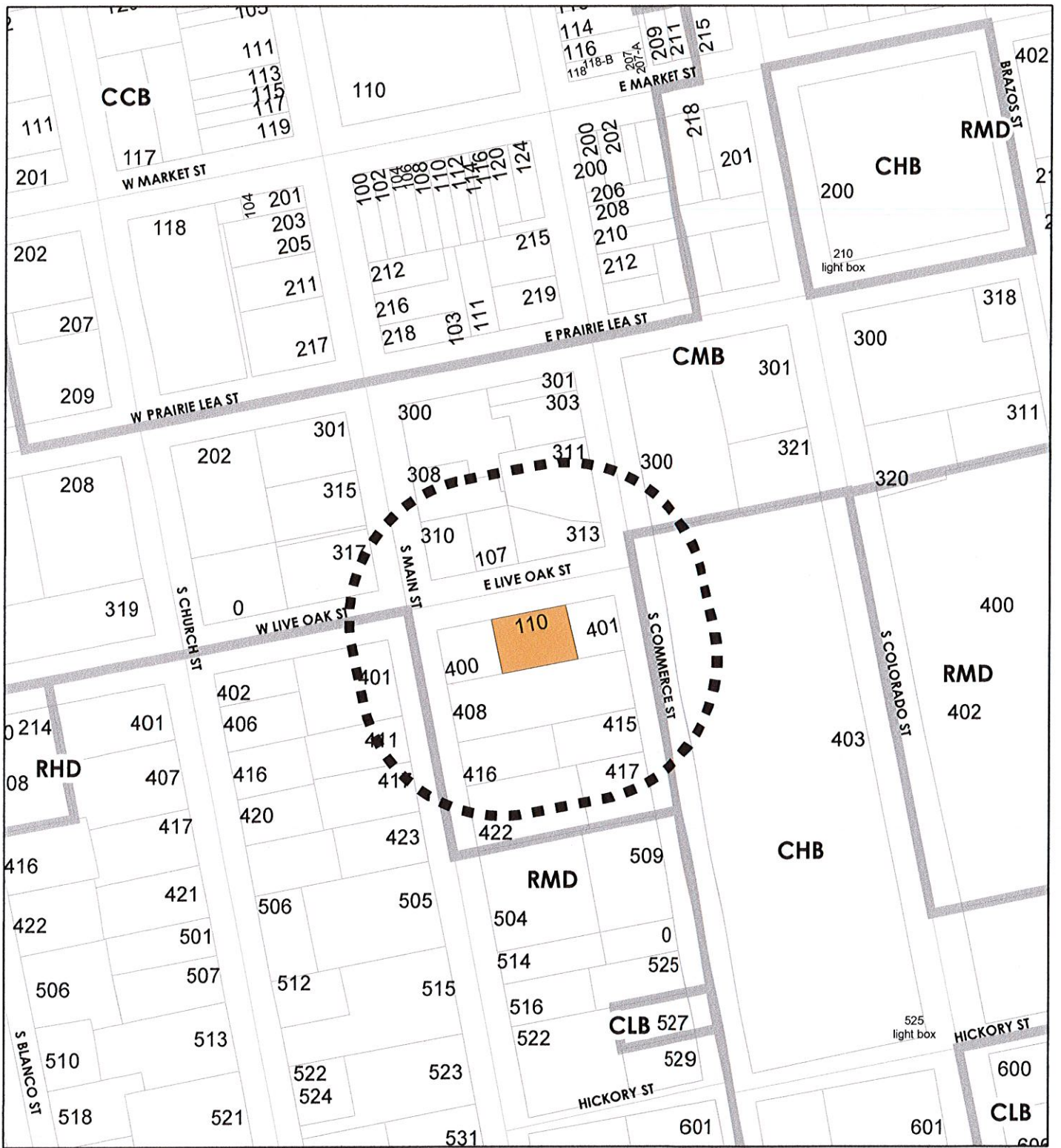
BOARD OF ADJUSTMENT MEETING DATE 5-3-21

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**SE-21-01**

110 E LIVE OAK ST



Subject Property



Zoning Boundary

TO PRECLUDE AN INADVERTENT  
TAKING OF THE PROPERTY DUE TO AN  
EXISTING NONCONFORMING LOT DEPTH

scale 1" = 200'

## CASE SUMMARY

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STAFF CONTACT: Kevin Waller, Assistant City Planner *KW*

CASE NUMBER: SE-21-01

REPORT DATE: April 27, 2021

PUBLIC HEARING DATE: May 3, 2021

APPLICANT'S REQUEST: Special Exception, as provided in Section 64-130(c)(5), to preclude an inadvertent taking of property due to a nonconforming parcel depth

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

## BACKGROUND DATA

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APPLICANT: Arthur Palacios

OWNER: Robert McGee

SITE LOCATION: 110 East Live Oak Street

LEGAL DESCRIPTION: Part of Lots 4 and 5, Block 3, Original Town of Lockhart

SIZE OF PROPERTY: 0.234 acre

EXISTING USE OF PROPERTY: Vacant Single-Family Residence

ZONING CLASSIFICATION: CMB (Commercial Medium Business District)

## ANALYSIS OF ISSUES

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REASON FOR REQUESTED SPECIAL EXCEPTION: The applicant proposes to demolish the existing single-family residence and redevelop the property with a mixed-use building to contain both residential and commercial office uses. In order for the property to be redeveloped, any use must meet certain dimensional standards, including a 60-foot minimum lot width and a 100-foot minimum depth for the CMB zoning district, or receive approval of a Variance, or a Special Exception, in order to preclude an inadvertent taking of the property. In this instance, the Special Exception application seemed more appropriate. The property measures approximately 110 feet wide by 80 feet deep, according to City mapping information. Since the property's depth does not conform to the required dimensions in the CMB district, either a Variance or Special Exception approval is necessary. Development of the property with a mixed-use building in the CMB district will require a Specific Use Permit from the Planning and Zoning Commission, which will be the next step in the process.

AREA CHARACTERISTICS: The immediate area contains a mixture of residential and commercial uses. A single-family residence is located north of the subject property, across East Live Oak Street. Eeds Funeral Home is located on the adjacent property to the south. To the west is a new mixed-use building recently developed by this applicant, and the adjacent property to the east is in commercial use. The lot depths of the adjacent properties to the west and east, as well as two properties across East Live Oak Street to the north, are also nonconforming.

EFFECT ON PUBLIC HEALTH AND SAFETY: Other substandard lots in the neighborhood have been developed with no adverse impacts on public health and safety.

EFFECT ON THE CHARACTER OF THE ZONING DISTRICT WHERE LOCATED: The area already includes residential and commercial uses on substandard-sized properties, similar to what is proposed for the subject parcel.

EFFECT ON SURROUNDING PROPERTY: Due to the facts that approval of the Special Exception would not change the size or configuration of the lot, the property is already zoned to allow mixed-use buildings upon approval of a Specific Use Permit, and required setbacks will be maintained, there would be no adverse impact on surrounding properties.

RESPONSE TO NOTIFICATION: None, as of the date of this report.

**SPECIAL EXCEPTION APPLICATION**

CITY OF

**Lockhart**  
TEXAS

(512) 398-3461 • FAX (512) 398-3833  
P.O. Box 239 • Lockhart, Texas 78644  
308 West San Antonio Street

**APPLICANT/OWNER**

APPLICANT NAME Arthur Palacios

ADDRESS 2109 E. Cesar Chavez

DAY-TIME TELEPHONE 512-496-0687

Austin Tx 78702

E-MAIL artpalace@me.com

OWNER NAME Robert T. McGee

ADDRESS 612 State Park Rd

DAY-TIME TELEPHONE 512-213-5662

Lockhart, Tx 78644

E-MAIL rtm11158@gmail.com

**PROPERTY**

ADDRESS OR GENERAL LOCATION 110 E. Live Oak St. Lockhart

LEGAL DESCRIPTION (IF PLATTED) 00 To Lockhart, Block 3, Lot PT 4, 5

SIZE .234 ACRE(S)

ZONING CLASSIFICATION CMB

EXISTING USE OF LAND AND/OR BUILDING(S) Vacant - Residential

**REQUESTED SPECIAL EXCEPTION**

AUTHORIZED BY SECTION 64-130 (D)(5) OF THE ZONING ORDINANCE

EXPLANATION OF OR REASON FOR REQUEST, INCLUDING DESCRIPTION FOR PROPOSED USE AND/OR BUILDING AND SITE IMPROVEMENTS, AS APPLICABLE TO THE REQUESTED SPECIAL EXCEPTION.

Mixed use buildy with a nonconforming lot depth

Preclude inadvertent taking of property due to nonconforming lot depth.

## SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

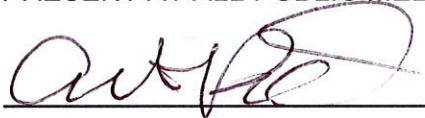
IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and, 7) any other proposed features of the site which are applicable to the requested special exception.

APPLICATION FEE OF \$ 125 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE 

DATE 4-12-21

## OFFICE USE ONLY

ACCEPTED BY 

RECEIPT NUMBER 999616

DATE SUBMITTED 4-12-21

CASE NUMBER SE - 21 - 01

DATE NOTICES MAILED 4-19-21

DATE NOTICE PUBLISHED 4-22-21

BOARD OF ADJUSTMENT MEETING DATE 5-3-21

DECISION \_\_\_\_\_

CONDITIONS \_\_\_\_\_

\_\_\_\_\_

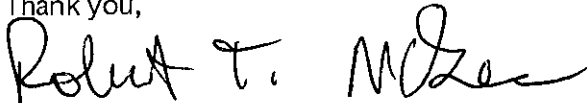
\_\_\_\_\_

April 7, 2021

To whom it may concern,

I Robert T. McGee, grant permission to Arthur Palacios to proceed forward with a Special Exception Application and a Specific Use Permit Application as it applies to 110 E Live Oak St. Lockhart, TX, and any other City or County meeting to determine the use of said property. Feel free to reach out to me if needed at 512-213-5662.

Thank you,

A handwritten signature in black ink that reads "Robert T. McGee". The signature is written in a cursive style with a large, prominent "R" and "M".

Robert T. McGee  
612 State Park Rd.  
Lockhart, TX 78644