

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, June 7, 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 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 May 3, 2021 meeting.
4. **ZV-21-04.** Hold a PUBLIC HEARING and consider a request by Jim Smith on behalf of Jack Pearce, LLC, for a Variance to Appendix II, Chapter 64 “Zoning”, Lockhart Code of Ordinances, to allow a reduction in the minimum 10-foot rear-yard building setback to zero feet for a new building on Lots 1 and 2, Jack Pearce Subdivision, consisting of 0.17 acre zoned CCB (Commercial Central Business District) and located at 120 and 124 East Market Street.
5. **ZV-21-05.** Hold a PUBLIC HEARING and consider a request by Ian Stowe for a Variance to Appendix II, Chapter 64 “Zoning”, Lockhart Code of Ordinances, to waive the requirement for off-street parking for a commercial building 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.
6. **ZV-21-06.** Hold a PUBLIC HEARING and consider a request by Lance Elrod on behalf of Blackjack Block I, LLC, for a Variance to Appendix II, Chapter 64 “Zoning”, Lockhart Code of Ordinances, to increase the maximum lot coverage standard from 50 percent to 51.19 percent for new structures on Lot 1, Block 1, Iron Ox Addition, consisting of 24.575 acres zoned IL (Industrial Light District) and located at 1205 Reed Drive.
7. Discuss the date and agenda of the next meeting.
8. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 4:00 p.m. on the 1st day of June, 2021.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
MAY 03, 2021**

MINUTES

Members Present: Wayne Reeder, Mike Annas, Anne Clark, Kirk Smith, Severo Castillo (By Phone), Sean Martinez (By Phone)

Members Absent: Lori Rangel, Laura Cline

Staff Present: Christine Banda, Kevin Waller, Dan Gibson

Others Present: Ian Stowe (applicant, Agenda Item (4)), Arthur Palacios (applicant, Agenda Item (5)), Winn Smith, Robert McGee

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the April 5, 2021 meeting.

Member Annas moved to approve the April 5, 2021 minutes. Member Reeder seconded, and the motion passed by a vote of 6-0.

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.

Planning Staff Kevin Waller explained that the property currently contains a vacant single-family residence, which is a nonconforming use in the CMB zoning district. The applicant and owner Ian Stowe recently remodeled the building for a proposed tattoo parlor. Since a parking lot will not fit in the front yard of the property, Mr. Stowe wishes to utilize off-site parking from a neighboring property owner. He is waiting to hear back from those owners if they will allow the four additional parking spaces that are needed. The variance request is to allow one regular parking space to back into the street. Mr. Waller gave a PowerPoint presentation, reviewed the variance criteria, and stated that Staff recommends approval.

Vice-Chair Clark, acting as Chairman in Laura Cline's absence, opened the public hearing and asked for the applicant to come forward.

Applicant Ian Stowe of 428 Trinity Street explained that he recently bought the property, which was previously used as a residence in the CMB zoning district. He wishes to open a commercial business

at the property, which must meet the parking standards of the Zoning Ordinance. Mr. Stowe had asked nearby business owners if they would be willing to allow four of the required parking spaces to be provided on their properties. With the variance proposal, he is requesting that customer vehicles utilizing one off-street regular parking space on the subject property be allowed to back into the street.

Winn Smith of 8406 Avocet Drive, Austin, stated that he is not necessarily opposed to the variance, but more so indifferent. He asked what would happen if the variance is denied, and if only one parking space would be allowed for the proposed use. Mr. Smith does not understand why this side of the street is zoned for commercial use when it is primarily in residential use. He also wondered how the other homes would be affected by the variance. Smith has no issues with cars from the single-family homes backing into the street.

Mr. Waller explained that there are five required off-street parking spaces for a commercial use on the subject property. If the variance is denied and the off-site parking spaces are not granted by nearby business owners, the applicant could potentially submit a new variance application to request the waiving of all required off-street parking spaces. If that variance were to be denied, the applicant ostensibly could construct a parking lot in the rear of the property for the five required spaces.

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

Planning Staff Dan Gibson explained that all vehicle parking and circulation must occur entirely on the subject property. The property's current zoning designation was put in place prior to his employment with the City, so the home is grandfathered as a residence, but the proposed use is commercial.

Member Annas moved to deny ZV-21-03. Member Clark seconded, and the motion passed by a vote of 6-0.

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.

Mr. Waller stated that the applicant plans to demolish the existing home and redevelop the property with a mixed-use building to contain both residential and commercial office uses. He explained that the lot depth is nonconforming and does not meet the required depth for the current zoning designation. Therefore, approval of a Special Exception is necessary to enable the property to be redeveloped. Waller stated that Staff recommends approval of the Special Exception.

Vice-Chair Clark opened the public hearing and asked for the applicant to come forward.

Robert McGee of 612 State Park Road stated that he owns the property. He came to know Mr. Palacios when they were remodeling the old gas station to the west of his property. Mr. McGee has faith that his property value will improve with the future proposed mixed-use building.

Applicant Arthur Palacios of 2109 East Cesar Chavez, Austin, stated that he had just completed the mixed-use building project at the former gas station next door. During the remodel, he got to know Mr. McGee, and had asked him about the property next door. Mr. Palacios believes he can add a quality development to the property and would appreciate the Board's approval.

Vice Chair Clark asked for any other speakers; seeing and hearing none, she closed the public hearing, and asked the Board for a motion.

Member Annas moved to approve SE-21-01. Member Smith seconded, and the motion passed by a vote of 6-0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, June 7, 2021, if applications are received by the May 17 deadline.

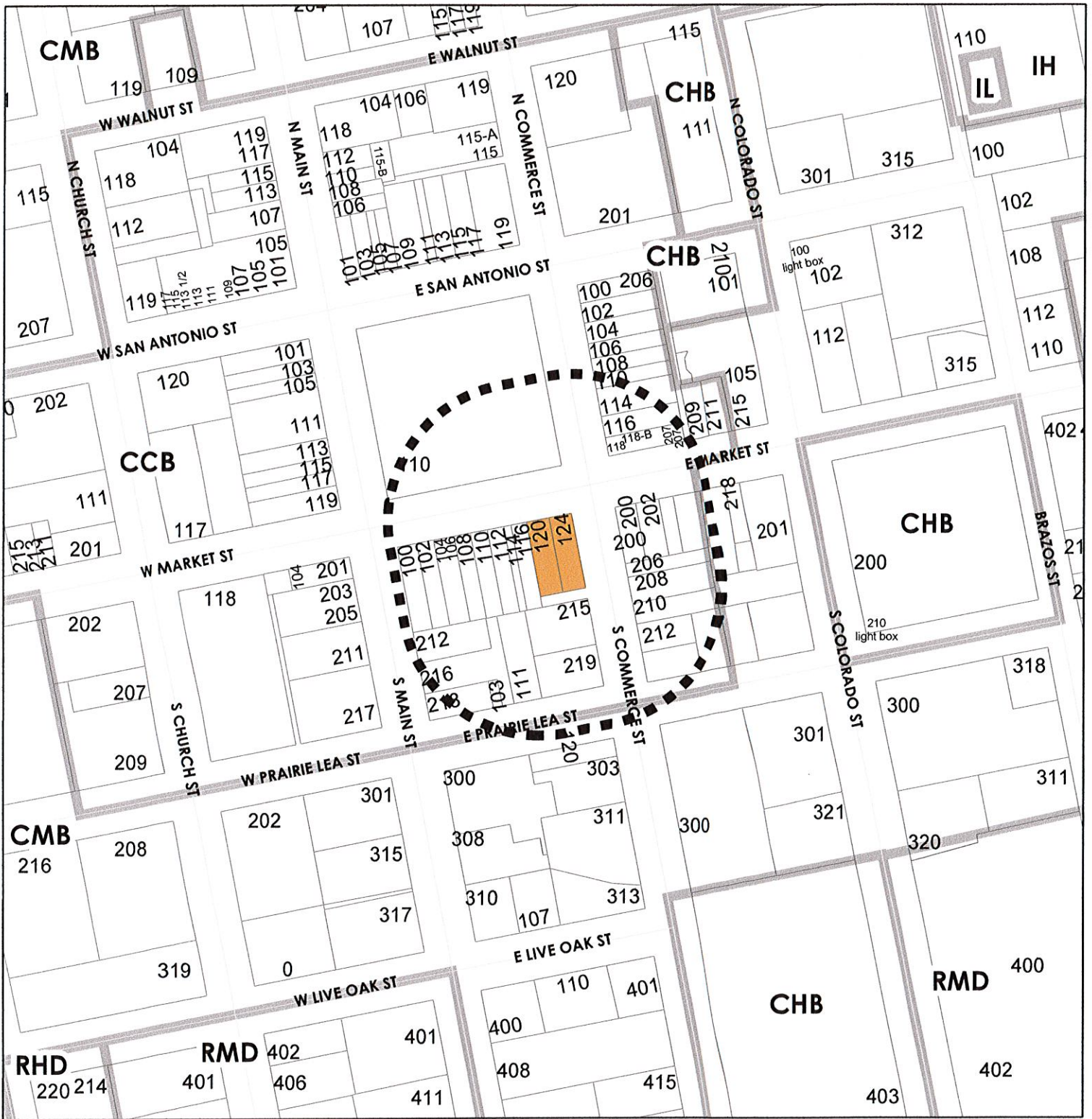
7. Adjourn.

Member Smith moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 7:04 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Anne Clark, Vice-Chair



ZV-21-04

120 & 124 E MARKET ST

TO WAIVE THE REQUIRED REAR YARD
BUILDING SETBACK TO ZERO FEET



- Subject Property
- Zoning Boundary

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner *KW* CASE NUMBER: ZV-21-04
 REPORT DATE: June 2, 2021
 PUBLIC HEARING DATE: June 7, 2021
 APPLICANT’S REQUEST: Variance to Appendix II to allow a reduction in the minimum required rear-yard building setback from 10 feet to zero feet.
 STAFF RECOMMENDATION: **Approval**
 CONDITIONS: None

BACKGROUND DATA

APPLICANT: Jim Smith
 OWNER: Jack Pearce, LLC
 SITE LOCATION: 120 and 124 East Market Street
 LEGAL DESCRIPTION: Lots 1 and 2, Jack Pearce Subdivision
 SIZE OF PROPERTY: 0.17 acre
 EXISTING USE OF PROPERTY: Temporary City Park / Outdoor Gathering Space
 ZONING CLASSIFICATION: CCB (Commercial Central Business District)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: The applicant wishes to develop the property with a three-story mixed-use commercial and residential building on the last two undeveloped parcels on the southeast side of the Courthouse Square. The building is proposed to directly abut the rear, or south, property line. According to Appendix II of the Zoning Ordinance, the rear-yard setback in the CCB Zoning District is 10 feet, and the Variance request is to effectively waive that setback in its entirety. The CCB District does not require setbacks from the front or side property lines. Since the property is located within the Historic District, any new building must first receive approval of a Certificate for Alteration from the Historical Preservation Commission. In addition, approval of a Specific Use Permit (SUP) from the Planning and Zoning Commission is required if a mixed-use building, or any commercial use requiring an SUP, is proposed (Zoning Ordinance Section 64-196(h)(2)). Currently, the property is being leased by the City for an outdoor gathering space and park area. The owner plans to move forward with the proposed project once the City’s lease expires.

AREA CHARACTERISTICS: The subject property is located within the City’s central business district. It is bordered to the west by a tattoo parlor, and Henry’s restaurant is located to the south, on the opposite side of a 15-foot wide public alley dedicated to the City. East Market Street abuts the subject property to the north, and South Commerce Street to the east. The Old Pal Bar and Grill at the opposite, or west, end of the same block as the subject property, appears to be only other property on that block with a building located within the 10-foot rear-yard setback.

UNIQUE CONDITIONS OF PROPERTY: The location of the 15-foot wide public alley dedicated to the City, bordering the south end of the subject property, could be considered a unique condition. Neighboring properties to the west are not bordered by the alley, which is only 66.36 feet long and ends at the southwest corner of the subject property. The rear-yard setback of the subject property, therefore, begins 15 feet further north than that of the neighboring properties due to the presence of the alley, which Staff believes creates a unique condition. Additionally, prior to the property’s platting and dedication of the alley in 2003, the 10-foot rear setback would have begun at the north property line of the adjacent property to the south, and would have ended five feet south of the

north boundary of the alley, or within the alley itself. By proposing to construct a building on the current rear property line, the building will actually be located further from the neighboring property to the south than it would have been if the subject property had not been replatted as part of the Jack Pearce Subdivision and the alley never dedicated.

NATURE OF HARDSHIP: Neither increased financial gain nor reduced financial hardship will be achieved as a result of constructing a new building closer to the rear property line.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: Since the 15-foot wide alley will not be encroached upon by the proposed building on the subject property, it will effectively create a buffer between the building and the neighboring property to the south. As a result, there will be no increased impacts to surrounding properties and public safety. Service access to the rear of the future-proposed building will still be available from the alley.

ALTERNATIVE SOLUTIONS: Alternative solutions to the proposed variance would either be to require the building to maintain the full 10-foot rear setback, or to reduce the setback to a distance somewhere between zero and ten feet.

RESPONSE TO NOTIFICATION: A letter was received by the Planning Department on June 3, 2021 (attached), in which an individual owning property on the same block expressed concerns about day-to-day operations of a building abutting the property line potentially creating challenges for neighboring properties.

FROM THE DESK OF
PHILIP DUCLOUX
P.O. BOX 3
BASTROP, TEXAS 78602
PHONE (512) 303-1477
email: ducloux@austin.rr.com

May 31, 2021

Mr. Kevin Waller
Assistant City Planner – City of Lockhart
Lockhart, Texas 78644
P O Box 4915
Corpus Christi, Texas 78469 via email to Kwaller@lockhart-tx.org and fax to 512-398-5103

Re: ZV-21-04

Greetings Mr. Waller,

I have received your notice of public hearing scheduled for June 7, 2021. I am taking you up on your invitation to submit a written statement to you for presentation to the Zoning Board of Adjustment.

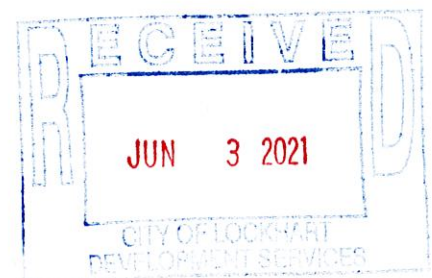
I own property next to a property that has no exterior space of its own. The inevitable consequence of that building's limitation is that its occupiers and contractors must use my property to do those things that are usually done outside. Contractors, suppliers, utility providers, etc., don't really know whose property they use and often damage. As use and density intensify, so do the incursions and damages.

Circumstances such as those existing in downtown Lockhart absolutely require cooperation among owners and occupants but this proposal invites unfair trouble for neighboring properties unless the city determines how a property with no exterior space will service its structure for parking and deliveries, general maintenance, messy contractors, various utilities some of which may be specialized to the occupant, airspace, etc., without having to use the exterior space belonging to its neighbor.

Cordially,

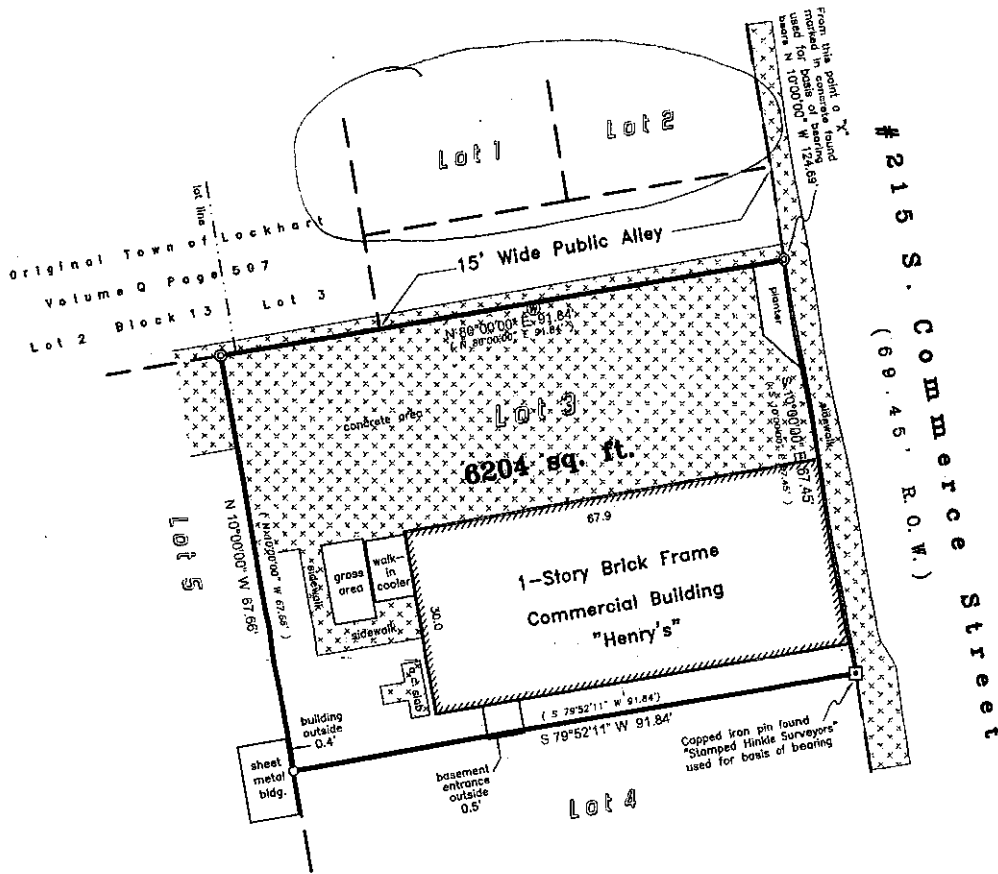
Philip Ducloux

Philip Ducloux



City of Lockhart Caldwell County, Texas

Jack Pearce Subdivision Lot 3



General Notes

- 1) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:
 - a) Right of way to Texas Power and Light Co., recorded in Vol. 166 Pg. 498, Caldwell County Deed Records.
- 2) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 3) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #48055C0120E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. **WARNING: This flood statement, as determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the Improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.**

G.F. #1510003
 PROPOSED BORROWER: Alvarez 5A Investments Group, LLC
 911 ADDRESS: 215 S. Commerce Street
 Lockhart, Texas 78644

LEGEND

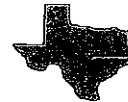
- CAPPED 1/2" IRON PIN SET "STAMPED HINKLE SURVEYORS"
- CAPPED IRON PIN FOUND "STAMPED HINKLE SURVEYORS"
- ⊙ HOLE DRILLED IN CONCRETE
- (---) ORIGINAL DEEDED CALLS
- ⊗ CONCRETE
- UNLESS OTHERWISE NOTED

SURVEY PLAT

Showing Lot 3 of JACK PEARCE SUBDIVISION, in the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Plat Cabinet B Slide 31 of Plat Records of Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to ALVAREZ 5A INVESTMENTS GROUP, LLC that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on November 12, 2015, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Flowers-McDowell Abstract Company, Lockhart, Texas, G.F. #1510003 effective date October 1, 2015, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature shall be considered official and relied upon by the user.

Jerry L. Hinkle, P.E., S. #5459

Field Book: d.c.	Drawn By: JLH BS
Job No. 20153153	Drawing: 20153153.dwg
Date: November 2015	Word Disk: Begin 11012015
Surveyed By: JLH JOB	Autocad Disk: Begin 11012015

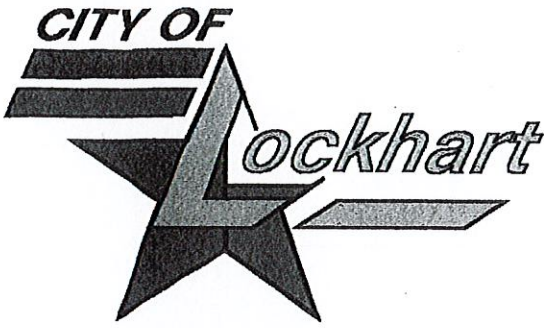


HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
 Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

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 inequality that would result from literal enforcement of the ordinance.
 - This is the only vacant property that in the Downtown Square that abuts a rear alley. As a provision for a subdivision, the City of Lockhart required the property owners dedicate a 15' alley in 2004. The owners were advised that they would have to give up the alley to have the city approve the subdivision. All the adjacent lots were not required to dedicate the alley, nor do they have easements for the alley. At the time, Property owners were not aware nor were they informed that another method for the city to gain access to the alleyway was for the owners to simply grant the city an easement. This creates an inequality with the remaining buildings that adjoin said unofficial alley because the neighboring owners could hypothetically build across the "alley 'to within 10' of their property line. We now have a 10ft. setback requirement from the alley, which we are requesting a variance for. Had we known a simple easement dedication would have sufficed, we could build to the edge of the alley without this variance. The neighbors were not required to dedicate such alley, and they can build within 10ft. of the rear property.
2. The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant.
 - Applicant was not aware that the option to grant the city an easement instead of giving up land was an option. The Condition was a pre-requisite for subdivisions by the City of Lockhart
3. The variance is the minimum amount necessary to allow reasonable use of the property
 - Yes, we would like to maximize the building footprint on the last vacant lot downtown. There are ways to allow us to maximize but this method will have the minimal affect.
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
 - No
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.
 - This variance will have no adverse effect on the public health and safety. It keeps in place the alley way that was originally created to include fire truck access.
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 intent and purpose of the zoning ordinance.
 - This variance will not alter the character of this zoning district and especially the closely surrounding area.

- The alleyway was always an unofficial utility pathway.
- The west end of the alleyway has buildings that are 10' apart.



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 Jim Smith

ADDRESS 1480 Clear Fork

DAY-TIME TELEPHONE 512-282-7907

E-MAIL Jim @ CountyGov. Lock .tx

OWNER NAME Jack France LLC

ADDRESS 3005 Commerce

DAY-TIME TELEPHONE 512-282-7907

Lockhart TX

E-MAIL Jim @ CountyGov. Lock .tx

PROPERTY

ADDRESS OR GENERAL LOCATION NE corner Market ^{east} 120 & 124 E. Market St. on South Commerce

LEGAL DESCRIPTION (IF PLATTED) Lot 1 & Lot 2 Jack France Subdivision

SIZE .17 ACRE(S) ZONING CLASSIFICATION CCR

(Lots 1 & 2 together)

EXISTING USE OF LAND AND/OR BUILDING(S) VACANT - Currently a temporary city Park / outdoor gathering space

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) Article II OF THE ZONING ORDINANCE

CURRENT ORDINANCE REQUIREMENT(S) 10' Set back @ Rear

property line

REQUESTED VARIANCE(S) 0' Set back @ Rear

property line

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 \$ 125⁰⁰ 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 4/22/21

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 01001524

DATE SUBMITTED 4/22/21

CASE NUMBER ZV 21 - 04

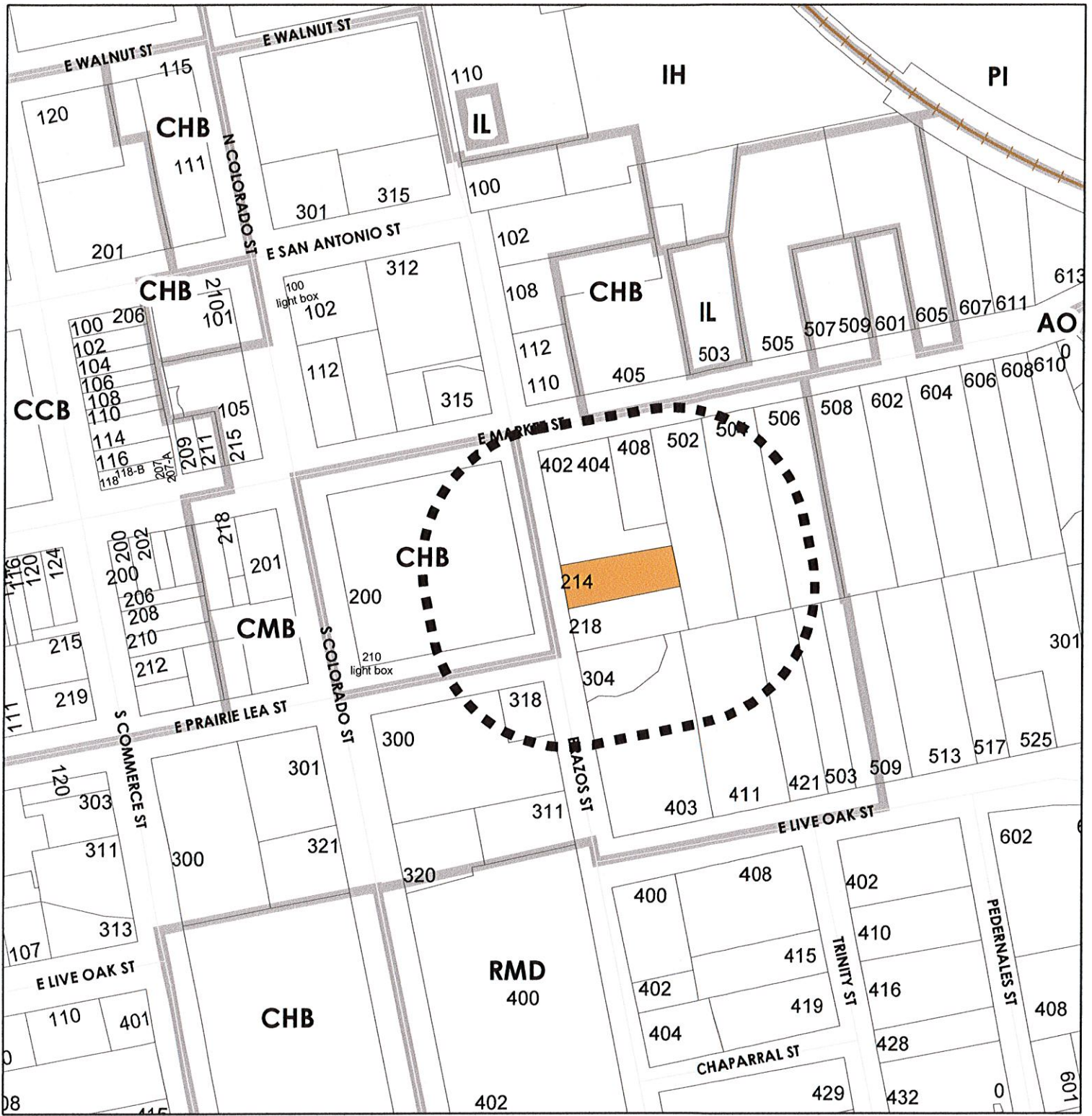
DATE NOTICES MAILED 5-26-2021

DATE NOTICE PUBLISHED 5-27-2021

BOARD OF ADJUSTMENT MEETING DATE 6/7/21

DECISION _____

CONDITIONS _____



ZV-21-05

214 BRAZOS ST

TO WAIVE THE REQUIREMENT
FOR OFF-STREET PARKING



- Subject Property
- Zoning Boundary

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

KW

CASE NUMBER: ZV-21-05

REPORT DATE: June 3, 2021

PUBLIC HEARING DATE: June 7, 2021

APPLICANT'S REQUEST: Zoning Variance to waive the off-street parking requirement for a proposed commercial use

STAFF RECOMMENDATION: **Denial**, due to failure to meet all six variance criteria.

BACKGROUND DATA

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

REASON FOR REQUESTED VARIANCE: The property currently consists of a vacant single-family residence that 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 fact that there is not enough space in front of the building to construct a parking lot and the applicant has been unable to secure off-site parking from neighboring property owners, the applicant proposes that the off-street parking requirement be waived in its entirety. A Zoning Variance application to allow vehicles utilizing one off-street parking space to back into the street, with the intent to submit the current application to waive the remaining four required spaces, was denied by the Board at its May 3, 2021 Public Hearing. The current proposal includes waiving all five required spaces, while at the same time proposing to improve that portion of Brazos Street in front of the property to accommodate two, marked, on-street parallel parking spaces for the future business. According to the submitted site plan, adapted from a survey of the property, each of the two spaces will be 9 feet wide by 22 feet long, with the right-of-way width shown as 25 varas, or 69.4 feet. If the on-street parking spaces are actually constructed, the dimensions of each space should be 8 feet wide by 23 feet long.

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). This is an older neighborhood, where some existing uses may have "grandfathered", or nonconforming, parking situations.

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. Based upon the dimensions of the rear yard, construction of a parking lot accommodating five spaces appears feasible.

NATURE OF HARDSHIP: Although an exceptional hardship is imposed by the location of the building at the front of the property, where there is inadequate space for vehicles to circulate or turn around, there does appear to be adequate room for a parking lot at the rear of the property.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: There is some increased risk to public safety for vehicular traffic passing by customers exiting and entering their vehicles parked on the street. The applicant did send plans of the proposed on-street parking spaces to Public Works Director Sean Kelley, who provided comments to Planning on June 3 and 4, 2021. Mr. Kelley stated that he is not opposed to the on-street parking if there are no other viable options, while taking into consideration the proximity of the parking spaces to the travel lane. He also explained that the plans submitted were not stamped by an engineer, no drainage study had been completed to ensure no impacts to neighboring properties, and that the on-street parking spaces may not leave enough room for future road widening projects. In addition, it should be noted that on-street parking spaces are for the public, and cannot be reserved for the subject property.

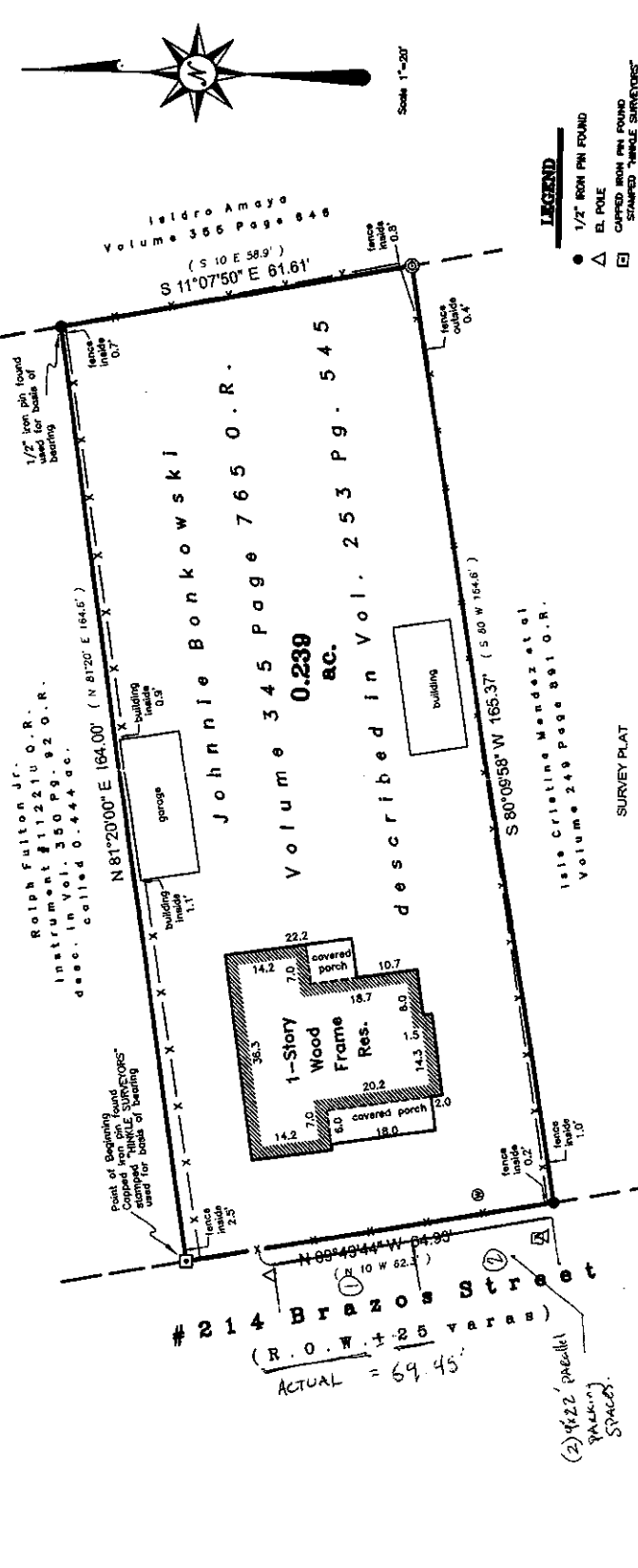
COMPLIANCE WITH VARIANCE CRITERIA: In order to approve a variance, the Board must find that the request meets all six of the criteria outlined in Section 64-129(a) of the Zoning Ordinance. The applicant submitted the attached written explanation as evidence in support of the variance. Staff believes that the variance request should be denied, as it does not meet all six of the variance review criteria.

ALTERNATIVE SOLUTIONS: An alternative solution is to 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: A precedent might be set if the variance were to be approved. The owners of other commercial businesses on small properties might cite a variance approval on the subject property to justify not providing any off-street parking or less parking than what is required.

RESPONSE TO NOTIFICATION: Public hearing notices were mailed to owners of 13 properties within 200 feet of the subject lot. A phone call was received from a surrounding property owner, who seemed to express opposition to the request and asked for a copy of this staff report for review.

City of Lockhart Caldwell County, Texas Byrd Lockhart Survey A-17 Original Town of Lockhart Part of Lot 1 in Block 42



LEGEND

- 1/2" IRON PIN FOUND
- △ BL POLE
- CURVED IRON PIN FOUND
- ◻ STAMPED "HINKLE SURVEYORS"
- ⊙ 5/8" IRON ROD FOUND
- ⊗ WATER METER
- ⊠ TELEPHONE FOOTSTAL
- ⊞ ORIGINAL DEEDED CALLS
- ⊞ FENCES MANDOR
- X- UNLESS OTHERWISE NOTED

FIELD BOOK: 416
Job No. 20201181
Date: April 2020
Surveyed By: ALJ JDB

Drawn By: ALJ LH
Drawing: 20201181.dwg
Revised Date: Begin 04/12/2020
Subtotal Date: Begin 04/12/2020

HINKLE SURVEYORS
 P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
 Ph: (512) 398-2000 Fax: (512) 398-7883 Email: contact@hinklesurveyors.com Firm Registration No. 100868-00

SURVEY PLAT

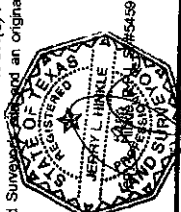
Showing 0.239 acre tract of land out the Byrd Lockhart Survey A-17 and Lot 1 in Block 42 of the Original Town of Lockhart to the City of Lockhart, Caldwell County, Texas according to the map or plat thereof recorded in Volume Q Page 507 of the Deed Records of Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify to **ANY MAP-PERSON STOWE**, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on April 27, 2020, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by Five Star Title, LLC, Seguin, Texas, File No. 20-490789-PO effective date March 22, 2020, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

1111 Cristine Mendez et al
 Volume 249 Page 891 O.R.

General Notes

1) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

2) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zone "X" according to FEMA Panel #4805500120E effective date June 19, 2012. Flood Zone "X" is areas determined to be outside the 0.2% annual chance floodplain. **WARNING:** This flood Statement, as Determined by a FLOOD F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.



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

Zoning Variance Response

5/17/21

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, including the proposed improvement to the on-street parking, 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 improvements proposed will cost money. Money is not the reason for this variance. Logistical impracticability and improvement of the street character and neighborhood 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 only improve the current conditions of the district.

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. contains 4 properties in which this will be the 3rd to be permitted as commercial use. 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 proposal would better allow for proper drainage and safer parallel parking for this commercial district.



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 ST.
 DAY-TIME TELEPHONE 713 410 7000 Lockhart, Tx
 E-MAIL stoweDBC@gmail.com 78644

OWNER NAME IAN Stowe ADDRESS _____
 DAY-TIME TELEPHONE _____
 E-MAIL _____

PROPERTY

ADDRESS OR GENERAL LOCATION 214 Brazos St.
 LEGAL DESCRIPTION (IF PLATTED) Part of Lot 1, Block 42 Original Town of Lockhart
 SIZE 0.239 ACRE(S) ZONING CLASSIFICATION CMB
 EXISTING USE OF LAND AND/OR BUILDING(S) Residential

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) ~~64-197 (g)(1)(a)~~ Appendix II OF THE ZONING ORDINANCE
 CURRENT ORDINANCE REQUIREMENT(S) Off street parking spaces are required.

REQUESTED VARIANCE(S) On street parking is to be permitted in the form of (2) parallel parking spaces paved by the owner on the street R.O.W. including curb and gutter according to City of Lockhart R.O.W. standards.
to waive the required obstruct parking for a commercial building

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.

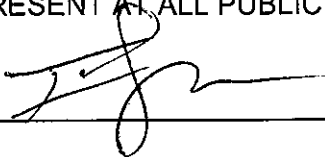
SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, 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 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	<u>\$125</u>
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 _____

5.17.21

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER 01006641

DATE SUBMITTED 5/17/21

CASE NUMBER ZV - 21 - 05

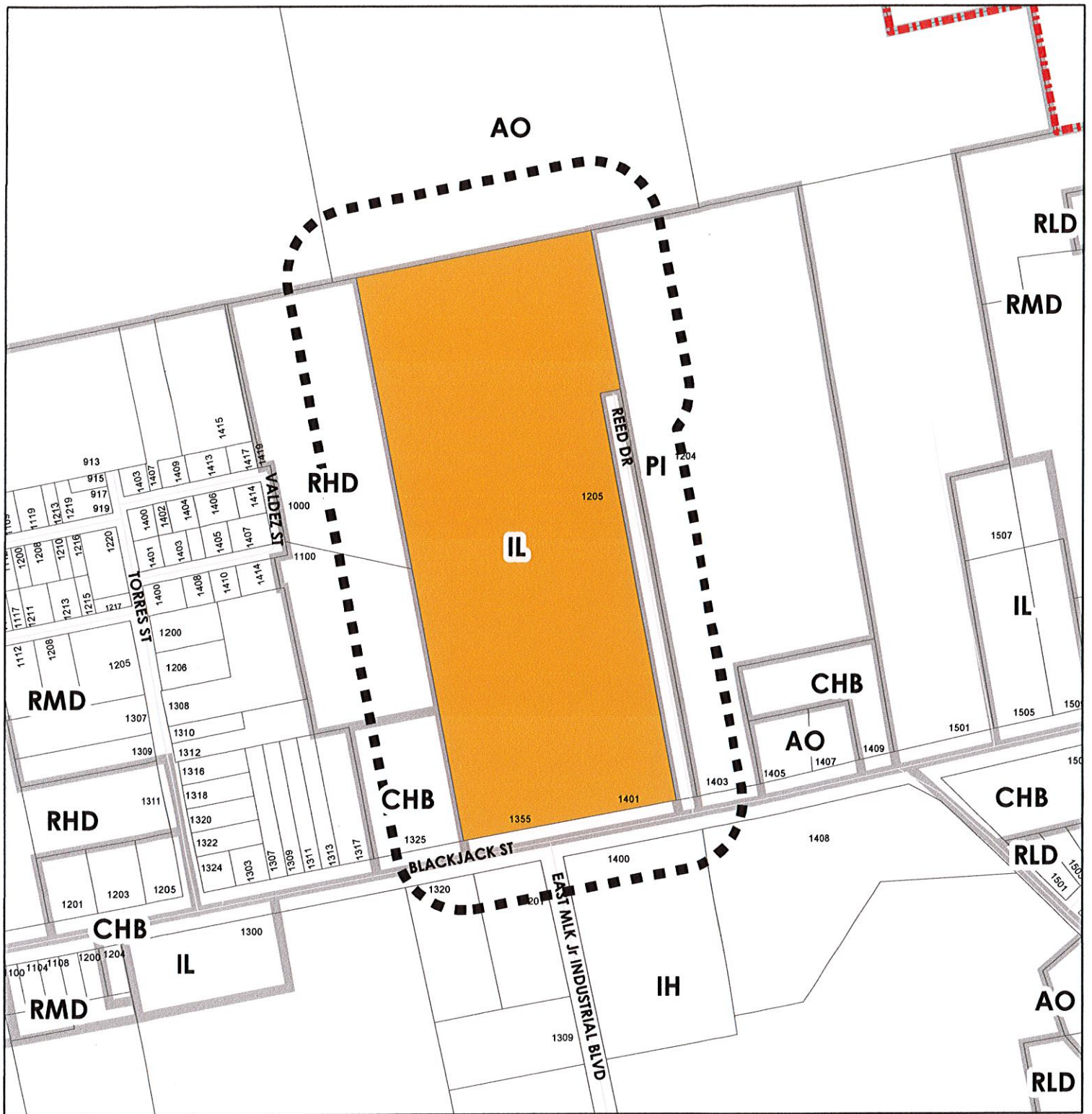
DATE NOTICES MAILED 5-24-2021

DATE NOTICE PUBLISHED 5-27-2021

BOARD OF ADJUSTMENT MEETING DATE 6/7/21

DECISION _____

CONDITIONS _____



ZV-21-06

1205 REED DRIVE

TO INCREASE THE MAXIMUM
LOT COVERAGE STANDARD
FROM 50 % TO 51.19 %



- Subject Property
- Zoning Boundary

scale 1" = 400'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Assistant City Planner

KW

CASE NUMBER: ZV-21-06

REPORT DATE: June 4, 2021

PUBLIC HEARING DATE: June 7, 2021

APPLICANT'S REQUEST: Zoning Variance to exceed the maximum lot coverage standard

STAFF RECOMMENDATION: **Denial**, due to failure to meet all six variance criteria.**BACKGROUND DATA**

APPLICANT: Lance Elrod

OWNER: Blackjack Block I, LLC

SITE LOCATION: 1205 Reed Dr.

LEGAL DESCRIPTION: Lot 1, Block 1, Iron Ox Addition

SIZE OF PROPERTY: 24.575 acres

EXISTING USE OF PROPERTY: Currently vacant, proposed light industrial use

ZONING CLASSIFICATION: IL (Industrial Light Zoning District)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: The applicant plans to develop the vacant subject property with a commercial greenhouse facility. A subdivision plat was approved by the Planning and Zoning Commission to consolidate two parcels into one for the proposed greenhouse on October 28, 2020, along with variance requests to waive the requirement for a sidewalk along the Reed Drive frontage, as well as to waive the concrete monument requirements at two boundary corners. The plat was subsequently recorded on January 6, 2021. A Zoning Change was later approved for the property from AO (Agricultural-Open Space District) to IL by the City Council on March 16, 2021, for the purpose of increasing the maximum lot coverage standard from 30 percent to 50 percent. The current variance proposal is to further increase the lot coverage from 50 percent to 51.19 percent for the greenhouse facility, which the applicant states would increase yield.

AREA CHARACTERISTICS: The adjacent property to the north contains the Durant gravel operation. The property to the east, across Reed Drive, consists of the County annex building, County fairgrounds, and County jail. To the south of the subject property and across Blackjack Street are industrial operations and the Lockhart Correctional Facility. The properties to the west are vacant and in seasonal agricultural use. Land uses further west include single-family dwellings.

UNIQUE CONDITIONS OF PROPERTY: The applicant explains in the attached letter that the greenhouse's proposed footprint has changed since the original design in early 2020 through technology and workflow innovations. Keeping the footprint at 50 percent of the total land area would reveal operational constraints that would be better served in a modified (expanded) building footprint. The applicant continues that expansion of the footprint would enable the robotic and AI-enabled machinery to further increase yield. Staff, however, does not find a condition unique to the currently vacant property that would require a larger greenhouse facility than the 50 percent maximum allowed by Appendix II of the Zoning Ordinance. The variance cannot be considered the minimum amount necessary to allow a reasonable use of the property, since the property is currently vacant and a reasonable use would be achieved through constructing a building that does not exceed the 50 percent threshold.

NATURE OF HARDSHIP: The building footprint's limitation to 50 percent lot coverage does not create a hardship simply because the applicant wishes to produce a higher product yield. In addition, Variance Criterion 3 of Zoning Ordinance Section 64-129(a) states, in part, that the request for a variance cannot be based exclusively upon a desire of the owner or occupant for increased financial gain. A higher product yield directly correlates with increased financial gain.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: The proposed increased lot coverage from 50 percent to 51.19 percent would likely not adversely impact surrounding properties or public safety.

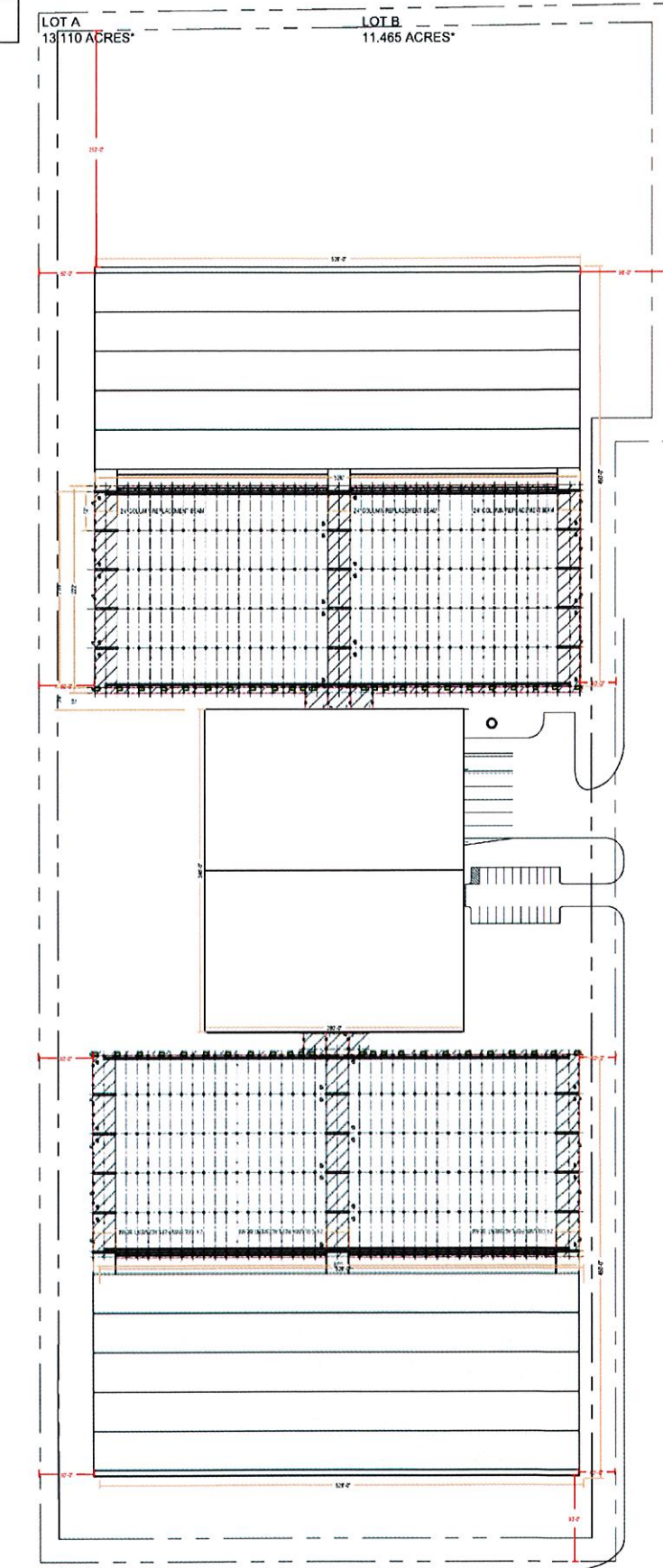
COMPLIANCE WITH VARIANCE CRITERIA: In order to approve a variance, the Board must find that the request meets all six of the criteria outlined in Section 64-129(a) of the Zoning Ordinance. The applicant submitted the attached written explanation as evidence in support of the variance. Staff believes that the variance request should be denied, as it does not meet all six of the variance review criteria.

ALTERNATIVE SOLUTIONS: An alternative solution would simply be to reduce the size of the proposed greenhouse facility to comply with the 50 percent lot coverage maximum. The 1.19 percent difference is small and the building design could be slightly altered to fit the available buildable area.

PRECEDENT: A precedent might be set if the variance were to be approved. The owners of other commercial or industrial businesses looking to develop their properties or enlarge their buildings beyond the allowed lot coverage threshold might cite approval of a variance that doesn't meet the criteria on the subject property as justification for approval.

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

LEGEND:
 - ORANGE: Building Dimensions
 - RED: Property Setbacks





Iron Ox, Inc.
955 Terminal Way
San Carlos, CA 94070
p: 650-485-1965
e: lance@ironox.com

May 20, 2021 - Rev01
May 17, 2021

To whom it may concern,

Blackjack Block I, LLC. is requesting a coverage variance for our property located at 1205 Reed Drive, Lockhart TX, 74688. The variance is to build an additional **12,789SF** of building structure on the property. Below is our written statement documenting the reason for the variance and associated evidence.

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;

- The hardship exists within the current building footprint that was scoped in January 2020, which has since changed through technology and workflow innovations in recent months. This hardship would reveal itself in operational constraints that would be better served in a modified building footprint. Expansion of the space would enable Blackjack Block I's ecosystem of robotics and AI enabled hydroponic farming to further increase yield.

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

- No unique physical condition or characteristic noted.

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

- Yes, the requested **1.19% (12,789SF)** variance is the minimum amount needed by Blackjack Block I. This is the last request for additional space on the associated 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;

- Blackjack Block I's production system is rooted in flexibility. The additional **12,789SF** of structure will unlock this flexibility which in turn enables us to shift our post harvesting processes to maintain customer service regardless of season or requested product mix.

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;

- 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

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.

- 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.

Thank you.



Brandon Alexander, CEO

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 Lance Elrod
DAY-TIME TELEPHONE 650.237.9296
E-MAIL lance@ironox.com

ADDRESS 955 Terminal Way
San Carlos, CA 94070

OWNER NAME Blackjack Block I, LLC.
DAY-TIME TELEPHONE 650-485-1965
E-MAIL greg@ironox.com

ADDRESS 955 Terminal Way
San Carlos, CA 94070

PROPERTY

ADDRESS OR GENERAL LOCATION 1205 Reed Drive, Lockhart, TX 78644
LEGAL DESCRIPTION (IF PLATTED) See attached plat previously filed with City of Lockhart
SIZE 24.575 ACRE(S) Lot 1, Block 1, Iron ox Addition ZONING CLASSIFICATION IL - Light Industrial
EXISTING USE OF LAND AND/OR BUILDING(S) Agricultural - Green House production

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) Sec 64 - Appendix II OF THE ZONING ORDINANCE
CURRENT ORDINANCE REQUIREMENT(S) 50% Maximum Lot Coverage with Structures

REQUESTED VARIANCE(S) Additional 1.9% of Lot Coverage with Structures (Total 51.9%)

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.

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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,
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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 \$ 641.50 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 24.575 Acres	\$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 Lance Enoch

DATE May 17, 2021

OFFICE USE ONLY

ACCEPTED BY Kerin Walker

RECEIPT NUMBER 01007121

DATE SUBMITTED 5/17/21

CASE NUMBER ZV - 21 - 06

DATE NOTICES MAILED 5/24/21

DATE NOTICE PUBLISHED 5/27/21

BOARD OF ADJUSTMENT MEETING DATE 6/7/21

DECISION _____

CONDITIONS _____
