

**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: Amey Clark
(Date)

Christine Banda
Christine Banda, Recording Secretary

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Laura Cline, Chair
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