

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
DECEMBER 5, 2022**

MINUTES

Members Present: Wayne Reeder, Mike Annas, Shawn Martinez, Laura Cline, Lori Rangel, Anne Clark, Marcia Proctor

Member Absent: Lucy Knight (present in audience)

Staff Present: Christine Banda, Kevin Waller

Others Present: Tamara Carlisle (applicant, Agenda Item 4)

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.

Chair Cline introduced two new Board members, Marcia Proctor and Lucy Knight.

3. Consider the minutes of the November 7, 2022, meeting.

Member Clark moved to approve the November 7, 2022, minutes. Member Annas seconded, and the motion passed by a vote of 6-0.

4. SE-22-04. Hold a PUBLIC HEARING and consider a request by Tamara Carlisle on behalf of The Lumberyard Lockhart, LLC, for a Special Exception as provided in Section 64-130(c)(5), 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 Lot 20, A.R. Chews Addition, consisting of a total of 0.135 acre, zoned CMB (Commercial Medium Business District) and located at 500 West Market Street [tabled from November 7, 2022 meeting].

Planning Staff Kevin Waller presented Staff's report, including maps showing the location of the property. He stated that the applicant wishes to build a single-family residence on the subject property. The requested Special Exception would allow the lot to be developed with a nonconforming depth. Mr. Waller stated that Staff recommends approval.

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

Applicant Tamara Carlisle of 1700 Rabb Road, Austin, stated that she is the owner of the subject property. She also owns other nearby parcels planned for single-family development. Carlisle explained that the homes will have front porches, with parking at the rear. She wishes to create a nice, walkable community.

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

Member Martinez moved to approve SE-22-04 as submitted. Member Reeder seconded, and the motion passed with a vote of 7-0.

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

Mr. Waller stated that the next meeting would be held Monday, January 9, 2023, if applications are received by the deadline. The January 9 date is the second Monday of the month, due to the City's observance of New Year's Day on January 2.

Member Clark announced that she will be resigning from the Board, and that this is her last meeting. She has enjoyed working with everyone.

6. Adjourn.

Member Rangel moved to adjourn the meeting, and Member Martinez seconded. The motion passed unanimously (7-0), and the meeting adjourned at 6:45 p.m.

Approved: 1/9/2023
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair