

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
NOVEMBER 6, 2023**

MINUTES

Members Present: Laura Cline, Wayne Reeder, Mike Annas, Lori Rangel, Shawn Martinez, Lucy Knight

Member Absent: Marcia Proctor

Staff Present: Kevin Waller, Christine Banda, David Fowler, Evan Olszewski

Others Present: John Pastrano (applicant, Agenda Item 4), Ian Noble (applicant, Agenda Item 5)

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 September 11, 2023, meeting.

Member Knight moved to approve the September 11, 2023, minutes, with the revision to remove former Board member Severo Castillo's name from Page 1. Member Rangel seconded, and the motion passed by a vote of 6-0.

4. ZV-23-03. Hold a PUBLIC HEARING and consider a request by John Pastrano for a Variance to Appendix I, Chapter 64 "Zoning", Lockhart Code of Ordinances, to waive the off-street parking requirement of two parking spaces, on 0.12 acre in Lot 19, Trumble's Addition, zoned CMB Commercial Medium Business and located at 310 West Market Street.

Planning Staff Kevin Waller presented the staff report, and explained that the subject property was located across from City Hall on West Market Street. He stated that the home was 13 feet from the front property line, which was not enough room to have off-street parking in the front yard. Mr. Waller mentioned that there is a neighboring fence, water meter, and electrical guy wire that hinders parking on the east side of the home. He believes that the variance request meets all 6 of the review criteria, and recommends approval of the variance to waive the off-street parking requirement.

Chair Cline opened the public hearing, and asked the applicant to present their proposal.

Applicant John Pastrano explained that he is the owner of the property and would like to remodel the home and utilize it as a residence. He needs approval of the variance to move forward with the building permit.

Chair Cline closed the public hearing.

Member Martinez moved to approve ZV-23-03. Member Annas seconded, and the motion passed by a vote of 6-0.

5. ZV-23-04. Hold a PUBLIC HEARING and consider a request by Ian Noble for a Variance to Appendix II, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum off-street parking requirement from eight spaces to four spaces, in addition to one handicapped space, on 0.307 acre in the Byrd Lockhart League, Abstract No. 17, zoned CHB Commercial Heavy Business and located at 631 South Colorado Street (Us 183).

Mr. Waller presented the staff report which included location maps showing the surrounding properties. The applicant has obtained additional parking approval from the Manager at Auto Zone. The smaller building on the property will be for office use, with the larger building for retail use. Mr. Waller stated that staff recommends approval of the variance.

The Board asked Mr. Waller how the business patrons would know that there was extra parking available at Auto Zone.

Mr. Waller replied that the applicant should answer this question.

Chair Cline opened the public hearing to hear from the applicant.

Applicant Ian Noble stated that he is the owner of the property, and that he could place signage such that business patrons are aware of the additional parking at Auto Zone.

Chair Cline closed the public hearing.

Member Knight moved to approve ZV-23-04. Member Martinez 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 will be held on December 4, 2023, with one item for the agenda thus far. The deadline for applications is November 13, 2023.

7. Adjournment.

Member Knight moved to adjourn the meeting, and Member Annas seconded. The motion passed unanimously (6-0), and the meeting adjourned at 7:01 p.m.

Approved: 12/4/2023
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair