

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, November 6, 2023
Municipal Building — Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to a public hearing item.
3. Consider the minutes of the September 11, 2023 meeting.
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.
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).
6. Discuss the date and agenda of the next meeting.
7. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 12:15 p.m. on the 27th day of October, 2023.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 11, 2023**

MINUTES

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

Members Absent: None

Staff Present: Kevin Waller, Christine Banda, Evan Olszewski

Others Present: Mike Gurunath

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 March 6, 2023, meeting.

Member Annas moved to approve the March 6, 2023, minutes. Member Knight seconded, and the motion passed by a vote of 7-0.

4. SE-23-02. Hold a PUBLIC HEARING and consider a request by Joe Ivan Roland 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 platted lot depth and lot area consisting of 0.062 acre on Lot 2, Block 3, San Fernando Addition, zoned RMD Residential Medium Density and located at 810 Mora Street.

Planning Staff Kevin Waller presented the staff report. He stated that the applicant wishes to construct a single-family residence on the subject property. The applicant is requesting a Special Exception to the minimum required lot depth and lot area so they can move forward with a building permit. Although the lot width is also nonconforming, it is greater than 70% of the required lot width, which is considered to be "grandfathered".

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

Mike Gurunath said he was here helping Joe Roland with this special exception. They are just asking for approval of the special exception.

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

Mr. Waller stated that Staff recommends approval.

Member Proctor moved to approve SE-23-02. Member Martinez seconded, and the motion passed by a vote of 7-0.

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

Mr. Waller stated that no applications were submitted by the deadline for the October meeting date; therefore, the next regularly scheduled meeting would be held Monday, November 6, 2023, if applications are received by the October 16, 2023, deadline.

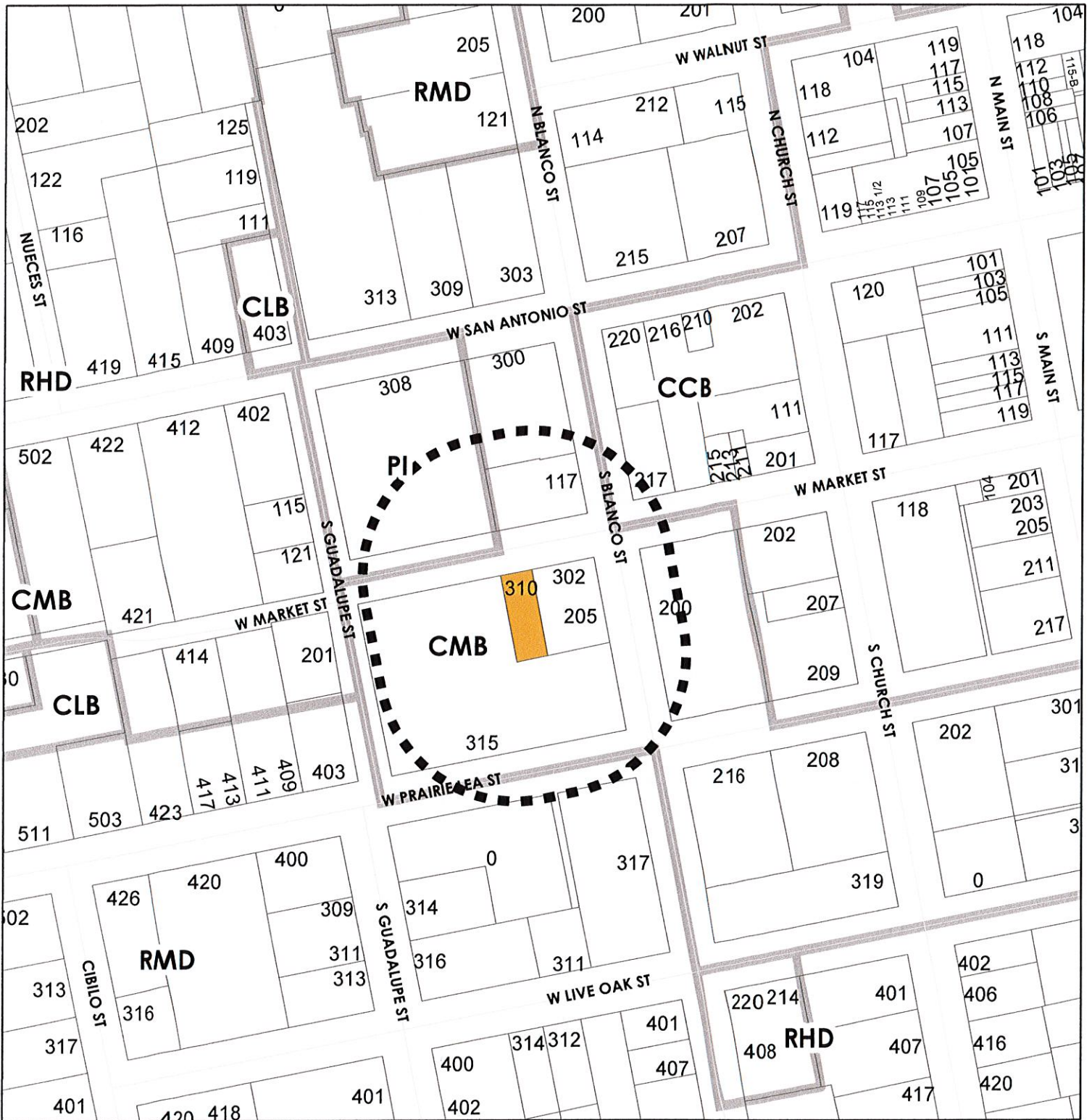
6. Adjournment.

Vice-Chair Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:45 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Laura Cline, Chair



ZV-23-03

310 W MARKET ST

TO WAIVE OFF-STREET
PARKING REQUIREMENT



- SUBJECT PROPERTY
- ZONING BOUNDARY

scale 1" = 200'

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: ZV-23-03

REPORT DATE: October 27, 2023

PUBLIC HEARING DATE: November 6, 2023

APPLICANT'S REQUEST: Variance to Appendix I to waive the off-street parking requirement of two parking spaces

STAFF RECOMMENDATION: ***Approval*****BACKGROUND DATA**

APPLICANT AND OWNER: John Pastrano, Jr.

SITE LOCATION: 310 West Market Street

LEGAL DESCRIPTION: Trumble Addition, Lot 19

SIZE OF PROPERTY: 0.12 acre

EXISTING USE OF PROPERTY: Single-family residential

ZONING CLASSIFICATION: CMB (Commercial Medium Business)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: The applicant proposes to renovate the interior of a single-family residence on the subject property in order to meet the current building code requirements, as well as to paint the exterior. Any structural renovations must also meet the current provisions of the Zoning Ordinance, which includes off-street parking requirements. Due to the practical difficulties associated with the parking requirements for this property, the applicant has requested a Zoning Variance to waive the off-street parking requirement of two parking spaces specified in Appendix I of the Zoning Ordinance. It should be noted that covered parking is not required, as the lot is 44.41 feet wide and thereby nonconforming with respect to the minimum 50-foot width for the SF-2 development type, and the lot was platted prior to April 15, 1990 (Zoning Ordinance Section 64-197(g)(2)(a)).

AREA CHARACTERISTICS: The area is primarily zoned CMB, with City Hall located across West Market Street in the PI (Public and Institutional) zoning district to the northwest of the subject property. The adjacent property to the south and west contains the First Lockhart Baptist Church. The properties to the north, across West Market Street, include City Hall and a single-family residence. The property to the east is developed with a single-family residence. Staff could not locate any properties in the immediate vicinity of the subject property that lack off-street parking spaces, with the closest such properties located across South Blanco Street to the east and within the CCB (Commercial Central Business) zoning district, where off-street parking is not required.

UNIQUE CONDITIONS OF PROPERTY: Although there are no unique topographical features of the property that would preclude the placement of two off-street parking spaces, the narrow width of the property, combined with several long-standing man-made obstructions that would be difficult to relocate, present conditions unique to the property. According to an on-site inspection, the front yard is approximately 16 feet deep, as measured from the house to the front property line, which

would not meet the depth requirement of 18 feet for the parking spaces. In addition, a water meter is located in the northeast corner of the property which could further complicate parking space placement, an electric cable extends from a pole in front of the neighboring property to the east to the ground directly in front of the subject property's water meter, and a side-yard fence is slightly offset from the east property line and located approximately 9 feet from the residence. These conditions were not caused by an action of the current property owner.

NATURE OF HARDSHIP: Although there would be a reduced financial hardship associated with not providing two off-street parking spaces, applicant John Pastrano's written response to the variance criteria states that the request for the variance is not based exclusively upon his desire to avoid the cost of providing the parking spaces. It should be noted that financial implications are not the only factor when considering a variance. Mr. Pastrano places special emphasis on the physical obstructions listed above as the reasons for the variance request.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: Due to the facts that approval of the variance would not change the size or configuration of the lot, and the property already contains a single-family residence which will not be expanded in size, there will be no adverse impacts on surrounding properties or public health and 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 warrants approval, if the Board determines that all six variance criteria are met.

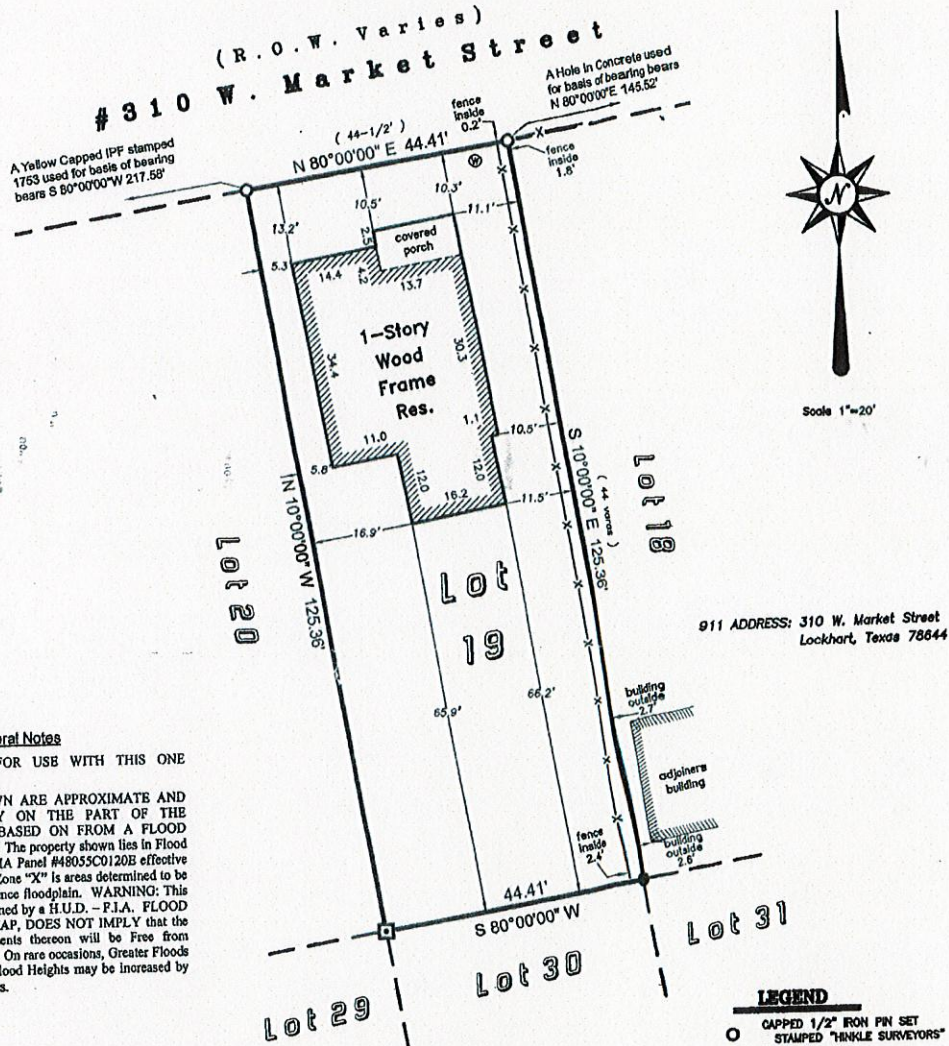
ALTERNATIVE SOLUTIONS: The only alternative solution, although impractical, would be to move the existing house further back from the front property line such that two off-street parking spaces could be developed and fully contained within the property boundaries. The relocation of the aforementioned water meter, power line, and fence obstructions would not, as combined, be sufficient to allow for the parking spaces.

PRECEDENT: Approval of a variance to the off-street parking requirement might set an undesirable precedent. Other applicants renovating older homes on small lots without off-street parking might choose to seek a similar variance, even if those lots have enough room for two off-street parking spaces. In this instance, however, the 44.41-foot width of the property and the residence's location relative to the front property line does create a unique condition of the property, with the water meter, power line, and fence locations also being unique, albeit to a lesser extent.

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

City of Lockhart Caldwell County, Texas

Trumble's Addition Lot 19



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 #48055C0120B 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.

SURVEY PLAT

Showing Lot 19 of TRUMBLE'S ADDITION to the City of Lockhart, Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on October 17, 2019, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED 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 ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature shall be considered official and relied upon by the user.



- LEGEND**
- CAPPED 1/2" IRON PIN SET STAMPED "HINKLE SURVEYORS"
 - 1/2" IRON PIN FOUND
 - ⊕ WATER METER
 - ⊠ CAPPED IRON PIN FOUND STAMPED "RPLS 1763"
 - (.....) ORIGINAL DEEDED CALLS
 - X- FENCES MEANDER
- UNLESS OTHERWISE NOTED

Field Book: d.s.	Drawn By: JH LH
Job No. 20192901	Drawing: 20192901.dwg
Date: October 2019	Word Disk: Begin 10012019
Surveyed By: JH JOB	Autocad Disk: Begin 10012019

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

October 4, 2023

5558 Berry Creek Drive

Houston, TX 77017-6735

Zoning Variance Application

1. A unique physical condition does exist as the house was built in the 1920's and therefore is at a very high risk of damage if attempted to move the house to accommodate for off-street parking.
2. The condition noted above is not caused by any action of the property owner due to the house being built and on property at time of purchase.
3. The property is zoned for commercial property although the house is used for residential purposes only. There is no intent to utilize this property for commercial purposes.
4. The sole reason for the variance is not a desire of the owner for increased financial gain or reduced financial hardship. I would like to bring the home to code internally and paint the house so that it is aesthetically pleasing in the neighborhood, especially since it is across City Hall.
5. The off-street parking will affect the adjacent property (my neighbor) as he would need to remove his antique fence as it is over into my property line. This would also cause the need to move the electric pole and water meter located in the area that would be necessary for the off-street parking.
6. Not having off-street parking will not alter the essential character of the zoning district withing which the subject property is located and is in harmony with the intent and purposes of the zoning ordinance.

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "John Pastrano". The signature is written in a cursive, slightly slanted style.

John Pastrano

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 John Pastrano
DAY-TIME TELEPHONE 214-549-4243
E-MAIL J.Pastrano@yahoo.com

ADDRESS 310 W. Market
Lockhart, TX
78644

OWNER NAME John Pastrano
DAY-TIME TELEPHONE 214-549-4243
E-MAIL J.Pastrano@yahoo.com

ADDRESS 5558 Berry Creek Drive
Houston, TX
77017

PROPERTY

ADDRESS OR GENERAL LOCATION 310 W. Market
LEGAL DESCRIPTION (IF PLATTED) Trumble Addn, Lot 19
SIZE 0.12 ACRE(S) ZONING CLASSIFICATION CMB
EXISTING USE OF LAND AND/OR BUILDING(S) Residential Home

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) Appendix I OF THE ZONING ORDINANCE
CURRENT ORDINANCE REQUIREMENT(S) Offstreet Parking - would require
moving electric line and water meter - Two off-street
parking spaces required.

REQUESTED VARIANCE(S) The existing house was built on this lot in the 1920's. Moving the house is not an
option due to the age of the home. Adding a parking lot would require my neighbor to remove the antique fence.

I plan to use this home as a residential property and want to renovate up to code. The renovation will also
improve the neighborhood especially since it is located across from City Hall.

- Waive the off-street parking requirement -

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 \$250.00 PLUS \$150.00 PER ACRE, FOR A MAXIMUM OF \$2,500.00, APPLICATION FEE OF ~~\$250.00~~ PAYABLE TO THE CITY OF LOCKHART.

\$ 268.00

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

John Buttraw

DATE

9/23/23

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01252728

DATE SUBMITTED 10/10/23

CASE NUMBER ZV - 23 - 03

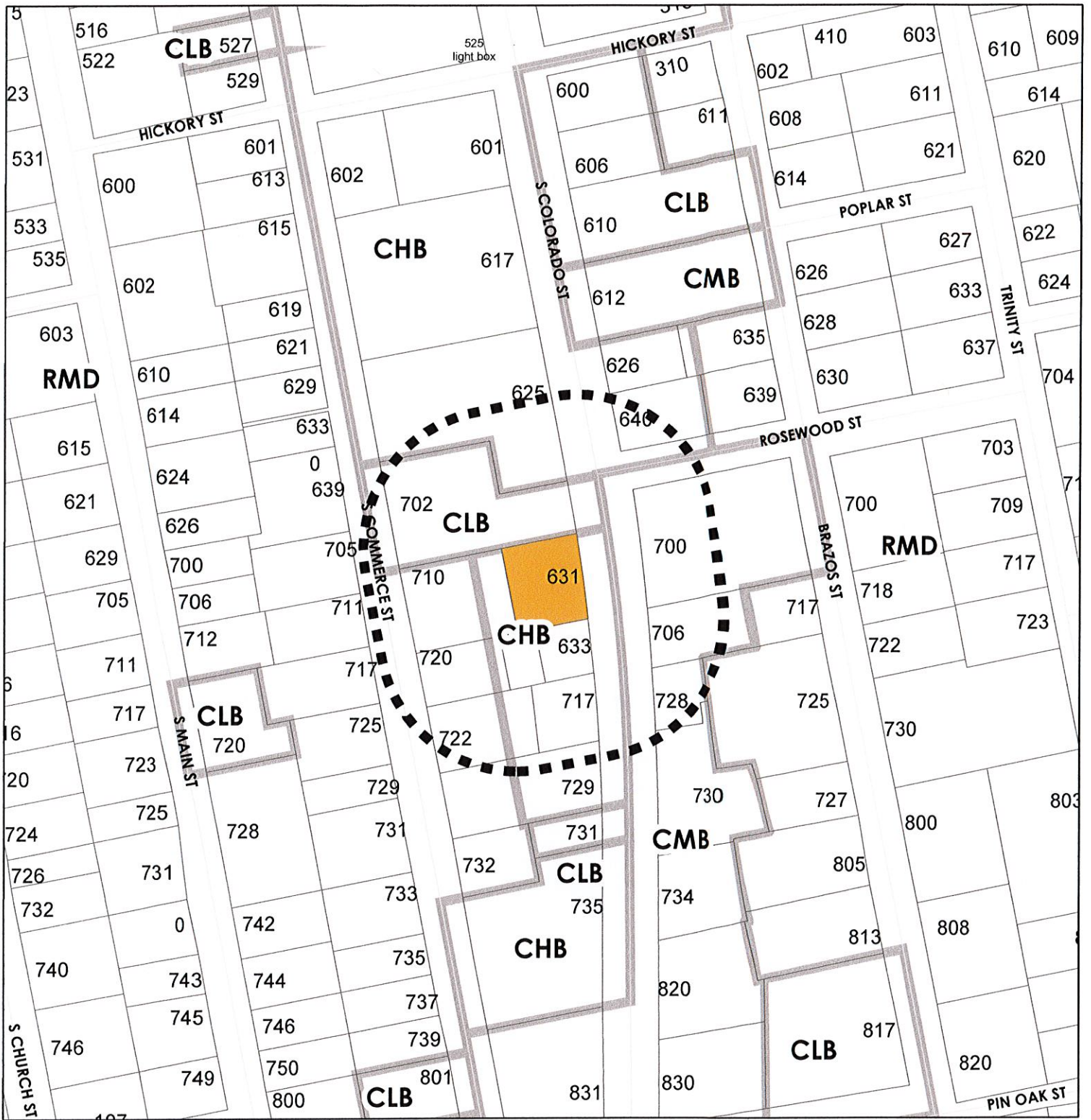
DATE NOTICES MAILED 10-23-23

DATE NOTICE PUBLISHED 10-26-2023

BOARD OF ADJUSTMENT MEETING DATE 11/6/23

DECISION _____

CONDITIONS _____



ZV-23-04

631 S COLORADO ST

TO REDUCE THE REQUIRED OFF-STREET
PARKING FROM 8 TO 4 REGULAR SPACES
PLUS ONE HANDICAP



- SUBJECT PROPERTY
- ZONING BOUNDARY

scale 1" = 200'



S COLORADO ST

S COMMERCE ST

S MAIN ST

S CHURCH ST

631

Hickory St

Hickory St

Hickory St

HICKORY ST

HICKORY ST

POPLAR ST

HACKBERRY ST

ROSEWOOD ST

ROSEWOOD ST

TRINITY ST

BRAZOS ST

GARCIA ST

COTTONWOOD ST

CENTER ST

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: ZV-23-04

REPORT DATE: October 30, 2023

PUBLIC HEARING DATE: November 6, 2023

APPLICANT'S REQUEST: Variance to Zoning Ordinance Appendix II to reduce the required number of off-street parking spaces from 8 to 4

STAFF RECOMMENDATION: *Approval***BACKGROUND DATA**

APPLICANT AND OWNER: Ian Noble, 631 S. Colorado, LLC

SITE LOCATION: 631 S. Colorado St.

LEGAL DESCRIPTION: Byrd Lockhart Survey, Abstract No. 17 (metes and bounds)

SIZE OF PROPERTY: 0.307 acre

EXISTING USE OF PROPERTY: Vacant commercial buildings

ZONING CLASSIFICATION: CHB (Commercial Heavy Business)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: The applicant proposes to utilize the two currently vacant commercial buildings on the subject property with new retail and office uses. Specifically, the larger, 900 square-foot building on the south side of the property will be utilized for a single retail use, and the 607 square-foot north building for one office space. A total of four off-street parking spaces, in addition to one handicapped space, currently exist on the property, which the applicant proposes to utilize for on-site parking. In addition, the applicant has secured a signed agreement with Auto Zone (enclosed), two properties to the north, which will perpetually allow for the subject property's utilization of Auto Zone's parking lot as needed. According to Appendix II of the Zoning Ordinance, one off-street parking space is required per each 300 square feet of building floor area for commercial uses, plus one space per employee in the maximum shift. Based upon the floor area of the two buildings and number of expected employees, 8 regular, on-site parking spaces would normally be required. A survey of the property which shows the on-site parking spaces and two commercial buildings is also enclosed with your packet materials.

AREA CHARACTERISTICS: The property is located within the commercial corridor of South Colorado Street, south of the downtown area. The adjacent properties to the north and south are in commercial use. The property to the east, across South Colorado Street, is also in commercial use, and the property to the west contains residential uses. The adjacent commercial property to the south, Gene Crouch Realty, might also be substandard in the number of parking spaces provided, based upon the size of the building and likely number of employees.

UNIQUE CONDITIONS OF PROPERTY: Although there are no unique topographical features of the property that would preclude the placement of four additional off-street parking spaces, the current, long-standing locations of the four existing regular spaces and one handicapped space are positioned in a radial pattern relative to the semi-circle driveway off of South Colorado Street. This parking

space arrangement, combined with the location of the two buildings, creates what Staff believes to be a condition unique to the property, which was not caused by an action of the current property owner and one that would present difficulties in the development of four additional parking spaces.

NATURE OF HARDSHIP: Although there would be a reduced financial hardship associated with not providing the four additional off-street parking spaces, applicant Ian Noble's written response to the variance criteria states that the request for the variance is not based exclusively upon his desire to avoid the cost of providing the extra parking spaces. It should be noted that financial implications are not the only factor when considering a variance. Mr. Noble places special emphasis on the existing parking space layout and building locations as the reasons for the variance request.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: Due to the facts that approval of the variance would not change the size or configuration of the lot, the property is already zoned for commercial use, and required setbacks will be maintained, there would be no adverse impact on surrounding properties. The applicant states, and Staff agrees, that the Variance will not adversely impact public health or 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 enclosed written explanation as evidence in support of the variance. Staff believes that the variance request warrants approval, if the Board determines that all six variance criteria are met.

ALTERNATIVE SOLUTIONS: The applicant has secured an agreement with the AutoZone business, located two properties to the north at 625 South Colorado Street, for additional, off-site parking as discussed above. The use of AutoZone's parking lot provides flexibility that, combined with the on-site parking, would give the subject property access to the full 8 spaces required whenever the need arises.

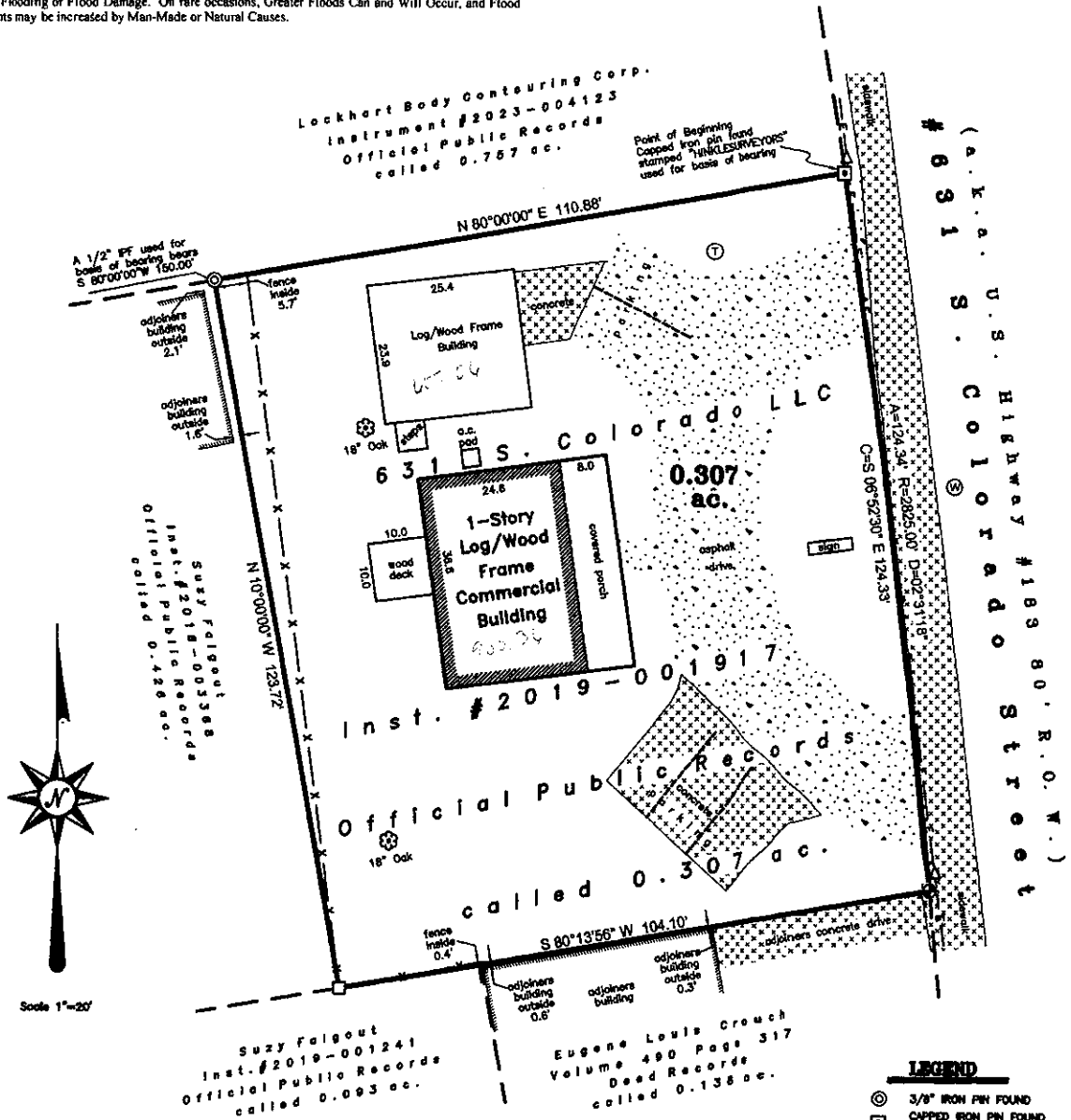
PRECEDENT: Approval of a variance to the off-street parking requirement might set an undesirable precedent. Other applicants might choose to seek a similar variance to reduce the number of required parking spaces for commercial buildings. In this instance, however, the layout of the existing parking spaces and two buildings does create a unique condition, as previously discussed, in addition to the availability of extra spaces on the AutoZone property by perpetual agreement.

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

General Notes

- 1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.
- 2) The property shown has access to and from a public roadway.
- 3) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.
- 4) 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.

**City of Lockhart
Caldwell County, Texas
Byrd Lockhart Survey A-17**

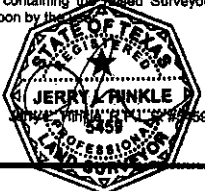


PROPERTY OWNER: 631 S. Colorado LLC
011 ADDRESS: 631 S. Colorado Street
Lockhart, Texas 78644

NOTE: The original deeded calls for the parcel shown are the same calls recorded in Inet. #2019-001917 of the Official Public Records of Caldwell County, Texas.

SURVEY DRAWING

Showing a 0.307 acre tract of land out of the Byrd Lockhart Survey A-17 in the City of Lockhart, Caldwell County, Texas and the improvements as found situated thereon. I do hereby certify that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on October 10, 2023, (2) No Abstract of Title, title commitment, nor research or record easements were supplied to the Surveyor. There may exist easements of record which could effect this parcel. **THIS SURVEY IS CERTIFIED 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 ONE TRANSACTION OR FOR ANY PERSON(S) NOT ASSOCIATED WITH THIS TRANSACTION.** Only those prints containing the sealed Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the parties.



- LEGEND**
- ⊙ 3/8" IRON PIN FOUND
 - ⊠ CAPPED IRON PIN FOUND
 - ⊞ STAMPED "HINKLESURVEYORS"
 - ⊕ "X" CARVED IN CONCRETE
 - ⊡ EL POLE
 - ⊞ 4"x4" TREATED FENCE POST
 - ⊞ TEXAS HISTORICAL SIGN
 - ⊞ WATER METER
 - E- OVERHEAD ELECTRIC LINES
 - X- FENCES MEANDER
 - ⊞ CONCRETE
 - ⊞ ASPHALT
 - UNLESS OTHERWISE NOTED

Field Book: 4-6	Drawn By: JLM LH
Job No: 20232831	Drawing: 20232831.dwg
Date: October 2023	Word Date: Begin 10012023
Surveyed By: JLM JOB	AutoCAD Date: Begin 10012023

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. 100886-00

WRITTEN DOCUMENT FOR VARIANCE REQUEST
631 S COLORADO, LOCKHART TX

1. THE BUILDING CURRENTLY HAS 5 SPACES AVAILABLE TO PARK AND A SEMI CIRCLE DRIVE. IT MAKES IT DIFFICULT TO ADD MORE PARKING BASED ON LAYOUT / SPACE.
2. THE CONDITION WAS PRE-EXISTING WHEN PROPERTY WAS PURCHASED.
3. THE REQUESTED VARIANCE MEETS COMPLIANCE WITH MINIMUM NUMBER OF SPACES NEEDED WITH HELP AND GRANTED PERMISSION FROM ADJACENT PROPERTY GIVEN IN PERPETUITY.
4. THE SOLE REASON FOR THE VARIANCE IS NOT FOR FINANCIAL GAIN
5. THE VARIANCE WILL HAVE ZERO EFFECT ON PUBLIC HEALTH OR SAFETY
6. THE VARIANCE WILL NOT ALTER THE CHARACTER OF ZONING VARIANCE AND IS IN HARMONY WITH EXISTING ZONING.



IAN NOBLE

512 963 2020

inoble10@gmail.com

To: City of Lockhart Zoning Variance
Re: 631 S Colorado LLC

Concerning Address:
631 S Colorado St
Lockhart TX 78644

To whom it may concern,

The property owner at 631 S Colorado St, Lockhart TX 78644 is attempting to separate their main 894sq ft building and 576sq ft separate structure into two separately identified structures. The goal would eventually be to operate as an office environment or similar business. Per the City of Lockhart zoning ordinance, to approve this request, there may be a requirement to have access to additional parking if needed within an appropriate distance from the address listed above.

We are requesting that the property at 631 S Colorado St be allowed access to excess parking at 625 S Colorado St if the need arises. Although we never anticipate this need occurring, it is still a requirement to request permission and have access granted. Also, the occupants of 631 S Colorado St would not be allowed to utilize this space at any time without the written approval of the ~~Advanced Auto Parts~~ staff or management as they have full decision-making control.

Auto zone (signature)
IN

This signed letter grants permission to the occupants at 631 S Colorado St., Lockhart TX 78644 the access needed to perform this operation. This agreement will remain active in perpetuity unless either party rescinds by written notice.

Thank you,

Ian Noble
Ian Noble
Property Owner
631 S Colorado LLC
631 S Colorado St
Lockhart TX 78644

10/17/23
Date

Elias Torres
AutoZone Auto Parts Representative
Printed Name
Store Manager
Title
15121 398-6388
Contact Number / Email

10/17/23
Date

ZONING VARIANCE 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 631 S COLORADO LLC
DAY-TIME TELEPHONE 512 963 2020
E-MAIL INOBLE 10@GMAIL.COM
OWNER NAME IAN NOBLE
OWNER ID: 226135
DAY-TIME TELEPHONE 512 963 2020
E-MAIL INOBLE 10@GMAIL.COM

OWNER ADDRESS 10705 MELLOW LN
5324 CAMERON RD
AUSTIN TX 78723
AUSTIN TX 78759
~~PROPERTY ADDRESS SAME AS ABOVE~~
~~631 S COLORADO~~
~~LOCKHART TX 78644~~

PROPERTY

ADDRESS OR GENERAL LOCATION 631 S COLORADO ST, LOCKHART TX 78644
LEGAL DESCRIPTION (IF PLATTED) A017 LOCKHART, BIRD, ACRES .31
SIZE 0.307 ACRE(S) ZONING CLASSIFICATION CHB
EXISTING USE OF LAND AND/OR BUILDING(S) OFFICE/RETAIL

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) APPENDIX II OF THE ZONING ORDINANCE
CURRENT ORDINANCE REQUIREMENT(S) 1 PARKING SPACE per shift + 1
FOR each 300 sq. ft of floor area ; 8 REGULAR SPACES +
1 HANDICAPPED SPACE
REQUESTED VARIANCE(S) PROVIDING 4 EXISTING SPACES ; 1 HANDICAPPED SPACE,
AND REMAINING 4 SPACES AT Auto Zone in
PROXIMITY TO SUBJECT SITE (CONSENT GIVEN IN PERPETUITY)
from 8 to 5 includes handicap

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 \$250.00 PLUS \$150.00 PER ACRE, FOR A MAXIMUM OF \$2,500.00, APPLICATION FEE OF \$ 296.50 PAYABLE TO THE CITY OF LOCKHART.

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 _____

09/15/2023

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R01253302

DATE SUBMITTED 10/12/23

CASE NUMBER ZV - 23 - 04

DATE NOTICES MAILED 10-23-2023

DATE NOTICE PUBLISHED 10-26-2023

BOARD OF ADJUSTMENT MEETING DATE 11/6/23

DECISION _____

CONDITIONS _____
