

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
JULY 10, 2017**

MINUTES

Members Present: Mike Annas, Wayne Reeder, John Juarez, Laura Cline, Severo Castillo, Lori Rangel, Anne Clark, Kevin Smith

Members Absent: None

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Others Present: Fernando Orozco

1. Call meeting to order. Chair Cline called the meeting to order at 6:31 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes from the May 1, 2017 meeting.

Member Clark moved to approve the May 1, 2017 minutes. Member Annas seconded, and the motion passed by a vote of 7-0.

4. ZV-17-02. Hold a PUBLIC HEARING and consider a request by Chris Dailey on behalf of 8330 Jones Road, LLC, for a Variance to Section 64-203(1), Chapter 64 "Nonresidential appearance standards", Lockhart Code of Ordinances, to waive the requirement of 35% preferred material on an exterior wall visible from a street for a new industrial building on 6.677 acres in the Frances Berry Survey, Abstract No. 2, zoned IL Industrial Light District and located at 2101 Maple Street.

Mr. Annas recused himself from this item, due to a conflict of interest.

Kevin Waller explained the proposal to the Board. He said that the applicant proposes an industrial facility, Dailey Electric, Inc., which would consist of an 11,424 square-foot building. The applicant would like to request a variance to waive the 35% preferred material requirement on the west side of the building. The building's remaining three sides will meet the preferred material requirement. Mr. Waller gave an overview of the surrounding properties, which consist of vacant agricultural land, a single-family residence to the southwest, and an LCRA substation directly south of the proposed facility and across Maple Street. He stated that the west side of the proposed building would only be occasionally viewed by passing traffic, due to the rural residential nature of the area. Mr. Waller stated that waiving the preferred materials requirement on the west side of the building would not present adverse impacts to surrounding properties, nor to public safety. He concluded that staff recommended approval of the variance.

Chair Cline asked what preferred materials were required for this type of facility.

Mr. Gibson read the list of preferred material options from the non-residential appearance standards of the Zoning Ordinance.

Member Clark inquired as to what materials were proposed on the west side of the building.

Mr. Waller said that non-corrugated metal panels are proposed.

Member John Juarez arrived at 6:43 p.m.

Chair Cline opened the public hearing, and asked for those in favor of the variance to come forward.

Robert Steinbomer of 321 San Jacinto, Lockhart, Texas, stated that he was the architect working on the project. Steinbomer indicated that Mr. Waller covered all the issues, and that he is in favor of the variance.

Abby Henson stated that she works alongside Mr. Steinbomer, and is in favor of the variance.

Chair Cline asked for any additional speakers. Seeing none, she closed the hearing and asked the Board for discussion.

Member Clark moved to approve ZV-17-02. Member Reeder seconded, and the motion passed by a vote of 6-0, with one abstention.

5. ZV-17-03. Hold a PUBLIC HEARING and consider a request by Brenda Galvan for a Variance to Appendix I of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required rear building setback from 10 feet to 9.55 feet for a new manufactured home on 0.103 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 515 Monument Street.

Mr. Waller stated that the applicant would like to place a 76' x 16' manufactured home on the subject property, but that the home will not meet the required 10' rear-yard building setback. The applicant, therefore, seeks approval of a variance to the rear-yard setback requirement. Additionally, a protected pecan tree was located on the property that would not allow the manufactured home to be placed in the proposed location. As a result, the applicant would either have to choose a smaller manufactured home or a site-built home in order to meet all setback requirements. Mr. Waller indicated that staff recommends denial of the variance, due to the location of the protected pecan tree and the applicant's failure to meet all six variance criteria.

Fernando Orozco of 820 Hermitage Drive, Austin, stated that he is the applicant's nephew. He indicated that the manufactured home company they are purchasing from stated that there shouldn't be a problem placing the home on the property with the pecan tree left intact. Mr. Orozco said that they may have to trim the pecan tree.

Chair Cline advised Mr. Orozco that they should check with the City Building Official prior to trimming the tree, which may require a permit.

Member Clark asked if there was a condition on the home's purchasing contract that requires all necessary City approvals.

Mr. Orozco stated that there is such a condition, and that they are waiting for all necessary approvals prior to finalizing the sale.

Chair Cline asked for any additional speakers. Seeing none, she closed the public hearing.

Member Clark moved to approve ZV-17-03. Member Reeder seconded, and the motion passed by a vote of 7-0.

6. ZV-17-04. Hold a PUBLIC HEARING and consider a request by Brenda Galvan for a Variance to Appendix I of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required rear building setback from 10 feet to 9.56 feet for a new manufactured home on 0.103 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 516 Sabine Street.

Mr. Waller stated that the applicant proposes the same type of manufactured home as was proposed on Monument Street on the previous agenda item. Due to the home's size, similar to the Monument Street proposal, the applicant cannot meet the minimum required rear-yard building setback, and requests a variance to the setback.

Fernando Orozco, the applicant's nephew, again approached the Board on behalf of the applicant, and stated that they seek approval of the variance.

Chair Cline asked for any additional speakers. Seeing none, she closed the public hearing.

Member Clark moved to approve ZV-17-03. Member Annas seconded, and the motion passed by a vote of 7-0.

7. Discuss date and agenda of next meeting.

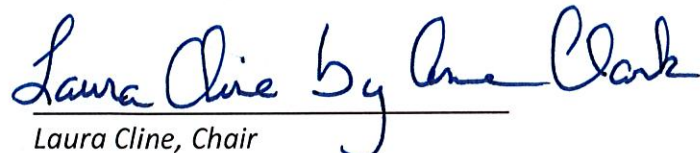
Mr. Gibson indicated that the next regularly scheduled meeting is August 7th, if applications are received by the deadline.

8. Adjourn.

Member Rangel moved to adjourn the meeting. Member Clark seconded, and the motion was unanimous (7-0). The meeting adjourned at 7:15 p.m.

Approved: 11/6/17
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair