

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
AUGUST 6, 2018**

MINUTES

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

Members Absent: None

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Others Present: John Guttman, Kyle Ranne

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 of the November 6, 2017 meeting (tabled from July 2, 2018 meeting).

Member Annas moved to approve the November 2, 2017 minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.

4. Consider the minutes of the July 2, 2018 meeting.

Member Clark moved to approve the July 2, 2018 minutes. Member Castillo seconded, and the motion passed by a vote of 7-0.

5. ZV-18-01. Hold a PUBLIC HEARING and consider a request by Kyle Ranne and Lynda Rutledge-Kirby for a Variance to Appendix I of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required front yard building setback from 25 feet to 23 feet and allow a reduction in the minimum required west side yard building setback from 7.5 feet to 2.5 feet, for a carport on Lots 5 and 6, Block 6, M.M. Blanks Addition consisting of 0.337 acre, zoned RLD (Residential Low Density District) and located at 1122 Magnolia Street. [Tabled from July 2, 2018 meeting.]

Planning Staff Kevin Waller explained that the applicant proposes to construct a 20-foot by 20-foot carport, which would be placed in front of the existing garage. The carport would encroach into the front yard building setback by two feet and into the west side yard building setback by five feet. The garage is located five feet from the west side property line, less than the required 7.5-foot side yard building setback. Mr. Waller stated that staff recommends denial of the proposal for failure to meet all six variance criteria and discussed the proposal's applicability to each criterion.

Chair Cline opened the public hearing. Seeing no speakers, she closed the public hearing and moved to Board discussion.

Discussion ensued, including concerns about fire code requirements, setting a precedent, and the applicants' absence from the hearing.

Member Clark moved to deny ZV-18-01. Member Reeder seconded, and the motion passed by a vote of 7-0.

6. SE-18-01. Hold a PUBLIC HEARING and consider a request by JES Development Company, Inc., on behalf of Manumit Investment Group, LLC, for a Special Exception to reduce the minimum required off-street parking from 108 spaces to 73 spaces for 48 multifamily units, as provided in Section 64-160(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, when housing is specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use, on 6.943 acres in the Frances Berry Survey, Abstract No. 2, zoned PDD (Planned Development District) and located at 1925 Clear Fork Street.

Mr. Waller explained that the proposed Maple Park Senior Village will consist of 48 apartment units, and that the variance application is for 73 parking spaces in lieu of the required 108 spaces. The anticipated average number of vehicles per living unit is 1.5. Staff recommends approval of the variance.

Chair Cline asked how many handicapped spaces are required.

Planning Staff Dan Gibson responded that four spaces are required.

Chair Cline opened the public hearing.

Applicant John Guttman with JES Development Company, Inc. came forward. He stated that this development is intended for senior residents, will feature one- to two-bedroom units, and that the average of 1.5 parking spaces per unit will adequately serve the development. Mr. Guttman mentioned that the handicapped spaces will be ADA compliant, and that there will be a total of 10 handicapped spaces, one in front of each of the eight buildings proposed, with an additional two spaces throughout the development.

Member Smith asked the applicant when construction will begin.

Mr. Guttman responded that they are still working on project funding, but plan to begin construction in early 2019.

Chair Cline asked for any other speakers. Seeing none, she closed the public hearing and moved to Board discussion.

Member Annas moved to approve SE-18-01. Member Juarez seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the next regularly scheduled meeting is Monday, September 10.

Applicant Kyle Ranne of 1122 Magnolia Street approached the podium to explain why he was absent for his agenda item (ZV-18-01) earlier in the meeting. Mr. Ranne reminded the Board that he was present at the last meeting when the item was initially on the agenda, but tabled due to a lack of members needed for any approval. He was late to this meeting because his daughter had car trouble in Round Rock. Mr. Ranne wanted to ensure that the Board had reviewed his application thoroughly, and if they had any questions.


Chair Cline stated that the Board's decision has already been made, and that the applicant can reapply in six months.

8. Adjourn.

Member Reeder moved to adjourn the meeting, and Member Rangel seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 7:12 p.m.

Approved: 9/10/18
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair