

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
DECEMBER 4, 2023**

MINUTES

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

Members Absent: None

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

Others Present: Donna Sauve (applicant, Agenda Item 4), Adam Sauve

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 November 6, 2023, meeting.

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

4. ZV-23-05. Hold a PUBLIC HEARING and consider a request by Andrew and Donna Sauve for a Variance to Appendix I, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required rear-yard building setback from 10 feet to 6.5 feet, on Lot 17, Block 4, Rolling Greens Estates, consisting of 0.22 acre, zoned RMD (Residential Medium Density), and located at 824 Ross Circle.

Member Proctor arrived at 6:33 p.m.

Planning Staff Kevin Waller presented his staff report. He explained that the applicant built a storage building without a building permit and it was reported back to Staff. The building has also been determined to be encroaching into the required 10-foot rear-yard building setback. The applicant is requesting that the building remain at its current setback of 6.5 feet from the rear property line instead of the required 10 feet. It should be noted that moving the building further from the rear property line would result in an encroachment into the five-foot fire code building setback from the single-family residence. Mr. Waller explained that there are several neighboring properties where storage buildings encroach into the rear-yard building setback. He stated that Staff recommends approval.

Chair Cline opened the public hearing for those wanting to speak in favor of the variance.

Craig Wallace of 822 Ross Circle stated that he was in favor of the storage building's location, since there are already existing storage buildings in the neighborhood encroaching the rear-yard setbacks.

Melissa Hyatt of 826 Ross Circle stated that she was in favor of the variance.

Applicant Donna Sauve came forward with her son, Adam Sauve, to discuss the variance request. They apologized for not pulling a building permit and for the building's encroachment. They used the survey to build away from the 5-foot easement in the rear yard, and elevated the storage building to allow for drainage. The building is for Mrs. Sauve's retired husband and his hobbies. Mrs. Sauve and her son indicated that a building permit would be obtained after the variance process.

Chair Cline closed the public hearing.

Member Knight moved to approve ZV-23-05. Member Annas 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 the next regularly scheduled meeting would be held on January 8, 2024. The deadline for applications is December 18, 2023.

6. Adjournment.

Vice-Chair Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed unanimously (7-0), and the meeting adjourned at 6:56 p.m.

Approved: 2.5.24
(Date)


Christine Banda, Recording Secretary

for 
Laura Cline, Chair