

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, March 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 January 9, 2023 meeting.
4. **SE-23-01.** Hold a PUBLIC HEARING and consider a request by Leigh Laine Downing, on behalf of Dee Ann Newbold with Ta Yu Properties, for a Special Exception as provided in Section 64-197(g)(2)(e), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum required off-street parking by 33% for one residential unit with a home occupation on Lot 2, Block 1, Bruch Subdivision, consisting of 0.29 acre, zoned RMD (Residential Medium Density) District, and located at 621 South Church Street.
5. **ZV-23-02.** Hold a PUBLIC HEARING and consider a request by Tamara Carlisle on behalf of Lumberyard Lockhart, LLC 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 15 spaces to seven spaces, including one handicapped space, on part of Lot 6, A.R. Chews Addition, consisting of 0.275 acre, zoned CMB (Commercial Medium Business) District, and located at 117 Cibilo Street.
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 11:00 a.m. on the 28th day of February, 2023.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
JANUARY 9, 2023**

MINUTES

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

Member Absent: Wayne Reeder

Staff Present: Christine Banda, Kevin Waller

Others Present: Kelly Dugan

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Election of Officers for 2023.

Member Proctor motioned to nominate Laura Cline for Chair. Member Knight seconded, and the motion passed by a vote of 6-0.

Member Annas nominated Lori Rangel for Vice-Chair. Member Proctor seconded, and the motion passed by a vote of 6-0.

3. Citizen comments not related to a public hearing item. None
4. Consider the minutes of the December 5, 2022, meeting.

Member Proctor moved to approve the December 5, 2022, minutes. Member Annas seconded, and the motion passed by a vote of 6-0.

5. ZV-23-01. Hold a PUBLIC HEARING and consider a request by Clayton Penn for a Variance to Chapter 64 "Zoning", Lockhart Code of Ordinances, Section 64-197(g)(2)(a), to waive the requirement for one covered parking space on 0.159 acre in the Byrd Lockhart League, Abstract No. 17, zoned RMD (Residential Medium Density) District, and located at 1015 Red River Street.

Planning Staff Kevin Waller presented the staff report. He stated that the applicant would like to move a 1920's home from Austin onto the subject property. The applicant wishes to waive the requirement for one covered parking space, and proposes an 18-foot by 18-foot asphalt driveway for parking. The property is of a narrow width, and the applicant would not be able to place the covered parking behind the house or in line with the home as required for covered parking. Mr. Waller reviewed two alternatives with the board members should the variance be denied. He stated that Staff recommends approval of the variance.

Chair Cline asked for the applicant to come forward.

Kelly Dugan of 505 S. Guadalupe Street explained that she is representing her husband Clayton Penn, who is home ill. She stated that Mr. Waller has explained all that is proposed. Dugan would appreciate the board's consideration for the variance.

Chair Cline closed the public hearing.

Member Knight moved to approve ZV-23-01 as presented. Member Proctor seconded, and the motion passed with a vote of 6-0.

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

Mr. Waller stated that the next meeting would be held Monday, February 6, 2023, if applications are received by the deadline.

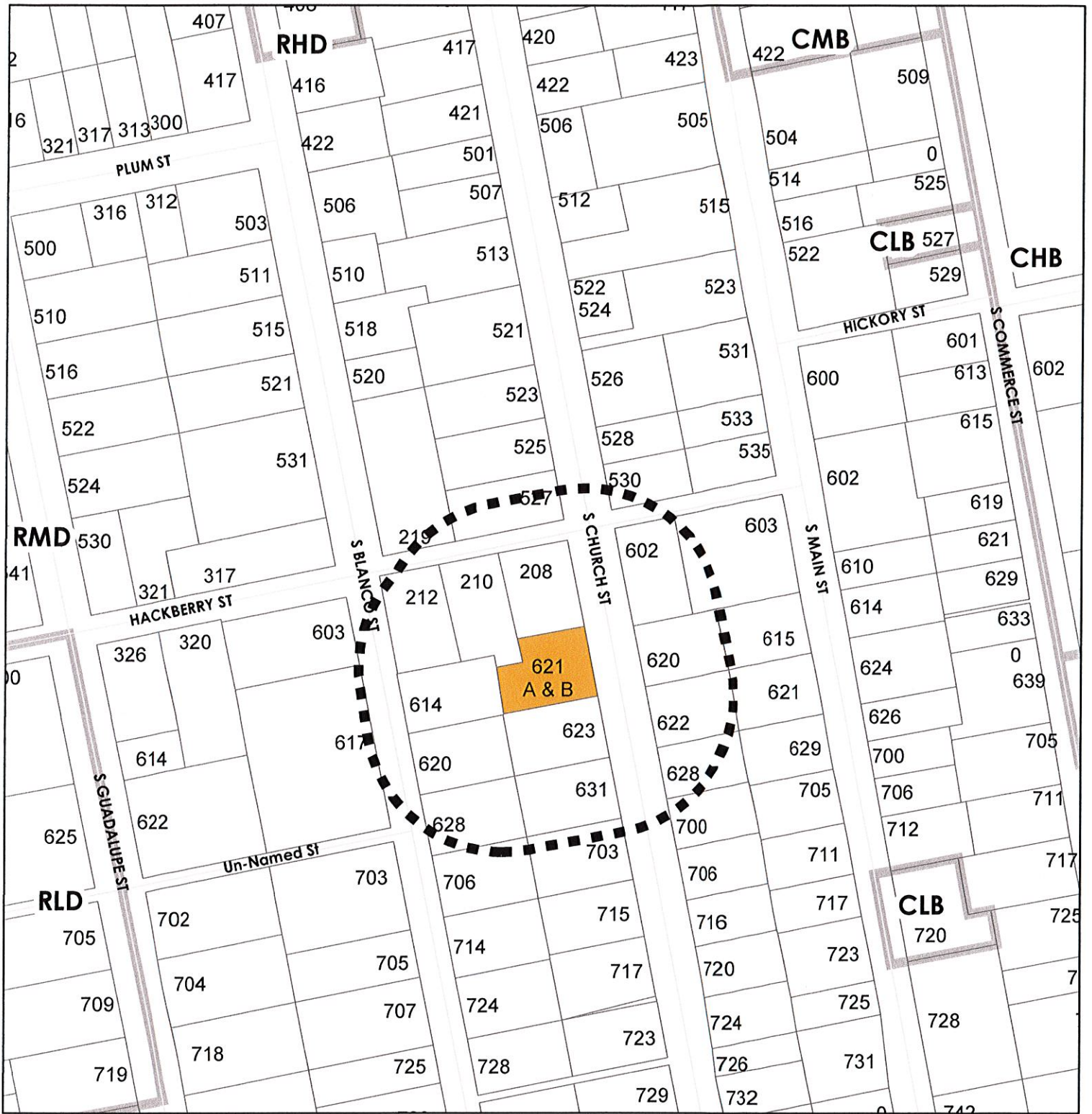
7. Adjourn.

Member Rangel moved to adjourn the meeting, and Member Martinez seconded. The motion passed unanimously (6-0), and the meeting adjourned at 6:47 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Laura Cline, Chair






SE-23-01

621 S CHURCH ST
UNIT B

TO ALLOW FOR A 33% REDUCTION
TO THE REQUIRED PARKING FOR ONE
RESIDENTIAL UNIT WITH A HOME OCCUPATION



-  SUBJECT PROPERTY
-  ZONING BOUNDARY
-  200 FT BUFFER

scale 1" = 200'



S COLORADO ST

HICKORY ST

S COMMERCE ST

HICKORY ST

S MAIN ST

S CHURCH ST

HACKBERRY ST

S BLANCO ST

S GUADALUPE ST

PLUM ST

Un-Named St

CIBILO ST



621
A & B

600 601 617 625 63 68 7 7 7
602 601 617 625 702 63 68 7 7 7
527 529 604 615 619 621 629 633 636 639 701 702 725 728 73 733 739
516 522 602 610 614 624 626 700 706 702 720 728 742 746 740 740 740
506 507 513 523 525 530 602 615 621 629 635 700 706 716 720 724 726 732 740 740
506 510 518 520 523 525 530 602 614 620 622 628 700 706 715 717 724 728 736 738 748
500 510 515 521 531 317 321 320 603 614 617 630 703 705 707 725 729 735 743
505 509 517 523 530 320 326 614 622 702 705 709 719 727 729 735
423 416 400 625 620 622 703 705 709 719 727 729 735
634 636 638 700 700 700

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *kw*

CASE NUMBER: SE-23-01

REPORT DATE: February 28, 2023

PUBLIC HEARING DATE: March 6, 2023

APPLICANT'S REQUEST: Special Exception, as provided in Section 64-130(c)(4)(d), to reduce the minimum required off-street parking by 33% for one residential unit with a home occupation.

STAFF RECOMMENDATION: ***Approval***

CONDITIONS: None

BACKGROUND DATA

APPLICANT: Leigh Laine Downing

OWNER: Dee Ann Newbold, Ta Yu Properties, Ltd.

SITE LOCATION: 621 S. Church St., Unit B

LEGAL DESCRIPTION: Bruch Subdivision, Lot 2

SIZE OF PROPERTY: 0.29 acre

EXISTING USE OF PROPERTY: Duplex Family Residential

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

REASON FOR REQUESTED SPECIAL EXCEPTION: Applicant Leigh Laine Downing proposes to operate an aquatherapy business as a Home Occupation within the duplex unit in which she resides. According to Ms. Downing, the business will be small, with no more than one customer per hour and no overlap of customer vehicles. Section 64-197(g)(2)(e) of the Zoning Ordinance requires that any dwelling unit housing a home occupation shall provide one additional off-street parking space beyond the normal minimum requirement. The normal off-street parking requirement for one dwelling unit with a home occupation would therefore be three spaces. However, Section 64-130(c)(4)(d) provides for a Special Exception procedure to reduce this requirement by a maximum of 33% for the conversion of a nonconforming use to what would otherwise be a conforming use except for the parking and loading requirements. In this instance, the 33% reduction would result in two off-street parking spaces, which are already provided for the applicant's duplex unit. Ms. Downing has informed Staff that she owns just one vehicle, and therefore only occupies one of her two parking spaces. In addition, she also cites the proximity of a utility pole to the immediate south of the driveway and a crepe myrtle tree to the north, both of which would appear to present challenges to widening the driveway on either side without relocating the pole or removing the tree.

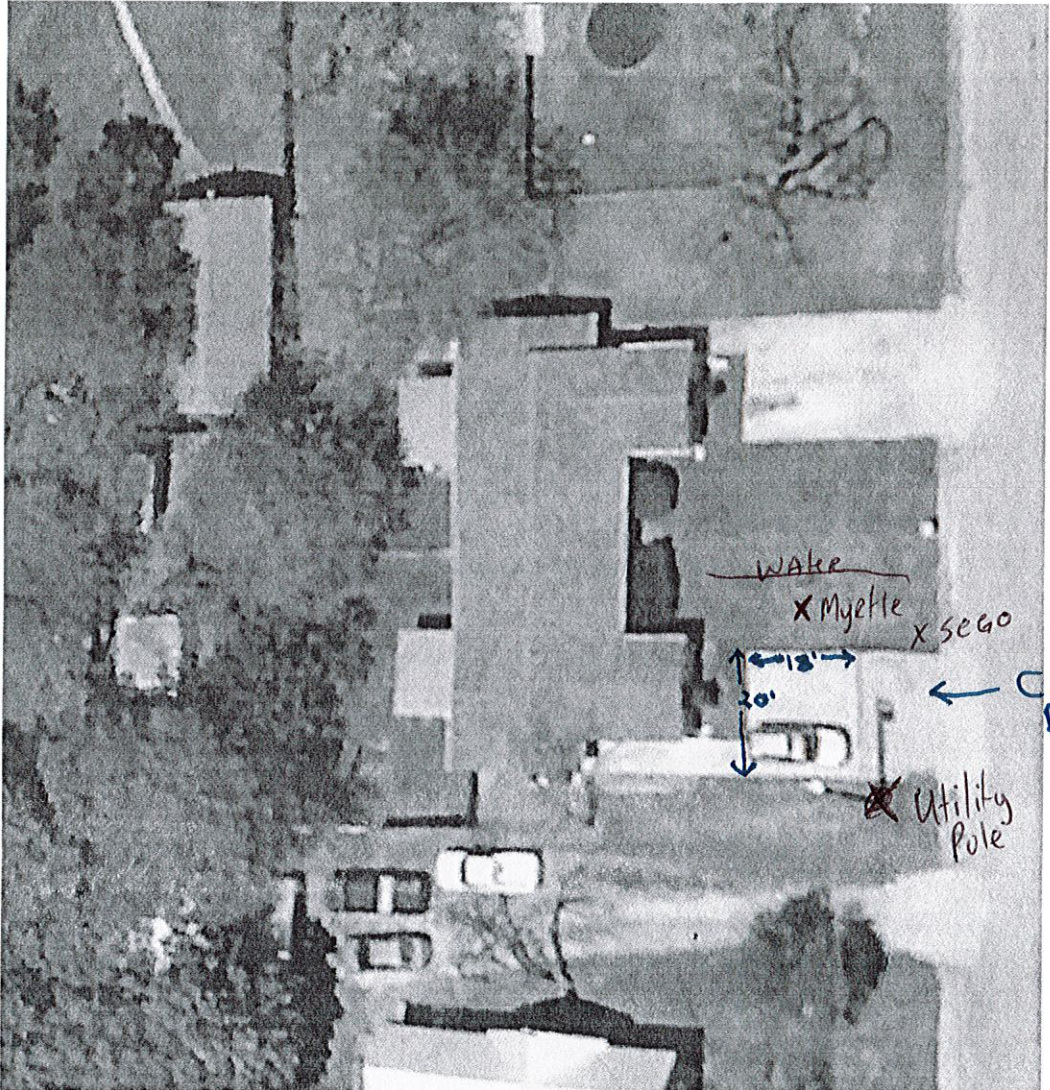
AREA CHARACTERISTICS: The subject property is surrounded by single-family residential uses, including one duplex on the adjacent property to the north, and is located a few blocks south of the Courthouse Square Historic District.

EFFECT ON PUBLIC HEALTH AND SAFETY: Approval of the requested Special Exception is not expected to have adverse impacts on public health and safety. Two parking spaces currently exist for the applicant's residential unit, and she only owns one vehicle as discussed above.

EFFECT ON THE CHARACTER OF THE ZONING DISTRICT WHERE LOCATED: No adverse impacts to the character of the RMD zoning district are anticipated with the utilization of an existing, currently unused, parking space for a Home Occupation.

EFFECT ON SURROUNDING PROPERTY: With only one customer per hour, combined with the applicant's personal daily vehicular trips, it is unlikely that the proposal will add much additional traffic to South Church Street beyond the typical 7 trips per day for duplex units. In addition, the Home Occupation will be conducted fully within the residential unit, as required in Section 64-2, thereby minimizing impacts on neighboring properties.

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



Concrete Driveway (~18' x 20')

Utility Pole

↑
N

Scale: 1" = 30'

SPECIAL EXCEPTION 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 "LEIGH" LAINE Downing

ADDRESS 621 S. Church St.

DAY-TIME TELEPHONE 512 507 6208

Apt. B

E-MAIL leighlaine1@gmail.com

Lockhart, Tx 78644

OWNER NAME Dee Ann Newbold

ADDRESS 621 S. Church St.

DAY-TIME TELEPHONE 512 507 6209

Apt. A

E-MAIL NewboldAustin@gmail.com

Lockhart, Tx 78644

PROPERTY

ADDRESS OR GENERAL LOCATION 621 S. Church St. ^{Unit "B"} Lockhart

LEGAL DESCRIPTION (IF PLATTED) Bruch Subdiv, Lot 2

SIZE 0.29 ACRE(S) ZONING CLASSIFICATION Residential Rms

EXISTING USE OF LAND AND/OR BUILDING(S) Duplex

REQUESTED SPECIAL EXCEPTION

AUTHORIZED BY SECTION 64-197(g)(2)(e) OF THE ZONING ORDINANCE

EXPLANATION OF OR REASON FOR REQUEST, INCLUDING DESCRIPTION FOR PROPOSED USE AND/OR BUILDING AND SITE IMPROVEMENTS, AS APPLICABLE TO THE REQUESTED SPECIAL EXCEPTION. Special Exception: Parking

This is a small private practice. 1 visitor an hour w/ ample time between so no overlap of cars. Also an existing utility pole and creeper myrtle tree and water lines make it a need for exception.

- Special Exception to allow for a 33% reduction to the required parking for one residential unit and with a home occupation (3 total spaces required; two (existing) spaces proposed).

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.

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 special exception.

APPLICATION FEE OF ~~\$125~~ ^{\$150.00} PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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 *Laine Downing*

DATE 1-24-23

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER 01201650

DATE SUBMITTED 1/25/23

CASE NUMBER SE - 23 - 01

DATE NOTICES MAILED 2/17/23

DATE NOTICE PUBLISHED 2/23/2023

BOARD OF ADJUSTMENT MEETING DATE 3/6/23

DECISION _____

CONDITIONS _____

December 4, 2022

To Whom it may concern:

Leigh Downing, my tenant at
suite B 621 South Church Street
Lockhart, Texas 78644,

has my permission to utilize
side 'A' driveway for additional
parking in the event she should
need it.

Thanks for your time
and understanding.

Sincerely

Dee Ann Newbold
owner, Ta Yu Properties

December 7, 2022

Dear Friends,

My name is Dee Ann Newbold,
owner of Ta Yu Properties. Ta Yu Properties
owns 621 South Church Street, suites
A & B; Lockhart, Texas, 78644.

I authorize Leigh Downing to
represent me regarding this matter.

Sincerely

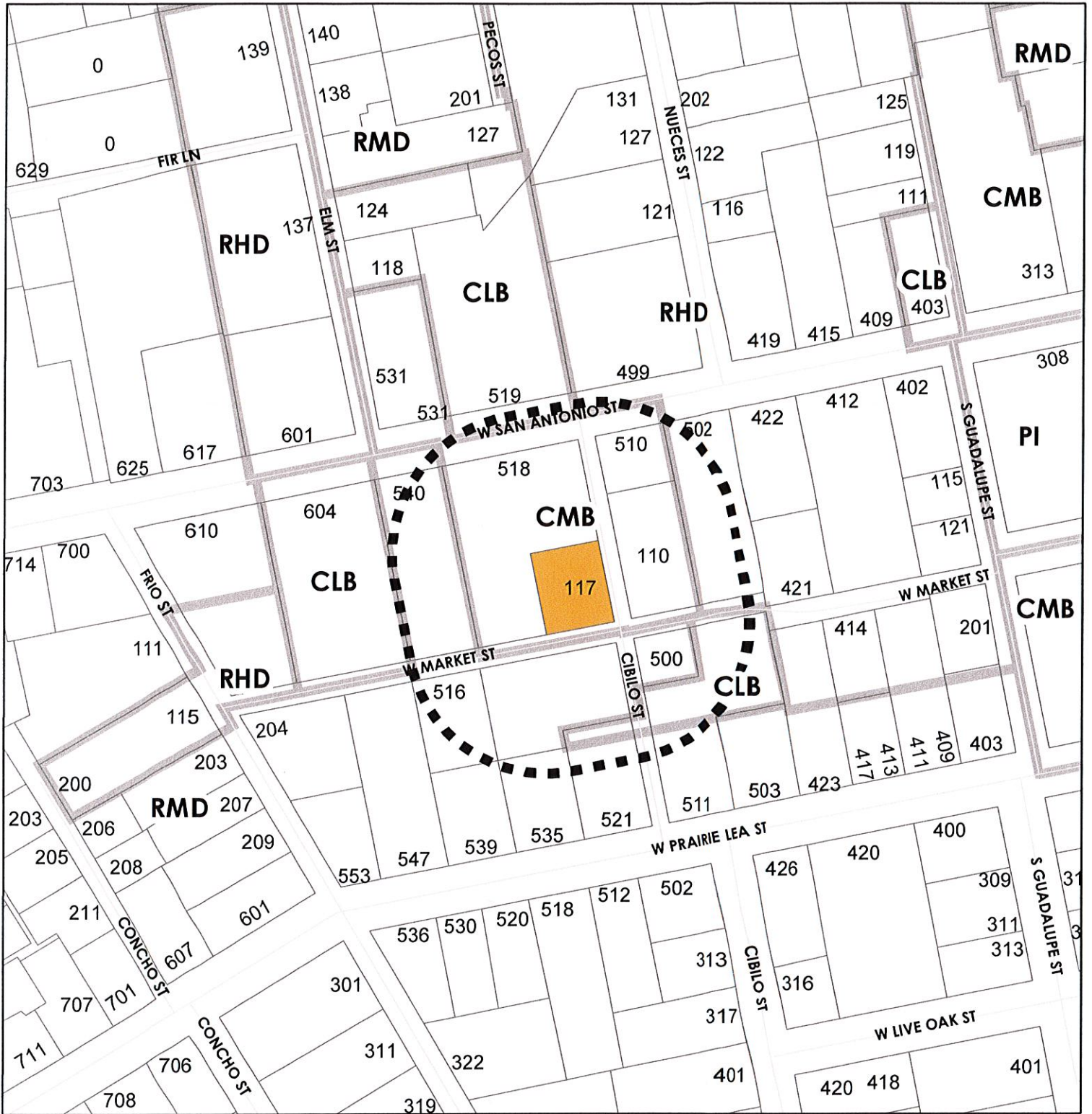
Dee Ann Newbold

owner, Ta Yu Properties

621 South Church Street

Suite A

Lockhart, Tx 78644



ZV-23-02

117 CIBILO ST

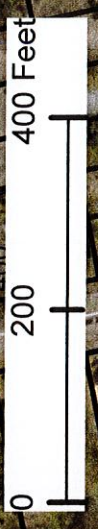
TO REDUCE THE REQUIRED OFF-STREET
 PARKING FROM 15 TO 7 REGULAR SPACES
 PLUS ONE HANDICAPPED



 SUBJECT PROPERTY

 ZONING BOUNDARY

scale 1" = 200'



W WALNUT ST

N BLANCO ST

S BLANCO ST

W MARKET ST

S GUADALUPE ST

S GUADALUPE ST

W LIVE OAK ST

W PRAIRIE LEA ST

CIBILO ST

NUECES ST

W SAN ANTONIO ST

CIBILO ST

PECOS ST

FIR LN

ELM ST

W MARKET ST

FRIO ST

CONCHO ST

CONCHO ST

S RIO GRANDE ST

Map containing numerous lot numbers including: 212, 114, 303, 309, 313, 308, 315, 311, 314, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800.

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *kw* CASE NUMBER: ZV-23-02
REPORT DATE: March 1, 2023
PUBLIC HEARING DATE: March 6, 2023
APPLICANT’S REQUEST: Variance to Zoning Ordinance Appendix II to reduce the required number of off-street parking spaces from 15 to 7
STAFF RECOMMENDATION: **Approval**
SUGGESTED CONDITION: Provide off-site parking on the applicant’s other property across Cibilo Street, with a written agreement (see Alternative Solutions section below)

BACKGROUND DATA

APPLICANT: Tamara Carlisle
OWNER: The Lumberyard Lockhart, LLC, c/o Tamara Carlisle
SITE LOCATION: 117 Cibilo St.
LEGAL DESCRIPTION: Part of Lot 6, A.R. Chews Addition
SIZE OF PROPERTY: 0.2755 acre
EXISTING USE OF PROPERTY: Vacant
ZONING CLASSIFICATION: CMB (Commercial Medium Business)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: The applicant proposes to redevelop the subject property with a new commercial use (recording studio), and has recently demolished the storage and office buildings on site that were a part of the Wilson-Riggins lumber operation. A total of 7 off-street parking spaces are proposed with the new use, in addition to one handicapped space. According to Appendix II of the Zoning Ordinance, one off-street parking space is required per each 300 square feet of building floor area, plus one space per employee in the maximum shift. Based upon the floor area of the two buildings proposed as part of the recording studio and number of employees, 15 parking spaces would normally be required. A detailed site plan of the proposed facility and parking layout is enclosed with your packet materials.

AREA CHARACTERISTICS: The subject property is located in an area generally transitioning from residential to commercial use. The adjacent property to the west and north of the subject property is also zoned CMB and contains the Ace hardware store. The properties to the east, across Cibilo Street, are also owned by the applicant and include the main building of the former Wilson-Riggins operation, as well as storage and shop buildings. To the south, across West Market Street, is a property owned by the applicant that contains two Wilson-Riggins storage structures and is proposed for redevelopment into residential uses. West San Antonio Street is located one block to the north of the subject property.

UNIQUE CONDITIONS OF PROPERTY: Although there are no unique topographical features of the property, the size of the property (12,000 square feet) presents limitations to commercial development that could be considered a unique physical condition. Were 15 spaces to be provided with the new use, they would occupy roughly half the area of the subject property. This constraint, along with the required building setbacks, and potentially stormwater detention features, would substantially limit the size of the new commercial facility.

NATURE OF HARDSHIP: Although there would be a reduced financial hardship associated with not providing all 15 required parking spaces, applicant Tamara Carlisle's written response to the variance criteria states that the request for the variance is not based exclusively upon her desire to avoid the cost of providing the extra spaces. It should be noted that financial implications are not the only factor when considering a variance.

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 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: Since the proposed recording studio can occasionally require more parking than expected due to special events, Staff recommends that additional, off-site parking be secured on the applicant's other property across Cibilo Street to the east, located at 510 West San Antonio Street, as a condition of approval. Specifically, it is recommended that the subject property be allowed unlimited access to the future parking spaces at the soon-to-be redeveloped 510 West San Antonio Street to help offset those periods where extra parking for the subject property is needed. The off-site parking will require a written agreement be submitted to the Planning Department by the applicant and owner of both properties, also as a condition of approval. In addition, an alternative, on-site parking layout is suggested by Staff, which would still require approval of the variance. Specifically, the applicant should consider relocating the parking lot to the northwest portion of the property, instead of the northeast portion as currently proposed. This would allow the two proposed buildings to be shifted closer to the front of the property, which would create more of an aesthetic feel, or "curb appeal", from Cibilo Street. Note that the final site plan would be reviewed with the Building Permit submission in the future.

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 size of the property does create a unique condition, as previously discussed.

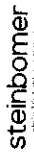
RESPONSE TO NOTIFICATION: None, as of the date of this report.

LOT 7

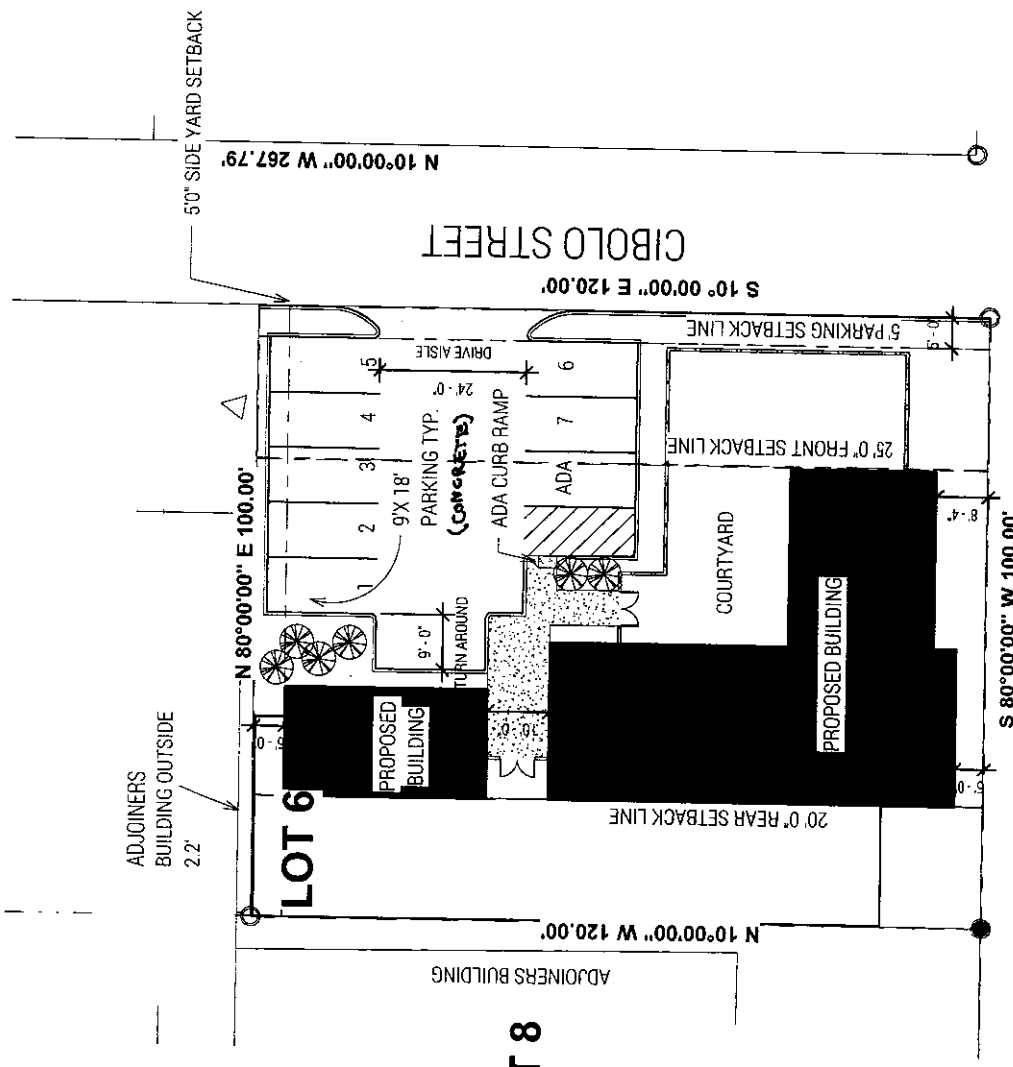
LOT 5

LOT 8

LOT 6


steinbomer
 studio
 1400 S CONGRESS AVE.
 SUITE 802
 AUSTIN, TX 78704
 T: 512.479.0022
 F: 512.477.4666
 www.steinbomer.com

Date: 1/19/23
 Scale: 1" = 20'-0"
A-006
 DWG REF. NO.
 DRAWING TITLE
SITE PLAN
ELECTRIC DELUXE
RECORDERS STUDIO



BUILDING INFORMATION:

LEVEL 1	- 3,033 SF
LEVEL 2	- 559 SF
TOTAL AREA	- 3,632 SF
PARKING REQUIRED BY ZONING	= 12
PARKING REQUESTED	= 7 + 1 HC

BUILDING USE:
 PRIVATE RECORDING STUDIO AND SUPPORT AREAS.


1 SITE PLAN
 SCALE: 1" = 20'-0"

Kevin Waller

From: Tamara Carlisle <tamarakarlisle@gmail.com>
Sent: Thursday, February 9, 2023 12:44 PM
To: Kevin Waller
Subject: Document needed for the lot behind Ace Hardware

Hi Kevin,

We are asking for a variance instead of the required parking to taking it to a 7 parking space layout with an additional ADA spot. We are asking for this to be able to build a first class recording studio for client. The building will be used just for recording musicians. No Airbnb guests, no restaurant etc. To make the floorplan we can't have anymore than 8 spots instead of the required 13. Please let me know if you need any other questions answered.

This variance will not adversely affect public health...
The variance will not alter the character of the zoning district
This variance is not a desire of the owner, occupant to increase financial gain
The condition or characteristic noted is not caused by the action of the property owner.

Thank you VERY much
Tamara

--

Tamara Carlisle
Vice President of Operations, Blairfield Realty
Principle Owner, Blair & Carlisle Homes
512-657-1850
tamarakarlisle@gmail.com



Deadline 12/19/12 Board of Adj. Comm.

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 Lumberland Lockhart LLC ADDRESS 102 S Commerce

DAY-TIME TELEPHONE 512 657 1850 Lockhart, TX 78644

E-MAIL TAMARA CARLISLE@gmail.com

OWNER NAME TAMARA CARLISLE Mount Blair ADDRESS 102 S Commerce A

DAY-TIME TELEPHONE 512 657 1850 78644

E-MAIL TAMARA CARLISLE@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION 117 ~~117~~ Cibola St. Corner of Market & Cibola lot 6

LEGAL DESCRIPTION (IF PLATTED) Part of Lot 6, A.R. Chew's Addition

SIZE .2755 ACRE(S) ZONING CLASSIFICATION CMB

EXISTING USE OF LAND AND/OR BUILDING(S) old shed

REQUESTED ZONING VARIANCE

VARIANCE TO SECTION(S) Appendix II OF THE ZONING ORDINANCE

CURRENT ORDINANCE REQUIREMENT(S) One off-street parking space per employee in the maximum shift, and one space per each 300 square feet of floor area.

REQUESTED VARIANCE(S) Reduce the required parking spaces from 15 required off-street parking spaces to 7 spaces (plus one handicapped space).

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 \$ 150.00 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

1/4 acre or less	\$125
Between 1/4 acre and one acre	\$150
One acre or greater	\$170 plus \$20.00 per each acre over one acre

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

Tamad Gault

DATE

1/27/23

OFFICE USE ONLY

ACCEPTED BY Kevin Waller

RECEIPT NUMBER R0120513A

DATE SUBMITTED 2/13/23

CASE NUMBER ZV - 23 - 02

DATE NOTICES MAILED 2-17-2023

DATE NOTICE PUBLISHED 2-23-2023

BOARD OF ADJUSTMENT MEETING DATE 3/5/23

DECISION _____

CONDITIONS _____
