

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
APRIL 11, 2016 SPECIAL MEETING**

MINUTES

Members Present: Mike Annas, Anne Clark, Wayne Reeder, Nic Irwin, Laura Cline, Kirk Smith, and Severo Castillo

Members Absent: Lori Rangel

Staff Present: Dan Gibson and Laura Rouse-DeVore

Others Present: Julie Heard and Phil Reed

1. Call meeting to order: Chair Cline called the meeting to order at 6:30p.m.

Chair Cline introduced and welcomed Kirk Smith, newly-appointed Alternate member of the Board of Adjustments.

2. Citizen comments not related to a public hearing item. None

3. Consider the minutes of the March 7, 2016 meeting.

Member Clark moved to approve the March 7, 2016 minutes. Member Annas seconded, and the motion passed unanimously with a vote of 7-0.

4. ZV-16-01. Hold a Public Hearing and consider a request by Philip Reed and Julia Heard on behalf of W.P. Clark, Jr. 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 76 spaces to 17 spaces for a limited industrial manufacturing business on Part of Lot 3, Block 48, Original Town of Lockhart, consisting of 0.514 acre zoned CMB Commercial Medium Business District and located at 303 West San Antonio Street (SH 142).

Ms. DeVore stated that the applicant is in the process of purchasing the building located at 303 W. San Antonio Street with the intent to modernize and customize the building to suit their Limited Industrial Manufacturing business that designs and develops prototypes. She said that they don't intend to alter or change the footprint of the building at all. Ms. DeVore explained that the current footprint of the building occupies almost the entire site. She said that because the building was built in 1931, the footprint and orientation is similar and consistent with the structures and buildings located in the nearby CCB district.

Ms. DeVore said that in Appendix II, the formula for calculating the parking in the CMB district is one space per 300 square feet of indoor floor area, plus one space per employee in the maximum shift. She noted that when calculated, the applicant would be required to provide 76 parking spaces because of the 19,000 square foot building. She said that the parking space formula doesn't account for the use of the properties and that staff finds that it is unreasonable. She noted that staff is currently in the process of revising the parking space formula as part of the Zoning Ordinance rewrite project.

Ms. DeVore stated that the applicant has secured a one-year lease for seventeen parking spaces in the lot owned by First Lockhart national Bank across Blanco Street. She added that the applicant is considering

purchasing the property at the northeast corner of West Walnut Street and North Blanco Street to convert from a storage lot to a parking lot. Ms. DeVore indicated that permitting, paving, and possibly some drainage engineering would be required to convert the lot to a legal parking lot.

Ms. DeVore recommended approval of the variance on the basis that staff finds that the applicants have met the hardship requirements and criteria for approval of the variance.

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

Phil Reed, owner of Reed Prototype and Machine, indicated that his company was in the process of looking for a new location. He said that they were currently located in Austin, Texas, but found the building in Lockhart and really loved it. He said that it appeals to him because of the "old workshop" feel. He said that the building was just the right size and that all of his employees were in favor of the relocation. He said that he has eleven employees. He said that a client may come into their facility approximately once a week, but that most of their clients were from out of state. Mr. Reed said that they communicate with the majority of their clients online and then they utilize Fed-Ex, UPS, USPS, or courier services for deliveries.

Alternate Member Smith asked what the target date was for the completion of the transition.

Mr. Reed said that if everything continued to move forward as planned, the closing would be the beginning of July. He said that his lease in Austin would expire at the end of the calendar year 2016.

Discussion ensued regarding the status of Ford's relocation.

Member Reeder asked how many shifts the applicant intended to run.

Mr. Reed responded that the business is one shift and is a "9-5 company". He said there may be an occasional employee entering the building on the weekend. He said that the operations do not generate a lot of noise.

Member Clark asked if there were any exhaust issues.

Mr. Reed replied that there were none.

Chair Cline closed the public hearing and moved to board discussion.

Member Clark commented that, based upon recent variance requests, parking spaces is a consistent issue.

Chair Cline added that the issue is because the parking space formula doesn't account for the type of uses and therefore creates absolute counts based solely upon the zoning classification. She said that she was glad that staff was revisiting this issue.

Mr. Gibson added that the use of this business is Industrial in nature and if the business were to locate to an area with industrial zoning, the parking requirement would be 19 spaces, based upon the current formulas.

Member Clark moved to approve ZV-16-01 and Member Reeder seconded the motion. The motion passed by a vote of 7-0, and the variance request was granted.

5. Discuss date and agenda of next meeting.

Ms. DeVore said that staff had just received a new application for a Special Exception request for the May 2, 2016 meeting.

6. Adjourn.

Member Clark moved to adjourn the meeting, and Member Annas seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:49 p.m.

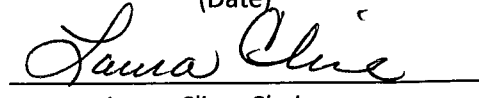
Approved:

8/2/16

(Date)



Laura Rouse-DeVore, Recording Secretary



Laura Cline, Chair