

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
NOVEMBER 7, 2016**

**MINUTES**

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

**Members Absent:** None

**Staff Present:** Dan Gibson, Christine Banda

**Others Present:** Henry Gomez III

1. Call meeting to order. Chair Cline called the meeting to order at 5:30p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the August 1, 2016 meeting.

*Member Clark moved to approve the August 1, 2016 minutes. Member Annas seconded, and the motion passed by a vote of 7-0.*

4. ZV-16-05. Hold a PUBLIC HEARING and consider a request by Henry Gomez III for a Variance to Appendix I, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum lot depth requirement from 105 feet to 48.60 feet on 0.226 acre in the Byrd Lockhart League, Abstract No. 17, zoned RHD Residential High Density District and located at 1300 North Blanco Street.

Mr. Gibson explained that the applicant would like to add a second unit to make the existing single-family dwelling a duplex. The current zoning of RHD Residential High Density District does allow a Df-2 Duplex development type by-right, but the depth of the parcel is nonconforming. The minimum lot depth is 105 feet and the shortest depth dimension of the subject property is 48.6 feet along the south property line. He said that the nonconformance of the lot would not allow a house or anything else to be rebuilt on the property if there was a natural disaster without approval of a variance to the lot depth. Although the depth of the lot is nonconforming, both the width and the area of the lot exceed the minimum standards.

Member Clark asked if there is adequate parking for the proposed duplex.

Mr. Gibson said that there is enough space to provide two parking spaces for each unit. The existing home will be remodeled and the owner knows the requirements for the parking for each unit.

Chair Cline asked where the location of the home was on the lot.

Mr. Gibson said the existing structure is on the north part of property, with the south part being vacant.

Member Juarez asked if there is a sidewalk requirement.

Mr. Gibson said that the sidewalk standards are in the subdivision regulations and can be enforced only when a subdivision plat is required. Because the property is not being subdivided, no plat is required and, therefore, the owner is not required to construct a public sidewalk.

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

Henry Gomez III said that he was present to ask for approval of the variance from the Board.

There being no one else wishing to speak, Chair Cline closed the public hearing and asked for Board discussion. There was none.

*Member Clark moved to approve ZV-16-05. Member Reeder seconded, and the motion passed by a vote of 7-0.*

5. Discuss date and agenda of next meeting.

Mr. Gibson said that the next regular scheduled meeting date is December 5<sup>th</sup> if applications are received by the deadline

6. Adjourn.

*Member Clark moved to adjourn the meeting, and Member Rangel seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 5:45 p.m.*

Approved: 2/6/2017  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair