

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
FEBRUARY 6, 2017**

**MINUTES**

**Members Present:** Mike Annas, Anne Clark, Wayne Reeder, Nic Irwin, Laura Cline, Kirk Smith, John Juarez

**Members Absent:** Lori Rangel, Severo Castillo

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

**Others Present:** Jordan Buckley

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

2. Elect Chair and Vice-Chair for 2017.

*Member Annas moved to nominate Laura Cline for Chair, and Anne Clark for Vice-Chair. Member Reeder seconded, and the motion passed by a vote of 7-0.*

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

4. Consider the minutes of the November 7, 2016.

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

5. SE-17-01. Hold a PUBLIC HEARING and consider a request by Jordan Buckley on behalf of Robert Mendez, Sr., for a Special Exception as provided in Section 64-130(c)(5), Chapter 64 "Zoning", Lockhart Code of Ordinances, to preclude an inadvertent taking of property due to an existing nonconforming lot depth that is less than the minimum threshold to be grandfathered on 0.092 acres in the Byrd Lockhart League, Abstract No. 17, zoned RLD Residential Low Density District and located at 807 East Walnut Street.

Mr. Gibson explained that the applicant would like to construct a single-family dwelling on the subject lot, which is zoned RLD and located at the end of a dead-end street. He said that the lot is one of six in that area that have a nonconforming depth of only 80 feet. He noted that Section 64-63(b) grandfathers nonconforming lots where the lot width and lot depth are at least 70 percent of the minimum required. In this case, the 50-foot width of the lot is 77 percent of the minimum 65 feet, so it is grandfathered, but the 80-foot lot depth is only 67 percent of the minimum 120 feet required, so it is not automatically grandfathered. He stated since the lot was created many years ago, the current status was not created by any act of the applicant or the owner. Therefore, no use of the property would be allowed without approval of a special exception.

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

Jordan Buckley, of 216 Wilson Street in San Marcos, said that he would like to build a home on the property and likes that the lot is adjacent to the City Park. He requested approval of the special exception.

There being no other speakers, Chair Cline closed the public hearing and asked for Board discussion.

There was no further discussion.

*Member Clark moved to approve SE-17-01. Member Reeder seconded, and the motion passed by a vote of 7-0.*

6. Discuss date and agenda of next meeting.

Mr. Gibson said that the next regular scheduled meeting date is March 6<sup>th</sup> if any applications are received by the deadline.

7. Adjourn.

*Member Reeder moved to adjourn the meeting, and Member Irwin seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:46 p.m.*

Approved: 3/6/17  
(Date)

  
Christine Banda, Recording Secretary

  
Laufa Cline, Chair