

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
APRIL 3, 2017**

**MINUTES**

**Members Present:** Mike Annas, Anne Clark, Wayne Reeder, Nic Irwin, Lori Rangel, John Juarez, Severo Castillo,

**Members Absent:** Laura Cline, Kirk Smith

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

**Others Present:** Robert Reyna

1. Call meeting to order. Vice-Chair Clark called the meeting to order at 6:43 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes from the March 6, 2017 meeting.

*Member Annas moved to approve the March 6, 2017 minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.*

4. SE-17-02. Hold a PUBLIC HEARING and consider a request by Maria and Robert Reyna 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 Lot 1, Block 1, San Fernando Addition, consisting of 0.096 acre zoned RMD Residential Medium Density District and located at 740 Neches Street.

Mr. Gibson explained that the subject lot is nonconforming but is not automatically grandfathered because the depth, as measured in either direction, is less than the 70 percent of the minimum standard. Therefore, without the granting of a special exception to preclude an inadvertent taking of the property, the owner could never develop the property. He mentioned that the Planning and Zoning Commission had already approved a specific use permit for a new manufactured home to be placed on the property subject to Zoning Board of Adjustments approval of the special exception. The Board must decide if this is a reasonable request, and whether or not it could negatively affect the neighborhood. Mr. Gibson stated that staff recommended approval of the special exception.

Vice-Chair Clark opened the public hearing and asked the applicant to come forward.

Robert Reyna, of 1012 Prairie Lea Street, said that they are purchasing the home for his son, and that it will meet all City standards.

Seeing that there was no one else present to speak, Vice-Chair Clark closed the public hearing.

*Member Juarez moved to approve SE-17-02. Member Annas seconded, and the motion passed by a vote of 7-0.*

5. Discuss date and agenda of next meeting.

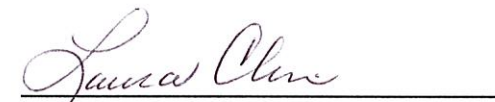
Mr. Gibson said that the next regular scheduled meeting date is May 1st if any applications are received by the deadline.

6. Adjourn.

*Member Irwin moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:53 p.m.*

Approved: 5/1/17  
(Date)

  
Christine Banda, Recording Secretary

  
Anne-Clark, Vice-Chair,  
LAURA CLINE, CHAIR