

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
MAY 01, 2017**

MINUTES

Members Present: Mike Annas, Wayne Reeder, Nic Irwin, John Juarez, Laura Cline, Kevin Smith

Members Absent: Severo Castillo, Lori Rangel, Anne Clark

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Others Present: Oscar Fogle

1. Call meeting to order. Chair Cline called the meeting to order at 6:35 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes from the April 3, 2017 meeting.

Member Annas moved to approve the April 3, 2017 minutes. Member Reeder seconded, and the motion passed by a vote of 6-0.

4. FV-17-01. Hold a PUBLIC HEARING and consider a request by Oscar Fogle on behalf of First United Methodist Church, for a Variance to the Lockhart Code of Ordinances, Chapter 12 "Buildings and Building Regulations", Article VIII "Fences", Section 12-491(3), to allow a 100 percent opaque fence in the front yard setback on property zoned CMB Commercial Medium Density District, and consisting of 1.2 acres part of Lot 3, Block 48, Original Town of Lockhart, and located at 313 West San Antonio Street (SH 142).

Mr. Gibson stated that the church would like to screen an old chain-link fence, owned by AT&T, from view along the church's east property line. The church proposes to extend its existing fence five feet into the front-yard building setback. The extension will measure 6 feet in height and will be 100% opaque, consistent with the existing fence. Mr. Gibson presented images of nearby fences which previously received approval for similar requests.

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

Oscar Fogle of 3146 Westwood Road, Lockhart, stated he is here on behalf of First United Methodist Church. He indicated that the church had tried to work with AT&T on the matter, to no avail. The church then decided upon a new 6-foot privacy fence extension along its east property line. The church understood that special City approval for the front-yard setback encroachment and higher opacity level would be required. The fence would still be aligned with the existing AT&T building, so traffic visibility should not be an issue. He would greatly appreciate the Board's approval of the proposed variance.

Chair Cline closed the public hearing, and moved to Board discussion.

Member Smith moved to approve FV-17-01. Member Reeder seconded, the motion passed with a vote of 6-0.

5. Discuss date and agenda of next meeting.

Mr. Gibson indicated that the next regularly scheduled meeting is June 5th, if applications are received by the deadline.

6. Adjourn.

Member Irwin moved to adjourn the meeting, and Member Annas seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:48 p.m.

Approved: 7/10/17
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair