

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
SEPTEMBER 10, 2018**

**MINUTES**

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

**Members Absent:** Lori Rangel

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

**Others Present:** Alejandro Gutierrez, Jr.

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the August 6, 2018 meeting.

*Member Clark moved to approve the August 6, 2018 minutes. Member Annas seconded, and the motion passed by a vote of 7-0.*

4. ZV-18-02. Hold a PUBLIC HEARING and consider a request by Alejandro Gutierrez, Jr., on behalf of Alejandro Gutierrez, for a Variance to Chapter 64 "Zoning" of the Lockhart code of Ordinances, Section 64-197(g)(1)(e)(2), to waive the all-weather surface standard and allow gravel material as an alternative surface for a new driveway on 19.367 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned AO (Agricultural-Open Space District) and located at 1400 Lovers Lane.

Planning Staff Kevin Waller gave Staff's report utilizing a PowerPoint presentation and explained that the applicant proposes to construct a single-family residence on the subject property which will have direct access from Lovers Lane with a driveway length of 40 feet. The driveway is proposed to be constructed of a caliche gravel surface material similar to that of Lovers Lane adjacent the property. Mr. Waller stated that the Board approved a similar driveway surface in 2013 for 2300 Maple Street. He indicated that if the variance is denied, the applicant proposes to construct an asphalt driveway. Mr. Waller stated that Staff recommends approval of the variance with the condition that the applicant construct a permanent concrete border around the driveway that is at least 12 inches deep by four inches wide, as required by the Zoning Ordinance.

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

Applicant Alejandro Gutierrez, Jr. stated that he is representing Century Oak Homes, as well as owner Alejandro Gutierrez, Sr. for the variance proposal. He gave a brief history of the property, its rural setting, and annexation in 2009.

Chair Cline closed the public hearing, seeing no other speakers were present.

*Member Clark moved to approve ZV-18-02, subject to the condition of adding the concrete border. Member Juarez seconded, and the motion passed by a vote of 7-0.*

5. Discuss the date and agenda of the next meeting.

Mr. Waller indicated that the next regularly scheduled meeting is October 1, with one item on the agenda for that meeting.

6. Adjourn.

*Member Clark moved to adjourn the meeting, and Member Smith seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:47 p.m.*

Approved: \_\_\_\_\_

10/1/18

(Date)



Christine Banda, Recording Secretary



Laura Cline, Chair