

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
APRIL 6, 2020**

**MINUTES**

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

**Members Absent:** None

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

**Others Present:** Joe Williams (husband of applicant Jacqueline Williams, Agenda Item (5))

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

2. Election of Officers for 2020.

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

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

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

4. Consider the minutes of the February 3, 2020 meeting.

*Member Clark moved to approve the February 3, 2020 minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.*

5. SE-20-01. Hold a PUBLIC HEARING and consider a request by Jacqueline Williams for a Special Exception as provided in Section 64-130(c)(5), Chapter 64 "Zoning", Lockhart Code of Ordinances, to preclude an essentially 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 3, San Fernando Addition, consisting of 0.062 acre zoned RMD (Residential Medium Density District) and located at 808 Mora Street.

Planning Staff Kevin Waller explained that the applicant would like to demolish the existing single-family dwelling on the property and replace it with a new single-family dwelling. The existing lot, however, is nonconforming with respect to both width and depth, and requires approval of a Special Exception in order for it to be redeveloped. Although the lot's 40-foot width is more than 70 percent of the required 50-foot width, and is therefore "grandfathered-in", the

lot depth, at 67.5 feet, is less than 70 percent of the required 105-foot depth. According to the applicant's site

plan, the new single-family home will meet all minimum building setbacks. Mr. Waller displayed photos of the property and surrounding properties in a PowerPoint slideshow presentation. He mentioned that without the approval of the Special Exception, the property could not be redeveloped. Waller stated that Staff recommends approval.

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

Joe Williams of 917 Merritt Drive said he was happy with Mr. Waller's presentation, and that he and his wife are seeking approval of the Special Exception.

Seeing no other speakers, Chair Cline closed the public hearing.

*Member Clark moved to approve SE-20-01. Member Rangel seconded, and the motion passed by a vote of 7-0.*

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

Mr. Waller indicated that the next regularly scheduled meeting will be held May 4, if applications are received by the deadline.

7. Adjourn.

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

Approved: 6/1/2020  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair