

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
JUNE 6, 2022**

**MINUTES**

**Members Present:** Wayne Reeder, Mike Annas, Shawn Martinez, Laura Cline, Lori Rangel, Kirk Smith, Anne Clark

**Members Absent:** None

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

**Others Present:** Brad Schwab (applicant, Agenda Item (4))

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Citizens comments not related to a public hearing item. None
3. Consider the minutes of the May 2, 2022, meeting.

*Member Rangel moved to approve the May 2, 2022, minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.*

4. SE-22-02. Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd. Project, LLC, for a Special Exception as provided in Section 64-130(c)(4)(a), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum off-street parking requirement by 33% for a Senior Housing Development on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD (Residential High Density District) and located in the 2200 block of West San Antonio Street (SH 142). [Tabled at the May 2, 2022, meeting to the June 6, 2022, meeting, due to a lack of member quorum]

Planning Staff Kevin Waller reported that the applicant proposes a revised reduction in the number of off-street parking spaces from the previous approval on February 7, 2022 for the Legacy Senior Residences. The new proposal includes 172 apartment units with one- and two-bedroom layouts. This is a 12-unit increase from the 160 units initially proposed when the Board approved a Special Exception for a parking space reduction in February 2022. The 172 units would require 387 parking spaces. There is a Special Exception procedure allowed in the ordinance to reduce the parking requirement by a maximum of 33% for housing specifically designed and intended for use by the elderly, disabled, or other occupants typically having a lower expectation of automobile ownership and use. If approved, the 33% reduction would allow 259 parking spaces. The applicant proposes 260 parking spaces including 16 handicapped spaces, which exceeds the number of required handicapped spaces. He stated that Staff recommends approval of the special exception.

Members Cline and Clark expressed concerns about the reduction in parking combined with increasing the number of living units for the proposed senior residential facility.

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

Applicant Brad Schwab of Cornerstone Housing Group, 209 S. 19<sup>th</sup> Street, Omaha, NE, stated that he appreciates the Board's time for the reconsideration of the parking situation. The number of living units was increased, due to the demand in Lockhart. The project will include one three-story building with an elevator and nice amenities for the residential units. Mr. Schwab explained that they did receive public input as to what seniors are looking for in terms of amenities. The project is not public housing or subsidized, but is tax-credited. He expressed that Special Exceptions are allowed for senior housing projects. The company owns other senior housing projects where the average resident is in their 70's, and most of those households have only one vehicle, and some have two, with one- or two-person households. There would be an age restriction for this project for a minimum of 15 years. Schwab explained that the reduction would help with the project and decrease the amount of impervious coverage. He described some changes from the original site plan, and how their product was different from other apartment complexes. Schwab expressed that any parking space reduction greater than the 22% approved in February would be appreciated.

Discussion ensued between the Board and applicant as to the extent of changes from the current proposal and the one previous.

*Member Clark moved to approve SE-22-02, with 282 total parking spaces (266 regular spaces and 16 handicapped spaces) as originally approved in February, instead of the proposed 260 spaces. This would represent a 27% reduction for the current proposal. Member Reeder seconded, and the motion failed with a vote of 4-3, with members Rangel, Annas, and Smith against.*

*Member Rangel moved to approve SE-22-02 as proposed by the applicant. Member Annas seconded, and the motion failed with a vote of 3-4, with members Cline, Clark, Reeder, and Martinez against.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, June 27, 2022, if applications are received by the deadline.

6. Adjourn.

*Member Rangel moved to adjourn the meeting, and Member Smith seconded. The motion passed unanimously (7-0), and the meeting adjourned at 7:41 p.m.*

Approved: 8/29/22  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair