

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
AUGUST 29, 2022**

**MINUTES**

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

**Member Absent:** Lori Rangel

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

**Others Present:** Clayton Penn (applicant, Agenda Item 4), Lisa Rincon, Sylvester Castillo

1. Call meeting to order. Chair Cline called the meeting to order at 6:46 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the June 6, 2022, meeting.

*Member Clark moved to approve the June 6, 2022, minutes. Member Reeder seconded, and the motion passed by a vote of 6-0.*

4. SE-22-03. Hold a PUBLIC HEARING and consider a request by Clayton Penn on behalf of Ahasuerus Properties, LLC, 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 width on 0.159-acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 1015 Red River Street.

Planning Staff Kevin Waller presented Staff's report to the Board. He explained that the applicant wishes to relocate an existing 900 square-foot house from Austin to the subject property. According to the site plan, the house will meet the minimum-required building setbacks for the RMD zone. Since the applicant does not propose covered parking, a variance to that requirement must be obtained from the Board, prior to the issuance of permits. Mr. Waller stated that Staff recommends approval.

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

Applicant Clayton Penn of 505 South Guadalupe stated that he would like to be able to relocate a house from Austin onto the subject property. Mr. Penn mentioned that he was not affiliated with the name Ahasuerus Properties, LLC, listed as the owner on the notice and agenda.

Lisa Rincon of 1003 Red River Street inquired as to the timeframe for the house's relocation onto the subject property.

Mr. Penn replied that the relocation would occur within a year's time.

Sylvester Castillo stated that he owns the property next door to the subject property, and was curious about the company name associated with the property. He is in favor of the proposal.

Chair Cline closed the public hearing, and asked Staff to investigate the company name listed on the notice and agenda, and its relationship to the property.

*Member Clark moved to approve SE-22-03 as submitted. Member Annas seconded, and the motion passed with a vote of 6-0.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, October 3, 2022, if applications are received by the September 12 deadline.

6. Adjourn.

*Member Clark moved to adjourn the meeting, and Member Smith seconded. The motion passed unanimously (6-0), and the meeting adjourned at 7:00 p.m.*

Approved: 11/7/22  
(Date)

Christine Banda  
Christine Banda, Recording Secretary

Laura C. Cline  
Laura Cline, Chair