

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
FEBRUARY 7, 2022**

**MINUTES**

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

**Member Absent:** Lori Rangel

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

**Others Present:** Brad Schwab (Applicant, 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 calendar year 2022.

*Member Annas moved to elect Laura Cline as Chair. Member Clark moved to elect Mike Annas as Vice-Chair. Member Annas seconded, and the motion passed with a vote of 7-0.*

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

4. Consider the minutes of the December 6, 2021, meeting.

*Member Clark moved to approve the December 6, 2021, minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.*

5. SE-22-01. 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).

Planning Staff Kevin Waller presented Staff's report. He explained that the proposed Legacy Senior Residences would be an age-restricted community, consisting of 160 apartment units with both one- and two-bedroom layouts. The normal off-street parking requirement for 160 multifamily units would be two spaces per dwelling unit, plus one space for every four units, for a total of 360 parking spaces. Combined with the 15 required ADA parking spaces, this would bring the total required spaces to 375. Mr. Waller stated that the requested Special Exception would reduce this 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 (Zoning Ordinance Section 64-130(c)(4)(a)). The applicant currently proposes 266 regular

parking spaces, representing a 22% reduction from the required number of spaces, and 16 ADA spaces. However, the applicant would like the ability to potentially reduce the number of proposed spaces further, to a maximum 33% reduction, in the event that the proposed detention pond increases in size and/or additional access points into the development are secured. Waller explained that since the proposed 7.5-acre site for the senior housing facility is part of a larger, 20.5-acre lot, approval of a separate subdivision plat will be required, prior to development. The applicant has also submitted a Specific Use Permit application for the MF-2 development type (21.3 units per acre), which will be considered by the Planning and Zoning Commission at its February 9, 2022 meeting. Mr. Waller concluded by stating that Staff recommends approval of the Special Exception.

Discussion ensued amongst the Commission, including the potential need for additional ADA parking spaces for a senior housing facility.

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

Applicant Brad Schwab with Cornerstone Associates, 209 S. 19<sup>th</sup> St., Suite 100, Omaha, NE, stated that they would not provide less than the required number of ADA parking spaces, and that their facilities usually exceed the required number of spaces. The number of provided handicapped spaces can be increased, depending upon residents' needs. Mr. Schwab stated that if the Board wants to hold them to the 22% reduction currently shown on the site plan, instead of the maximum 33% reduction requested, then they are agreeable to that.

Chair Cline asked for any other speakers; seeing and hearing from none, she closed the public hearing, and asked for a motion from the Board.

*Member Clark moved to approve SE-22-01 to allow a reduction in the required number of parking spaces to no fewer than 266 regular spaces and no fewer than 16 handicapped spaces, as shown on the site plan, representing a 22% reduction instead of the requested 33%. Member Reeder seconded, and the motion passed by a vote of 7-0.*

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, March 7, 2022, if applications are received by the February 14th deadline.

7. Adjourn.

*Vice-Chair Annas moved to adjourn the meeting, and Chair Cline seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:56 p.m.*

Approved: 4/4/2022  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair