

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
MARCH 6, 2023**

MINUTES

Members Present: Laura Cline, Wayne Reeder, Mike Annas, Lori Rangel, Shawn Martinez, Marcia Proctor, Lucy Knight

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Christine Banda

Others Present: Leigh Laine Downing (applicant, Agenda Item 4), Tamara Carlisle (applicant, Agenda Item 5), Donna Blair, Amy Bramwell, Jed Duhon, Matt Johnson, Adrian Quesada

1. Call meeting to order. Chair Cline called the meeting to order at 6:31 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the January 9, 2023, meeting.

Member Knight moved to approve the January 9, 2023, minutes. Member Annas seconded, and the motion passed by a vote of 7-0.

4. SE-23-01. Hold a PUBLIC HEARING and consider a request by Leigh Laine Downing, on behalf of Dee Ann Newbold with Ta YU Properties, for a Special Exception as provided in Section 64-197(g)(2)(e), Chapter 64 "Zoning", Lockhart Code of Ordinances, to reduce the minimum required off-street parking by 33% for one residential unit with a home occupation on Lot 2, Block 1, Bruch Subdivision, consisting of 0.29 acre, zoned RMD (Residential Medium Density) District, and located at 621 Church Street.

Planning Staff Kevin Waller presented the staff report. He stated that the property contains a duplex, where the applicant resides. The applicant proposes to open an aquatherapy business as a home occupation, which requires an extra parking space, but she is requesting a variance to this requirement. She owns only one vehicle and there is plenty of parking available on the existing driveway for another vehicle. The applicant states that she can only have one customer at a time and allows 30 minutes between clients. There are certain physical constraints that would not allow the applicant to expand the driveway, which include a crape myrtle tree to the north and a utility pole to the south. Mr. Waller stated that Staff recommends approval.

The Board asked Staff if there could be conditions placed on the requested variance.

Mr. Waller replied that conditions could indeed be added.

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

Applicant Laine Downing stated that she is the applicant and is hoping to purchase the subject property in the future. She passed out three additional letters of support from neighbors to the Board. Ms. Downing stated that she only performs one-hour massages and only allows certain clients into her home. She has minimal customer traffic during the day. Ms. Downing stated that she would appreciate the Board's approval of the Special Exception.

Chair Cline asked for any other speakers; seeing none, she closed the public hearing.

Member Martinez moved to approve SE-23-01, with the condition that the Special Exception only applies to Laine Leigh Downing's business, and does not run with the property. Member Reeder seconded, and the motion passed by a vote of 7-0.

5. ZV-23-02. Hold a PUBLIC HEARING and consider a request by Tamara Carlisle on behalf of Lumberyard Lockhart, LLC for a Variance to Appendix II Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum off-street parking requirement from 15 spaces to seven spaces, including one handicapped space, on part of Lot 6, A.R. Chews Addition, consisting of 0.275 acre, zoned CMB (Commercial Medium Business) District, and located at 117 Cibilo Street.

Mr. Waller came forward with the staff report. He went over the proposed site plan which included the building and parking spaces. The applicant is requesting a variance to reduce the required parking from 15 spaces to seven. Mr. Waller stated that Staff recommends approval, with the condition that additional, off-site parking is provided on the applicant's other property across Cibilo Street with a written agreement.

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

Applicant Tamara Carlisle, and Donna Blair, came forward as owners of the Lumberyard LLC who owns the subject property. They are going to develop the property into a recording studio for Adrian Quesada. There would be less than 10 employees. Ms. Carlisle and Ms. Blair believe that the development would be a great addition to the community. They asked that the Board grant the variance request.

Amy Bramwell, an architect with Studio Steinbomer Architecture & Interiors, came forward and stated that the north building would hold the office and the south building would be the recording studio. They found that the site plan shows the best layout to buffer acoustics and make for a quiet space for the recording studio.

Judd Duhon, another architect with Steinbomer, stated that the studio is in the center of the building, in order to minimize vibrations.

Chair Cline asked for any other speakers.

Matt and Amy Johnson of 426 W. Prairie Lea Street came forward in favor of the variance.

Adrian and Celeste Quesada of 913 Vogel Street stated that they are excited to expand his business in Lockhart, and look forward to using the recording studio.

Chair Cline asked if there were any other speakers; seeing none, she closed the public hearing.

Member Knight moved to approve ZV-23-02, with Staff's suggested condition of obtaining a written agreement to use parking lot across the street as the need arises. 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 stated that the next regularly scheduled meeting would be held Monday, April 3, 2023, if applications are received by the March 13th deadline.

7. Adjournment.

Member Proctor moved to adjourn the meeting, and Member Martinez seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 7:10 p.m.

Approved: 9/11/2023
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair