

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 11, 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, Christine Banda, Evan Olszewski

Others Present: Mike Gurunath

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the March 6, 2023, meeting.

Member Annas moved to approve the March 6, 2023, minutes. Member Knight seconded, and the motion passed by a vote of 7-0.

4. SE-23-02. Hold a PUBLIC HEARING and consider a request by Joe Ivan Roland 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 platted lot depth and lot area consisting of 0.062 acre on Lot 2, Block 3, San Fernando Addition, zoned RMD Residential Medium Density and located at 810 Mora Street.

Planning Staff Kevin Waller presented the staff report. He stated that the applicant wishes to construct a single-family residence on the subject property. The applicant is requesting a Special Exception to the minimum required lot depth and lot area so they can move forward with a building permit. Although the lot width is also nonconforming, it is greater than 70% of the required lot width, which is considered to be "grandfathered".

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

Mike Gurunath said he was here helping Joe Roland with this special exception. They are just asking for approval of the special exception.

Chair Cline asked for any other speakers; seeing and hearing none, she closed the public hearing and asked for Staff's recommendation.

Mr. Waller stated that Staff recommends approval.

Member Proctor moved to approve SE-23-02. Member Martinez seconded, and the motion passed by a vote of 7-0.

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

Mr. Waller stated that no applications were submitted by the deadline for the October meeting date; therefore, the next regularly scheduled meeting would be held Monday, November 6, 2023, if applications are received by the October 16, 2023, deadline.

6. Adjournment.

Vice-Chair Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:45 p.m.

Approved: 11-6-2023
(Date)


Christine Banda, Recording Secretary


Laura Cline, Chair