

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
NOVEMBER 4, 2024**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Others Present: Alan Balsler (applicant, Agenda Item 5), Natalie Douga, Linda Hinkle

1. Call meeting to order. – Chair Cline called the meeting to order at 6:30 p.m.
2. Elect Chairman and Vice Chairman for 2024

Member Reeder moved to nominate Chairwoman Cline to continue as Chairwoman, and Vice-Chair Rangel to continue as Vice-Chair. Member Annas seconded, and the motion passed with a vote of 7-0.

3. Citizen comments not related to a public hearing item. - None
4. Consider the minutes of the April 1, 2024 meeting.

Chairwoman Cline asked that Vice-Chair Rangel be moved from the Members Present to the Members Absent list.

Member Stroka moved to approve the minutes, as amended. Member Martinez seconded, and the motion passed with a vote of 7-0.

5. ZV-24-07. Hold a PUBLIC HEARING and consider a request by Alan Balsler for a Variance to Appendix II of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required lot width, depth, and area standards, on 3.648 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned AO (Agricultural-Open Space), and located at 1109, 1111, and 1117 Silent Valley Road (F.M. 2001).

Planning Staff Kevin Waller presented the staff report using a PowerPoint presentation. A subdivision plat was recently submitted for review for a 5.306-acre property, which includes a portion of a 17.228-acre property owned by applicant Alan Balsler, as well as three parcels accessed by Meadow Lake Drive, a private road described on the plat as a 60-foot-wide access

easement. The zoning variance is necessary since these three parcels are currently nonconforming with respect to the width, depth, and area standards set forth in Zoning Ordinance Appendix II, and will continue to be nonconforming after the subdivision plat is recorded. The three parcels are zoned AO (Agricultural-Open Space), which requires minimum depth and width dimensions of 200 feet by 200 feet, and a minimum lot area of one acre. Specifically, the proposed Lot 2 will have an average width of 198.25 feet, average depth of 174.85 feet, and lot area of 0.796 acre. Lot 3 will have an average width of 198.04 feet, a depth of 174.92 feet, and lot area of 0.795 acre. Lot 4 will have an average width of 167.61 feet. While the lots will remain nonconforming, their widening and resulting increase in area will make the lots more conforming to the AO standards upon approval of the subdivision plat. Staff recommends approval of the zoning variance.

Member Reeder asked if the current property owners also reside at the properties, and if they have been notified of this hearing.

Mr. Waller replied that the owners do reside at their properties, and have signed consent forms to participate in this process.

Chairwoman Cline opened the public hearing for those wanting to speak in favor of the variance.

Applicant Alan Balser, 11166 Lawnhaven Rd., Dallas, TX, stated that this request will enable the three properties to become more conforming to the one-acre minimum lot size. It also allows the homeowners to own their road (Meadow Lake Drive). The road will always be theirs; it will always be private.

Natalie Douga, 1111 Silent Valley Rd., Lockhart, stated that she regularly represents the 1109 and 1117 Silent Valley Rd. homeowners at council meetings. Mrs. Douga stated that they are all aware of what's going on and are in agreement. They appreciate Mr. Balser allowing Meadow Lake Drive to be included within the homeowners' property boundaries.

Linda Hinkle, 1109 S. Main St., Lockhart, stated that this is a reasonable thing to fix and has taken a long time. It's a good solution that protects everybody.

Member Proctor moved to approve ZV-24-07. Member Martinez seconded, and the motion passed with a vote of 6-0, with one abstention.

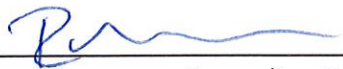
6. Discuss the date and agenda of the next meeting.

Mr. Waller stated that no applications have been received for the next regularly scheduled meeting, therefore the December 2nd meeting will be canceled.

7. Adjournment.

Vice-Chair Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed with a vote of 7-0, and the meeting adjourned at 6:56 p.m.

Approved: 1/8/25
(Date)



Romy Brossman, Recording Secretary



Laura Cline, Chairwoman