

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, November 3, 2025
Municipal Building — Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to a public hearing item.
3. Consider the minutes of the October 6, 2025 meeting.
4. **FV-25-04.** Hold a PUBLIC HEARING and consider a request by Dori Zapata for a Variance to the Lockhart Code of Ordinances, Chapter 12 "Buildings and Building Regulations", Article VIII "Fences", Section 12-486(a), to allow corrugated sheet-metal which is not an approved material for fencing to be used within a gate and side panels, in order to enclose the rear yard of the residence, on Lot 1 and parts of Lots 2, 7, 8, and 16, Block 1, Original Town of Lockhart, consisting of 0.29 acre, zoned RMD (Residential Medium Density), and located at 422 South Blanco St.
5. Discuss the date and agenda of the next meeting.
6. Adjournment.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 3:30 p.m. on the 27th day of October, 2025.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
OCTOBER 6, 2025**

MINUTES

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

Members Absent: None

Staff Present: Kevin Waller, David Fowler, Christine Banda, Betzy Torres, Fatema Akter

Others Present: Mike Lane and Sharyl Lane (applicants, Agenda Item 5), Lori Davis, Mary Helen Vasquez, Melissa Reagan, Jay Suriano

1. Call meeting to order. Chairwoman 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 August 4, 2025 meeting.

Member Annas moved to approve the August 4, 2025, minutes. Member Reeder seconded, and the motion passed by a vote of 8-0.

4. ZV-25-05. Hold a PUBLIC HEARING and consider a request by Joe Coyle with Pyramid Network Services, LLC, on behalf of the Lockhart Gin Company, for a Variance to Chapter 64 "Zoning", Lockhart Code of Ordinances, Section 64-202(j), to allow a reduction in the minimum required building setbacks which should be equal to the height of the tower and twice the height of the tower from any residential dwelling or residential zoning district, on part of Lot 1 and 2, Block 35, Original Town of Lockhart, consisting of 1.37 acres, zoned IH Industrial Heavy District and located at 210 North Brazos Street.

Kevin Waller, Senior Planner, presented the staff report which included case maps and photos of the subject property. He stated that the applicant is requesting a variance to the setback requirements. The wireless tower, proposed to be 110 feet tall, would be located 46 feet from the west property line, 77 feet from the east property line, and 178 feet from the closest residential zoning district. The proposed tower is required to be located at least 110 feet away from all property lines, equivalent to the height of the tower, and at least 220 feet from any residential zoning district, or twice the tower's height. Mr. Waller explained that the applicant had submitted an engineer's letter explaining that the tower, should it fail or collapse, would be designed to collapse within a 40-foot fall-zone radius, which would not affect surrounding properties or structures. The fall zone would be located entirely within the property boundaries, and should not impact the railroad tracks that are located adjacent to the property's east boundary. Waller explained the criteria for the variance and found that criteria number one, two, and six are not met.

He stated that Staff recommends denial of the variance request.

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

Melissa Reagan with Holland and Hart, LLP, located at 555 17th Street, Suite 3200, Denver, Colorado, stated that she is here to represent her clients which are City Switch and Verizon. They are wanting a new wireless tower at the subject property. She stated that Mr. Waller explained everything, but they do not agree that all the criteria are not met. Ms. Reagan explained that the 40-foot radius would break away in segments and would not fall into other properties. The height of the tower is sufficient and would allow four other providers to be placed on the tower, ten feet apart.

Jay Suriano, Director of Operations with Pyramid Network Solutions, stated that the LCRA power poles by the Sheriff's department are 98 feet high, to give you a general example of the height of the tower proposed.

Ms. Reagan continued her presentation in detail. She expressed the necessity for the location and tower. She presented maps where there are gaps in coverage. Verizon or any other wireless companies must find ways to support all missing coverage areas by law. They did find three other properties as possibilities but were turned down. The subject property location was found to increase coverage for the downtown Lockhart area, which would include ¼-mile radius from the tower location. This location would improve services which would benefit the public and emergency services.

Member Stroka asked if they would place a light at the top of the tower.

Mr. Suriano replied that lighting is only required at 200 feet.

Chairwoman Cline asked for any other speakers; seeing none, she closed the public hearing and asked for board discussion.

The Board discussed the proposed tower location and the service needs.

Planning Director David Fowler stated that the applicant submitted photos demonstrating that the tower would not be visible from all four streets surrounding the County Courthouse building property. However, if the tower can be seen from these locations upon its completion, the City has the right to enforce its standards.

Vice-Chair Rangel moved to approve ZV-25-05. Member Proctor seconded, and the motion passed by a vote of 7-0.

5. FV-25-03. Hold a PUBLIC HEARING and consider a request by Mike and Sharyl Lane for a Variance to the Lockhart Code of Ordinances, Chapter 12 "Buildings and Building Regulations", Article VIII "Fences", Section 12-486(a), to allow sheet-metal which is not an approved material for fencing in the upper portion of an existing fence on the west side property line and rear property line in the rear yard of the residence on Lot 1, Block A, Trammell's Revised Second Addition, consisting of 0.46 acre, zoned RLD Residential Low Density, and located at 1225 West Prairie Lea Street.

Mr. Waller presented the staff report, which included case maps and photos of the subject property. He explained that about eight years ago the applicant was given the okay to replace his

fence without a permit and to use the corrugated sheet-metal fencing located on the upper portion of the fence. The fence was discovered recently following a complaint that was made at a previous meeting for another fence variance. Mr. Waller continued, explaining the 6 variance review criteria in relation to the variance request. There were three letters of support received, and some phone calls received with no objections to the variance request. Waller stated that Staff recommends approval, with the condition that any future, substantial reconstruction of the fence must meet all City standards, which would include material type.

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

Applicant Mike Lane, 1225 West Prairie Lea Street, explained that when he moved to town, he visited with the building department and spoke with Shane Mondin about what could be done with or without permits to his property. Mr. Lane was informed back in 2017 that replacing the existing fence would not require a building permit, and that the proposed metal material was allowed. He expressed his surprise and concern when he received a violation letter in the mail in August 2025. Mr. Lane would like the Board to please approve his variance, since the fencing had been in place for eight years already.

Lori Davis of 1221 West Prairie Lea Street stated that she lives next to the applicant and is in favor of the variance.

Mary Helen Vasquez of 405 San Jacinto stated that she was happy when the applicant had made the improvements on the fence. She mentioned that folks would walk by and peep into the back yard before the metal fencing was installed. Ms. Vasquez is in favor of the variance.

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

Member Stroka moved to approve FV-25-03, with the condition that any future, substantial reconstruction of the fence must meet all City standards, including material type. Member Martinez 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 on November 3, 2025. No applications had yet been received, and the deadline for applications is Monday, October 13, 2025.

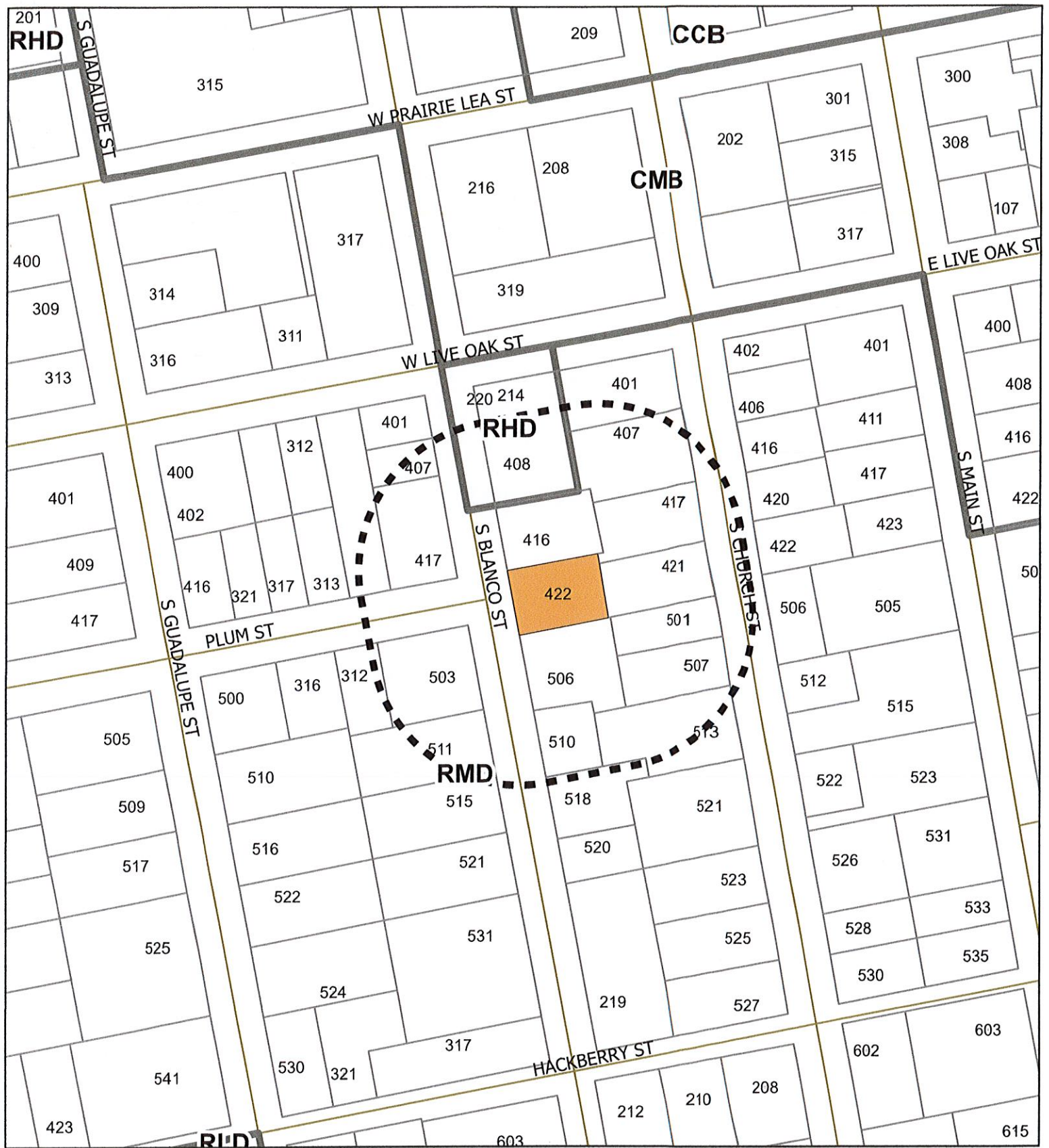
7. Adjournment.

Member Martinez moved to adjourn the meeting, and Member Reeder seconded. The motion passed unanimously (8-0), and the meeting adjourned at 8:02 p.m.

Approved: _____
(Date)

Christine Banda, Recording Secretary

Laura Cline, Chairwoman



FV-25-04

422 S BLANCO ST

ALLOW UNAPPROVED MATERIAL FOR FENCING



SUBJECT PROPERTY

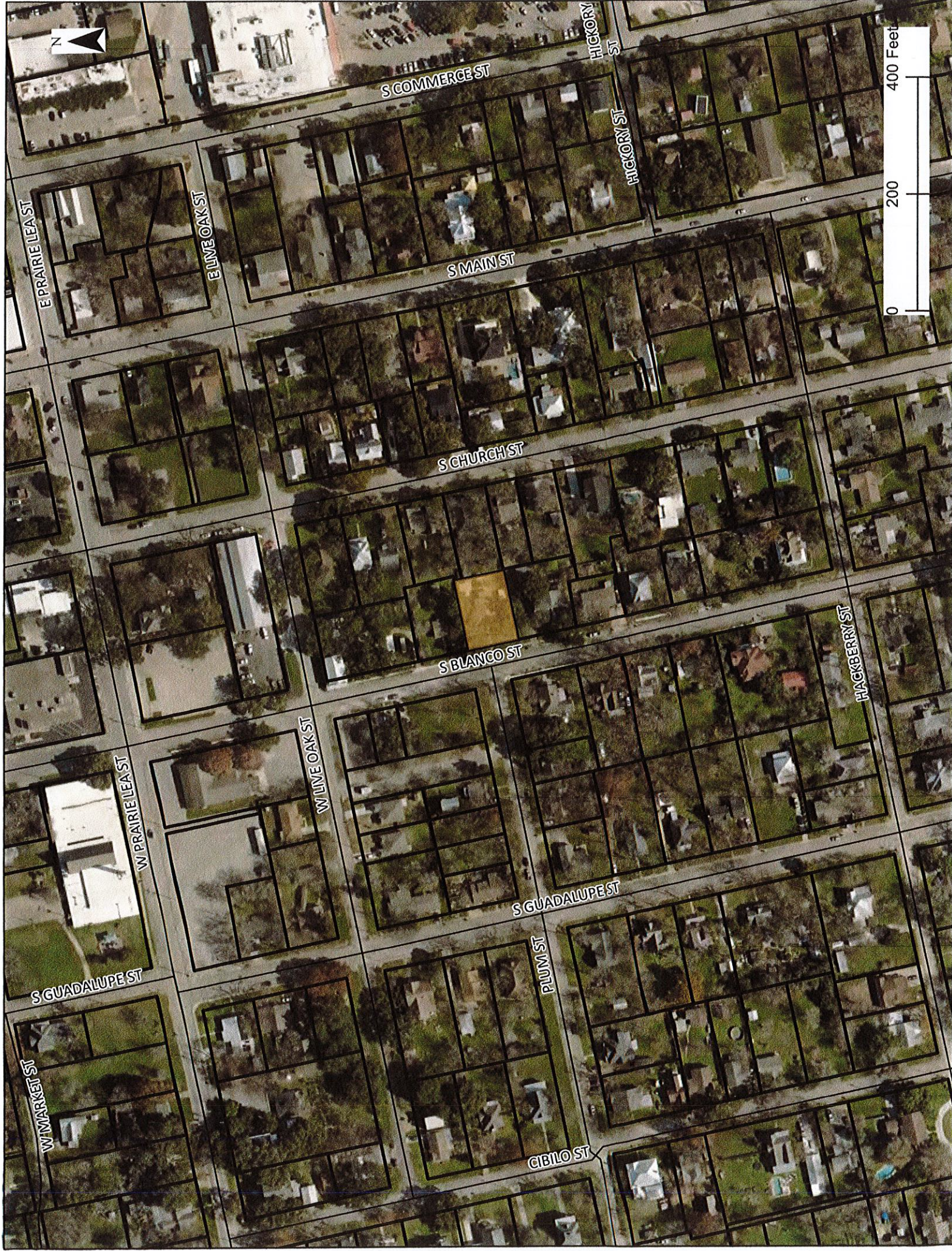


ZONING BOUNDARY



200 FT BUFFER

Scale 1" = 200'



CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: FV-25-04

REPORT DATE: October 27, 2025

PUBLIC HEARING DATE: November 3, 2025

APPLICANT'S REQUEST: Variance to Chapter 12, Article VIII "Fences", Section 12-486(a), to allow a sheet-metal fence and gate across the driveway

STAFF RECOMMENDATION: ***Analysis of the variance review criteria supports a recommendation for DENIAL***

BACKGROUND DATA

APPLICANT AND OWNER: Dori Zapata

SITE LOCATION: 422 South Blanco St.

LEGAL DESCRIPTION: Original Town of Lockhart, Block 1, Lot 1, and parts of Lots 2, 7, 8, and 16

SIZE OF PROPERTY: 0.29 ac.

EXISTING USE OF PROPERTY: Single-family residence

ZONING CLASSIFICATION: RMD (Residential Medium Density)

ANALYSIS OF ISSUES

REASON FOR REQUESTED VARIANCE: A driveway gate with fence panels on either side, both including a sheet-metal material, was recently constructed without a fence permit. The sheet-metal material is fastened to the back of a brick-pattern wrought iron frame, with the gate and side panels extending across the width of the driveway to the north of the existing single-family residence. The height of the gate and side panels is 6 feet, with an overall width of approximately 19 feet. Section 12-486(a) establishes permitted fence materials, such as wood, masonry, ornamental wrought iron, etc., but does not include sheet-metal as a permitted material.

AREA CHARACTERISTICS: The subject property is located within an established single-family residential neighborhood zoned RMD, located to the southwest of the Courthouse Square. One exception to the single-family nature of the neighborhood includes a property zoned RHD (Residential High Density) located two properties to the north, containing two duplexes and a single-family residence.

UNIQUE CONDITIONS OF PROPERTY: The applicant cites the horizontal siding and architectural detailing of the residence on the property, as well as the width of the driveway, as justification for the variance request. It is explained that the horizontal orientation of the rib pattern in the sheet-metal gate and fence panels complements the same orientation found on the residence, providing visual continuity. In addition, the applicant explains that the property has a particularly wide driveway, thereby requiring a gate that is larger than often found on residential driveways. The applicant continues that the utilization of conforming fence materials would result in an excessively heavy gate that would create mechanical strain on the gate hardware and hinge posts, thus accelerating wear and leading to more frequent maintenance and potentially premature replacement. While Staff

appreciates the iron, brick-pattern design that provides a framework for the sheet-metal material, neither a wide driveway nor symmetrical panel siding on the residence creates a condition unique to the property such that the sheet-metal is a necessary material for the gate's overall integrity or design aesthetic.

NATURE OF HARDSHIP: The construction of the fence with a sheet-metal material is considered a self-created hardship. There is nothing that would have prevented the fence from meeting the standards of the Fence Ordinance, including the utilization of a material permitted in Section 12-486(a). With regard to the financial element of hardship, neither increased financial gain nor reduced financial hardship has occurred as a result of the use of the sheet-metal material.

EFFECT ON SURROUNDING PROPERTY AND PUBLIC SAFETY: Although the applicant states that the use of the sheet-metal material does not pose any health or safety risks, it could be argued that the fence's sheet-metal material might present a glare hazard at certain times of day, based upon the position of the sun. It should also be noted that the sheet-metal presents more of an industrial-type appearance that could be seen as an alteration of the essential character of the RMD zoning district within which the subject property is located. The brick-pattern iron framing, however, does somewhat soften the industrial appearance and visual impact of the sheet-metal material.

COMPLIANCE WITH VARIANCE CRITERIA: In order to approve a variance, the Board must find that the request meets all 6 of the criteria outlined in Section 64-129(a) of the Zoning Ordinance. The applicant submitted the attached written explanation as evidence in support of the variance.

ALTERNATIVE SOLUTIONS: An alternative solution simply includes the replacement of the sheet-metal material with an approved material listed in Section 12-486(a). Examples of approved materials that might also exhibit the lightweight qualities and visual continuity of the sheet-metal pattern include a more lightweight wood material, decorative metal, or wire in decorative sections bordered by wood framing in a manner that complements the brick-pattern iron framing.

RESPONSE TO NOTIFICATION: No written, phone, or in-person responses to the notifications sent have been received to date.

STAFF RECOMMENDATION RATIONALE: Staff recommends denial of the variance request, which does not meet 5 of the 6 variance review criteria. The applicant reinforces the lighter weight and integrity of the sheet-metal material with the iron framing and visual continuity with the existing residence. While the gate and side panels have been constructed with a unique design relative to the brick-pattern iron framing, this is not grounds for a variance, as the gate and side panels have been caused by an action of the current property owner, and are out of compliance with City standards. There are no unique physical conditions of the property that would create a hardship or practical difficulty, were the gate and side panels constructed entirely of allowed materials.

Written Statement for Variance Request – 422 S. Blanco Street

1. A unique physical condition exists within or adjacent to the subject tract or structure.

The property is a 1930s historical home relocated from Fort Sam Houston, known as the old captain's quarters, which features unique architectural characteristics not found in typical residential properties. The home's horizontal siding and architectural detailing require compatible materials to maintain visual continuity. Strict enforcement of current fence material requirements would result in a visually incompatible gate that detracts from the home's historic integrity and aesthetic harmony. To achieve an old farmhouse look, I used corrugated metal on the backside of the brick-pattern wrought iron gate to create a specialized design - away from the industrial appearance of corrugated metal. This approach satisfies the vintage aspect of the property and compliments adjacent older homes.

Secondly, the property has a particularly wide driveway access necessary for modern vehicle maneuvering, which requires a larger-than-average driveway gate. This gate presents a unique challenge not typically found in standard residential construction. The conventional materials approved by the ordinance (e.g., solid wood or heavy ornamental iron) would result in a gate of excessive weight. The material requested—lightweight corrugated metal set inside a brick-pattern frame—was specifically selected for its low mass. This lightweight composition directly addresses the exceptional hardship by minimizing mechanical strain on the gate hardware and hinge posts, thereby reducing wear, avoiding premature structural failure, and enhancing long-term durability. Literal enforcement of the ordinance requiring a heavier material would lead to a recurrent maintenance and replacement burden.

2. The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant.

The architectural style and materials of the home were pre-existing prior to relocation to Lockhart. The property owner has maintained the historic structure responsibly and is simply seeking to preserve the home's original, vintage character. The request arises from the unique historic nature of the property; not from any modification or action taken by the applicant. Furthermore, a modern gate would not be suitable to preserve the quaint appeal of the home's appearance.

3. The variance is the minimum amount necessary to allow a reasonable use of the property.

The request is limited solely to the driveway gate and matching side panels, not the entire fence. All other fencing on the property will fully comply with approved materials under the City's ordinance. This minimal variance allows the use of lightweight corrugated metal panels that visually match the existing home while ensuring durability and functionality for the gate.

4. The sole reason for the variance is not for financial gain or reduced financial hardship.

The request is not financially motivated. The corrugated metal material was selected based on aesthetic compatibility, lightweight composition, and structural safety for the gate mechanism.

Written Statement for Variance Request – 422 S. Blanco Street

The variance ensures the property maintains historical accuracy, not to reduce cost or increase property value.

5. The variance will not adversely affect public health or safety, nor substantially or permanently interfere with appropriate use of adjacent property.

The materials do not pose any health or safety risks. The gate and panels are securely framed and bolted, ensuring long-term stability. The design is visually compatible with the surrounding residential neighborhood and will not impact neighboring properties or their use.

6. The variance will not alter the essential character of the zoning district and is in harmony with the intent and purposes of the fence regulations.

The requested variance preserves the historic and architectural character of the home, supporting the City's broader goals of maintaining neighborhood appeal and property cohesion. The design enhances the overall streetscape, aligns with residential standards, and upholds the ordinance's intent for safe, cohesive, and visually consistent fencing.

LOT 7

MARY BENNER ET AL TO
DAVE S. CRAMER ET VR
(0.272 ACRES)
JULY 30, 2003

LOT 8

JAMES S. CARBUTH ET UX TO
PATRICIA A. PITTS
(0.239 ACRES)
DECEMBER 4, 1998

LOT 15

W.D. MOORE, JR. ET AL TO
VERMO ELLISON ET UX
(PART OF LOT 15)
OCTOBER 2, 1987

ORIGINAL SCALE
1" = 20'
Reduced
Scale =
1" = ~25'

ORIGINAL TOWN OF LOCKHART

LOT 2

RALPH HAGAN ET UX TO
MARY MOLICA
(PART OF LOT 2, BLOCK 1)
SEPTEMBER 4, 1973

BEARING BASIS
N80°00'00"E 147.67'
(N80°E 148.1')

0.29
Acres ±

N09°57'17"W 2.94'
S09°49'27"E 86.40'
(S10°E 86.4')

JOHN T. MARSHALL ET UX TO
JUDITH MEYER BUTLER
(0.294 ACRES)
SEPTEMBER 23, 1998

HEPPENSTALL'S ADDITION
(S 543)

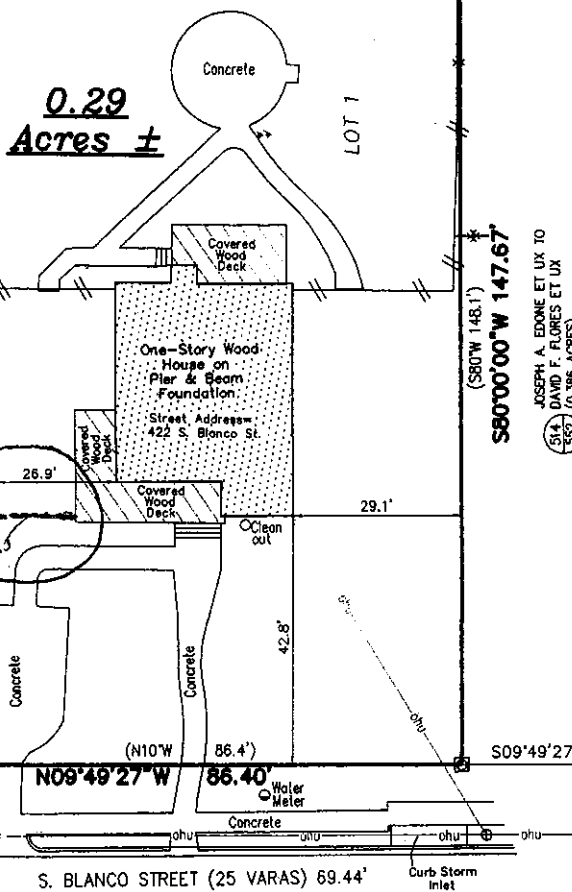
(S80°W 148.1')
S80°00'00"W 147.67'

JOSEPH A. EDONE ET UX TO
DAVID F. FLORES ET UX
(0.386 ACRES)
JANUARY 25, 1987

LOT 16

Iron and Sheetmetal
Gate only
Deep wire Culp
Vera Lawrence Culp 10/27/05

Approximate
gate and side
panels overall
dimensions -
219' wide
x 6' high



S. BLANCO STREET (25 VARAS) 69.44'

TO DOUGLAS CULP, VERA CULP AND CALDWELL COUNTY
ABSTRACT COMPANY EXCLUSIVELY AND FOR USE WITH THIS
TRANSACTION ONLY:

I HEREBY STATE TO THE BEST OF MY SKILL AND KNOWLEDGE
THAT THIS PLAT IS TRUE AND CORRECT ACCORDING TO AN
ACTUAL SURVEY MADE ON THE GROUND ON OCTOBER 20,
2005; THAT ALL CORNERS ARE MONUMENTED AS SHOWN
HEREON; AND THAT THERE ARE NO VISIBLE DISCREPANCIES,
BOUNDARY LINE CONFLICTS, ENCROACHMENTS OR
OVERLAPPING OF IMPROVEMENTS, EXCEPT AS SHOWN HEREON.

Randy G. Schulte, Jr.
RANDY G. SCHULTE, JR. RPLS 5671

Schulte Surveying

1404 Alamo Street
San Marcos, Texas 78666
512.754.6703
Fax 512.778.1028

SURVEYOR'S NOTES

1. FENCES MEANDER.
2. BEARINGS, DISTANCES AND AREAS IN PARENTHESES ARE FROM RECORD INFORMATION.
3. ACCORDING TO SCALING FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 480095 0002 C, DATED JANUARY 17, 1991 THIS LOT LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
4. THIS SURVEY WAS DONE IN CONJUNCTION WITH CALDWELL COUNTY ABSTRACT COMPANY COMMITMENT OF NO. 899850-AUB8, DATED OCTOBER 3, 2005. THIS SURVEYOR DID NOT RESEARCH THE DEED RECORDS FOR PREVIOUS CONFLICTS IN TITLE OR EASEMENTS, THEREFORE CERTAIN EASEMENTS MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED THEREON.

LEGEND

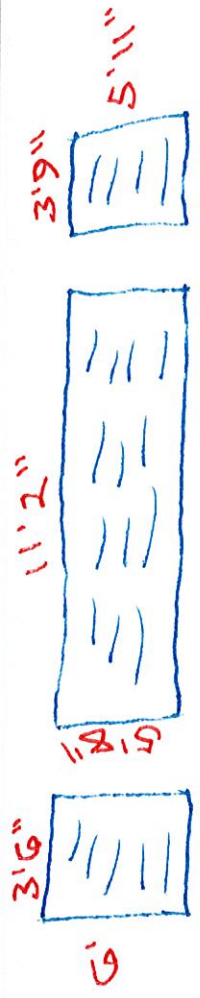
- CALDWELL COUNTY PLAT RECORDS
- CALDWELL COUNTY DEED OR OFFICIAL PUBLIC RECORDS
-
-
- OVERHEAD UTILITY LINE, POLE AND GUY
- WOOD FENCE
- CHAIN LINK FENCE

CLIENT: CULP, DOUGLAS
DATE: OCTOBER 20, 2005
OFFICE: R.SCHULTE
CREW: R.SCHULTE, B.SMITH
FB/PG: 5/60
PLAT NO. 2005-067

Brick-pattern gate and side panels



visually pleasing
professionally leveled, no sagging



Overall improvement to property and neighborhood.

gray gate

gray roof



Horizontal metal panels

Horizontal exterior siding

*
Framed

Safe, and will
not move



Securely bolted

over 20 bolts



Horizontal lines
match.

Consistent with
home's existing
siding. looks nice.





panel "A"



panel "B"



open View



I had some stray dogs come into my yard and kill my cat, so I needed to protect my property.
Solid gate adds privacy.



View from sidewalk

Not oversized, no "fencing" - only gate portion

Very important to me
these hinges are not
strained with heavy wood.
Keeps gate safe and
functional, durable,
private, contains dog
in backyard.



CITY OF
Lockhart
TEXAS

FENCE VARIANCE APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME <u>Dori A. Zapata</u>	ADDRESS <u>422 S. Blanco St.</u>
DAY-TIME TELEPHONE <u>512-995-0582</u>	<u>Lockhart, TX 78644</u>
E-MAIL <u>dorizapata@yahoo.com</u>	
OWNER NAME <u>Dori A. Zapata</u>	ADDRESS <u>422 S. Blanco St.</u>
DAY-TIME TELEPHONE <u>512-995-0582</u>	<u>Lockhart, TX 78644</u>
E-MAIL <u>dorizapata@yahoo.com</u>	

PROPERTY

ADDRESS OR GENERAL LOCATION 422 S. Blanco Street
LEGAL DESCRIPTION (IF PLATTED) Original Town of Lockhart, Block 1, Lot 1, and Part of Lot 2
SIZE .66 acres ²⁹ **ACRE(S)** **ZONING CLASSIFICATION** Residential EMP
EXISTING USE OF LAND AND/OR BUILDING(S) Living quarters for past 10 years.
Residents are 1 female, 1 dog, and 2 indoor cats.

REQUESTED FENCE VARIANCE

VARIANCE TO SECTION(S) 12-486(a) **OF THE FENCE REGULATIONS**

CURRENT ORDINANCE REQUIREMENT(S) Must be an approved material under Section 12-486 (a)(b) Article VIII "Fences" in Chapter 12 of the Lockhart Code of Ordinances. Some of the material used is not approved for fencing.

Sheet metal fencing not listed as a permitted material -
Allow sheet metal fence material to remain as is in its existing state.
REQUESTED VARIANCE(S) I respectfully request approval for the use of lightweight corrugated metal on the driveway gate and matching side panels. The material was specifically selected for its lightweight composition, which minimizes mechanical strain on gate hardware, reduces wear during operation, and enhances long-term durability. The corrugated metal sits inside a frame, bolted securely to the backside of the gate. The design incorporates horizontal corrugated metal panels, consistent with the home's existing horizontal exterior siding, thereby maintaining architectural harmony and aesthetic continuity with the primary structure. In addition to its structural benefits, the chosen corrugated metal provides a complementary visual appearance against the gray brick-pattern gate and matches the gray roofing shingles. This variance request is limited solely to the driveway gate and matching side panels. All other fencing on the property will comply fully with current ordinance requirements and utilize approved materials.
I appreciate the Board's consideration of this request and respectfully ask for approval to allow the proposed material in accordance with the intent to maintain a cohesive, safe, and visually compatible design.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

A WRITTEN STATEMENT DOCUMENTING THE REASON FOR THE VARIANCE(S), INCLUDING EVIDENCE THAT THE REQUEST COMPLIES WITH THE FOLLOWING CRITERIA AS REQUIRED FOR APPROVAL OF A VARIANCE.

1. A unique physical condition exists within or adjacent to the subject tract or structure(s) located thereon which distinguishes it from other similarly situated, and which creates an exceptional hardship, difficulty, or inequity that would result from literal enforcement of the ordinance;
2. The condition or characteristic noted above is not caused by an action of the property owner, occupant, or applicant;
3. The variance is the minimum amount necessary to allow a reasonable use of the property;
4. The *sole* reason for the variance is not a desire of the owner, occupant, or applicant for increased financial gain or reduced financial hardship;
5. The variance will not adversely affect the general public health or safety, or persons residing or working in the vicinity of the proposed fence, and will not substantially or permanently interfere with the appropriate use of adjacent conforming property in the same district; and,
6. The variance will not alter the essential character of the zoning district within which the subject property is located, and is in harmony with the intent and purposes of the fence regulations.

DRAWING, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings, parking areas, and existing fences; 5) location, dimensions, and type of proposed fence; and, 6) any other information applicable to the requested variance.

APPLICATION FEE OF \$250.00 PLUS \$150.00 PER ACRE, FOR A MAXIMUM OF \$2,500.00, APPLICATION FEE OF \$293.50 PAYABLE TO THE CITY OF LOCKHART.

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE

Dori Zapata

DATE

10.9.2025

OFFICE USE ONLY

ACCEPTED BY CBander

RECEIPT NUMBER 01408626

DATE SUBMITTED 10-13-2025

CASE NUMBER FV 25 - 04

DATE NOTICES MAILED 10/17/2025

DATE NOTICE PUBLISHED 10-23-2025

BOARD OF ADJUSTMENT MEETING DATE 11-3-2025

DECISION _____

CONDITIONS _____

