

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

MINUTES

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

Members Absent: Lori Rangel, Mike Annas

Staff Present: Kevin Waller, Romy Brossman

Others Present: Ivan Tristan (applicant, Agenda Item 5), Lynn Moody

1. Call meeting to order. Chair Cline called the meeting to order at 6:31 p.m.
2. Elect Chairman and Vice Chairman for 2025.

Member Stroka moved to nominate Laura Cline to continue as Chair and Lori Rangel to continue as Vice-Chair. Member Proctor seconded, and the motion passed with a vote of 6-0.

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

Member Knight moved to approve the minutes. Member Martinez seconded, and the motion passed with a vote of 6-0.

5. **ZV-24-08.** Hold a PUBLIC HEARING and consider a request by Ivan Tristan for a Variance to Appendix I of Chapter 64 "Zoning," Lockhart Code of Ordinances, to allow a reduction in the minimum required lot depth standard from the required 120 feet to 102.22 feet, on 0.235 acre in the Francis Berry Survey, Abstract No. 2, zoned RMD (Residential Medium Density) and located at 204 N. Rio Grande Street.

Planning Staff Kevin Waller presented the staff report with a PowerPoint presentation. The variance request to the lot depth standard would allow for the construction of a duplex on the subject property. The property is currently nonconforming with respect to the depth standard for both the Duplex Family-1 (DF-1) and Duplex Family-2 (DF-2) development types set forth in Zoning Ordinance Appendix I. According to the survey submitted with the application materials, the property's depth is 102.22 feet, which falls short of the 105-foot depth standard of the DF-2 development type and the 120-foot standard of the DF-1 type. The property's width is 100 feet, with an area of 10,222 square feet, well above the width standards of 50 feet and 65 feet for the DF-2 and DF-1 development types, respectively, and above the area standards of 6,000 square

feet and 8,500 square feet for the DF-2 and DF-1 types, respectively. Staff believes that the property's generous width and area figures relative to its shallow depth present conditions unique to the property. The additional impact to the surrounding properties and traffic safety would be negligible. Staff believes that the variance request warrants approval.

Member Knight asked if the nearby parcel with duplexes at 210 N. Rio Grande is comparable in depth to the subject property.

Mr. Waller confirmed that the two properties are consistent in depth.

Member Proctor asked if the variance request was approved, resulting in the ability for a duplex to be constructed on the property, and the property was later sold without being built upon, would the variance approval transfer with the property?

Mr. Waller stated that the variance approval would carry-over.

Applicant Ivan Tristan, 150 Witter Rd., Lockhart, TX, stated that he's always wanted to build a duplex in this area. He will remain the owner of the property and rent it out. At one time he owned another duplex, on China Street, but had to sell it. He continued that it's hard to find a bigger lot in this area, and it's getting even harder as the city grows.

Lynn Moody of 702 Fir Street, also representing neighbor Beth Salazar of 201 N. Rio Grande Street, shared their concern about increased traffic, parking, personal safety, and loud parties.

Member Knight asked staff if other residents submitted comments in opposition.

Mr. Waller reported that no other letters or comments in opposition were received.

Member Stroka inquired about the number of parking spaces for each half of the duplex.

Mr. Waller confirmed that the duplexes must meet the City's parking requirements, including two off-street parking spaces for each unit. For each duplex unit, parking locations will consist of a single-car garage and one driveway parking spot.

Chair Cline stated that a second option for the applicant would be to split the property in two and build two small houses, one on each lot. The lot depth would still be nonconforming, and a variance would still be required. The same number of parking spaces would be required and there would be the same amount of traffic.

Member Martinez moved to approve ZV-24-08. Member Knight seconded, and the motion passed with a vote of 6-0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held February 3rd, and that the application deadline is January 13th. To date, no applications have been received.

7. Adjournment.

Member Knight moved to adjourn the meeting, and Member Stroka seconded. The motion passed with a vote of 6-0, and the meeting adjourned at 7:01 p.m.

Approved: April 7, 2025
(Date)


Romy Brossman, Recording Secretary


Laura Cline, Chairwoman