

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
APRIL 7, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Others Present: Steven Mazurka (applicant, Agenda Item 4), Andrew Campbell (applicant, Agenda Item 5), Timothy and Sharon Wakefield (applicants, Agenda Item 6), Larry Jackson, Paul Rodriguez, Gerald Gott, Donna Blair, Amy Clunie, Mary Lou Wygant

1. Call meeting to order. – Chair Cline called the meeting to order at 6:29 p.m.
2. Citizen comments not related to a public hearing item. – None
3. Consider the minutes of the January 6, 2025 meeting.

Member Knight moved to approve the minutes. Member Annas seconded, and the motion passed with a vote of 8-0.

Member Martinez recused himself prior to the presentations of Items 4 (ZV-25-01) and 5 (ZV-25-02).

4. **ZV-25-01.** Hold a PUBLIC HEARING and consider a request by Steven Mazurka on behalf of 711CTR, LLC for a Variance to Appendix I of Chapter 64 "Zoning," Lockhart Code of Ordinances, to allow a reduction in the minimum required front yard building setback from 20 feet to one foot, and a reduction in the minimum required side yard building setback from 5 feet to 4 feet on 0.469 acre in the Francis Berry Survey, Abstract No. 2, zoned RMD (Residential Medium Density), and located at 649 Fir St.

Planning Staff Kevin Waller presented maps, aerials, photos, and a survey of the subject property. The existing 1-foot front setback and 4-foot side setback were identified on the survey. The required setbacks are 20-foot at the front and 5-foot on the side. Mr. Waller reviewed the 6 variance review criteria which staff believes the application meets. Mr. Waller reported receiving communications from neighboring property owners voicing opposition for the future use of the subject property, and reinforced that the item to be voted on at this time is the variance.

Mr. Waller answered questions from the Commission. He confirmed the proposed future use of the property will be considered by the Planning and Zoning Commission through the Specific Use Permit application process.

Member Stroka inquired about the current condition of the building.

Mr. Waller stated the building can be used, though updates may be needed. He also confirmed that the variance could not be "grandfathered" in the future.

Applicant Steven Mazurka, 711 Center St., Lockhart, TX, reported his goals are to restore the building, make it safe, functional, and structurally sound.

Larry Jackson, 1502 Hunters Rd. Lockhart, TX stepped up to speak in favor of the variance.

Paul Rodriguez of 518 Caribbean Dr., Lockhart, TX, expressed opposition, representing his mother Amelia Rizzuto of 629 Fir Ln. Mr. Rodriguez stated his mother's reasons for opposition.

Gerald Gott, 644 Bois D'Arc St., Lockhart, TX, introduced himself as a veteran, and spoke in opposition to the variance.

Donna Blair, 831 W. San Antonio St., Lockhart, TX, presented her reasons for opposition of the variance for the non-conforming structure.

Amy Clunie, 208 N. Rio Grande St., Lockhart, TX, shared her reasons for opposition, and her concern for the long-term and far-reaching consequences for the neighborhood if the variance is approved.

Mary Lou Wygant, 646 Bois D'Arc St., Lockhart, TX, also in opposition, gave her concerns including a lack of transparency with neighbors regarding the intended project.

Chairwoman Cline opened the hearing for Board discussion.

Member Stroka voiced concern regarding the potential for financial benefit, and for the need for further information to determine if the six criteria mentioned are met.

The Commission discussed the possible constraints to building improvements if the variance is approved or denied. The Commission also discussed permits for work recently done at the property.

Chair Cline and staff discussed if the variance would apply to the entire property frontage or just the building.

Member Stroka asked for confirmation that the notices mailed out were lacking information.

Mr. Waller confirmed that the notices typically specify the purpose of the variance.

Member Knight moved to deny ZV-25-01. Member Stroka seconded, and the motion passed with a vote of 7-0.

5. **ZV-25-02.** Hold a PUBLIC HEARING and consider a request by Andrew Campbell for a Variance to Appendix I of Chapter 64 "Zoning," Lockhart Code of Ordinances, to allow a reduction in the minimum required rear yard building setback from 10 feet to 7 feet, consisting of 0.174 acre in part of Lot 2, Block 2, Polks Addition, zoned RMD (Residential Medium Density) and located at 416 S. Guadalupe St.

Mr. Waller presented the subject property with maps and photos. A 7-foot by 7-foot gazebo was recently constructed in the rear yard of the subject property, prior to securing permits. The gazebo is located 7 feet from the rear property line and encroaches 3 feet into the required 10-foot rear setback. The applicant noted that an approximately 50-foot hackberry tree on the property helped determine the location of the gazebo. Removal of the tree would be cost-prohibitive for the applicant. Removal of limbs was also considered but limb removal could present a safety hazard to the house as those limbs act as a counterbalance for the tree. Another unique feature of the property is the lot's 61-foot depth and 123-foot width, which limits the location of the gazebo. Two letters from community members in support of the variance were noted. Staff believes the variance request warrants approval if the Board determines that all six variance criteria are met.

Applicant and property owner Andrew Campbell, 416 South Guadalupe St., Lockhart, TX, introduced himself and presented more letters of support from neighbors.

Member Proctor moved to approve ZV-25-02. Member Knight seconded, and the motion passed with a vote of 7-0.

Member Martinez rejoined the Board for the presentation of Item 6 (ZV-25-03).

6. **ZV-25-03.** Hold a PUBLIC HEARING and consider a request by Timothy and Sharon Wakefield for a Variance to Appendix I of Chapter 64 "Zoning Code of Ordinances," to allow a reduction in the minimum required rear yard building setback from 10 feet to two feet and a reduction in the minimum required side yard building setback from 5 feet to 1.5 feet for a greenhouse and a garden shed, consisting of 0.351 acre in Lot 2, Block 1, Loveland-Schneider Subdivision, zoned RMD (Residential Medium Density), and located at 201 Pecos St.

Mr. Waller presented the subject property with maps and photos. An 8-foot wide by 10-foot long shed and a 7-foot wide by 11-foot-long greenhouse were recently constructed in the side and rear yards of the subject property, prior to securing the necessary permits. Both structures are located 1.5 feet from the side (north) property line, which encroaches 3.5 feet into the required 5-foot side setback. In addition, the greenhouse is located two feet from the rear property line, encroaching 8 feet into the required 10-foot rear setback. The two structures are situated near raised garden beds. The applicant explained that a pecan tree and oak tree restrict the location options of both structures. It should be noted both trees are not considered protected species. Staff has determined that the six variance criteria are not all met with this application and

therefore recommends denial.

The Board and Mr. Waller discussed the item, including fire code and alternate locations for the structures.

Applicant Timothy Wakefield, 201 N. Pecos St., Lockhart, TX, shared the reasoning for the structures and stated he would be happy to remove them if the property is sold.

Chair Cline closed the public hearing portion of the meeting and opened it for Board discussion.

Member Stroka moved to table ZV-25-03 to a future meeting, until direction is provided from the City Attorney regarding a possible variance approval period. Member Annas seconded, and the motion passed with a vote of 7-0.

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

No dates or agendas discussed.

8. Adjournment.

Member Proctor moved to adjourn the meeting, and Vice-Chair Rangel seconded. The motion passed with a vote of 7-0, and the meeting adjourned at 8:03 p.m.

Approved: May 5, 2025
(Date)



Romy Brossman, Recording Secretary



Laura Cline, Chairwoman