

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
MAY 5, 2025**

MINUTES

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

Members Absent: Arnold Proctor, Shawn Martinez

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Others Present: Timothy Wakefield (applicant, Agenda Item 4)

1. Call meeting to order. – Chair Cline called the meeting to order at 6:32 p.m.
2. Citizen comments not related to a public hearing item. – None
3. Consider the minutes of the April 7, 2024 meeting.

Chair Cline identified a correction to the ZV-25-03 vote count on the April 7th minutes.

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

4. **ZV-25-03.** Continue a PUBLIC HEARING and reconsider a request by Timothy and Sharon Wakefield 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 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. [tabled from April 7, 2025 meeting.]

Planning Staff Kevin Waller reviewed the tabled item as well as the six variance criteria. Staff's recommendation remains for denial as three of the six criteria are not met. During the last meeting, the Board requested that Staff discuss the possibility of setting a timeframe if the variance were approved. Staff reached out to the City Attorney's staff who advised that the Board should not consider a variance, absent a special condition of the property. Further, any hardship on the property owner is self-imposed, personal, and financial only, and should therefore not be considered. However, if the Board does find a special condition of the property, it could set a temporary timeline for compliance, which would need to be a specific date and not just an unknown, future date of sale of the property.

The Board engaged in discussion with City Staff.

Applicant Timothy Wakefield, 201 Pecos St., Lockhart, TX, spoke in favor of the variance.

Member Stroka asked the applicant about the expected lifespan of the buildings.

Mr. Wakefield stated that the structures are made of cedar, with an estimated lifespan of 10 years.

The Board went into discussion.

Member Knight moved to approve ZV-25-03, with the condition that the structures can remain until May 5, 2035, or until the property is no longer owned by the Wakefields, whichever occurs first. Member Stroka seconded, and the motion passed with a vote of 6 - 0.

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

Mr. Waller stated that the next regularly scheduled meeting would be held on June 2nd. Currently, no applications have been submitted for that meeting.

6. Adjournment.

Member Rangel moved to adjourn the meeting, and Member Knight seconded. The motion passed with a vote of 6 - 0, and the meeting adjourned at 7:00 p.m.

Approved: 4/2/25
(Date)



Romy Brossman, Recording Secretary



Laura Cline, Chairwoman