

**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(i), 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: _____

11/13/2025
(Date)



Christine Banda, Recording Secretary



Laura Cline, Chairwoman