

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
JUNE 2, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Others Present: Blayne Stansberry (applicant, Agenda Item 4), Omar Hussein (property owner, Item 4)

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 May 5, 2025 meeting.

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

4. **ZV-25-04.** Hold a PUBLIC HEARING and consider a request by Blayne Stansberry for a Variance to Appendix II of Chapter 64 “Zoning,” Lockhart Code of Ordinances, to allow a reduction in the minimum required side-yard building setback from 10 feet to 8.29 feet consisting of 24.575 acres in Lot 1, Block 1, Iron Ox Addition, zoned IL (Industrial Light), and located at 1205 Reed Dr.

Planning Staff Kevin Waller presented the staff report utilizing a PowerPoint presentation. The property currently contains two large, vacant industrial buildings. According to the applicant, the new owner plans to subdivide the property into three lots for future small business use. A portion of the greenhouse will encroach into the required 10-foot side yard setback from the future property line that will separate this structure from the warehouse to the south. Since the two structures are not exactly parallel with each other, the proposed lot line between the structures will result in the greenhouse’s encroachment of 1.71 feet into the side setback. The greenhouse will therefore be located 8.29 feet from the proposed side (south) lot line at its closest point. Staff believes that the variance request warrants approval, if the Board determines that all 6 variance review criteria are met.

Applicant Blayne Stansberry of Stansberry Engineering Co., 605 Arroyo Vista Dr., Manchaca, TX, explained that the large size of the property doesn't lend itself to small businesses. The owner is interested in subdividing the property to attract those small business opportunities.

Member Stroka inquired as to what type of small businesses will use the large buildings.

Property owner Omar Hussein, 600 W. 5th St., Austin, TX, explained that the warehouse is currently occupied by a food manufacturer. In regard to the greenhouse, discussions have occurred with several businesses that grow plants and trees.

Member Martinez asked for confirmation that all existing equipment will be removed and that only the greenhouse building will be in the setback.

Mr. Hussein confirmed that all equipment between the two buildings will be removed. He continued that if equipment is supporting the warehouse, that equipment will be on the warehouse property. If equipment is supporting the greenhouse, that equipment will be on the greenhouse property.

Chairwoman Cline closed the Public Hearing portion of the meeting, and moved to Board discussion.

Member Stroka shared his disagreement with Staff's precedent comment in the staff report.

Member Stroka moved to approve ZV-25-04. Member Annas seconded, and the motion passed with a vote of 7 - 0.

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

Mr. Waller reported that the next regularly-scheduled meeting would be held on July 7th. Applications have yet to be received for that meeting.

6. Adjournment.

Vice-Chair Rangel moved to adjourn the meeting, and Member Reeder seconded. The motion passed with a vote of 8-0, and the meeting adjourned at 6:49 p.m.

Approved: 7-7-2025
(Date)


Romy Grossman, Recording Secretary


Laura Cline, Chairwoman
Lori Rangel