

PUBLIC NOTICE

**City of Lockhart
Zoning Board of Adjustment
6:30 PM, Monday, December 5, 2022
Municipal Building — Glosserman Room
308 W. San Antonio St.**

AGENDA

1. Call meeting to order.
2. Citizen comments not related to a public hearing item.
3. Consider the minutes of the November 7, 2022 meeting.
4. **SE-22-04.** Hold a PUBLIC HEARING and continue consideration of a request by Tamara Carlisle on behalf of The Lumberyard Lockhart, LLC, for a Special Exception as provided in Section 64-130(c)(5), Chapter 64 "Zoning", Lockhart Code of Ordinances, to preclude an essentially inadvertent taking of property due to an existing nonconforming lot depth on part of Lot 20, A.R. Chews Addition, consisting of a total of 0.135 acre, zoned CMB (Commercial Medium Business) District and located at 500 West Market Street *[tabled from November 7, 2022 meeting]*.
5. Discuss the date and agenda of the next meeting.
6. Adjourn.

Posted on the bulletin board in the Municipal Building, 308 West San Antonio Street, Lockhart, Texas at 10:30 a.m. on the 23rd day of November, 2022.

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
NOVEMBER 7, 2022**

MINUTES

Members Present: Wayne Reeder, Mike Annas, Laura Cline, Kirk Smith

Members Absent: Lori Rangel, Anne Clark, Shawn Martinez

Staff Present: Kevin Waller

Others Present: None

1. Call meeting to order. Chair Cline called the meeting to order at 6:33 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the August 29, 2022, meeting.

Member Annas moved to approve the August 29, 2022, minutes. Member Smith seconded, and the motion passed by a vote of 4-0.

4. SE-22-04. A request by Tamara K. Carlisle on behalf of The Lumberyard Lockhart, LLC, for a Special Exception as provided in Section 64-130(c)(5), Chapter 64 "Zoning", Lockhart Code of Ordinances, to preclude an essentially inadvertent taking of property due to an existing nonconforming lot depth on a total of 0.135-acre consisting of all Lot 24, A. R. Chews Addition, zoned CMB Commercial Medium Business District and located at 500 West Market Street.

The Board agreed to table SE-22-04 to the December 5 meeting by consensus.

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

Mr. Waller stated that the next regularly scheduled meeting would be held Monday, December 5, 2022, which will include SE-22-04 and any other applications received by the November 14, 2022 deadline.

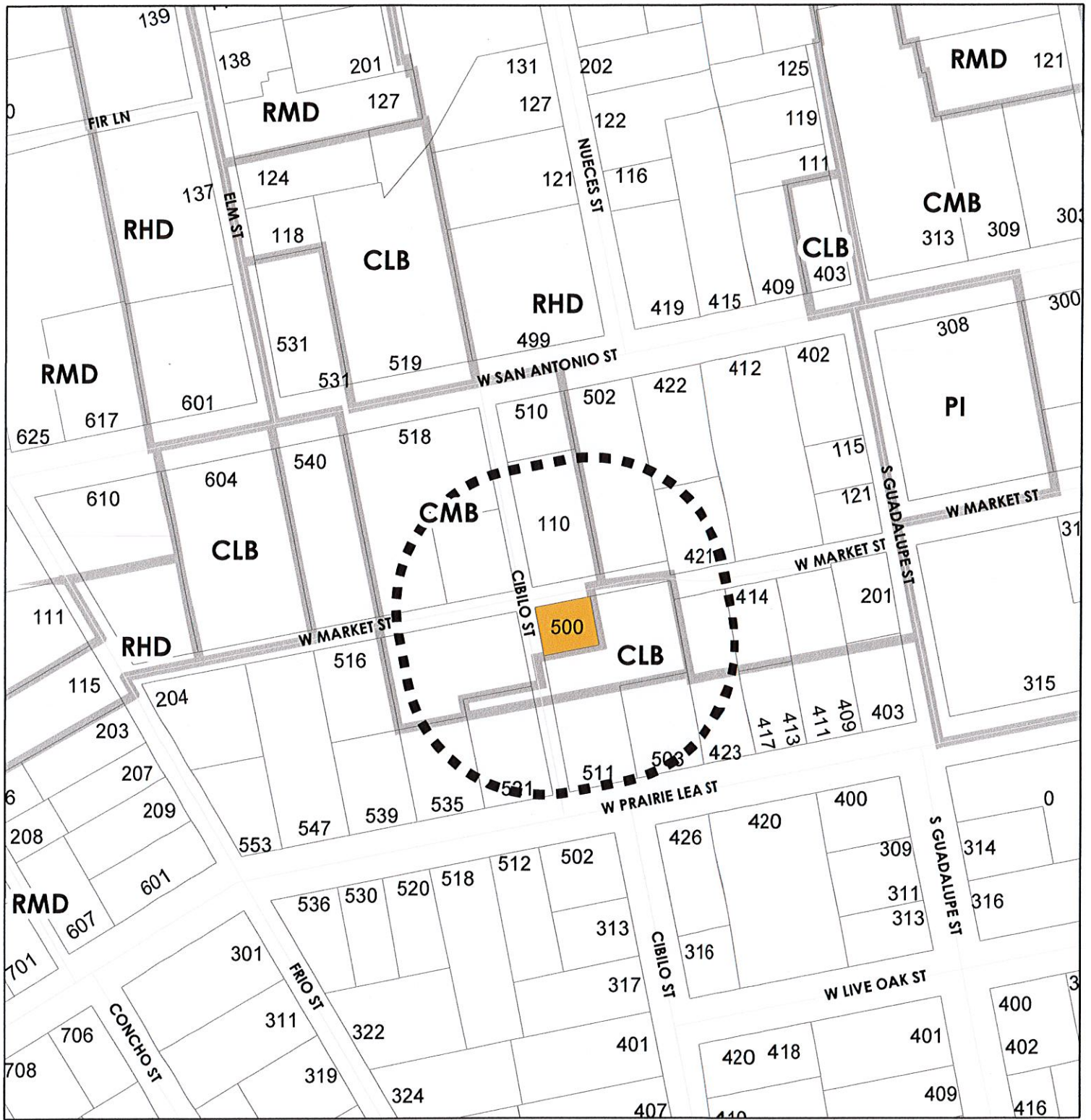
6. Adjourn.

Member Annas moved to adjourn the meeting, and Member Reeder seconded. The motion passed unanimously (4-0), and the meeting adjourned at 6:35 p.m.

Approved: _____
(Date)

Kevin Waller, Recording Secretary

Laura Cline, Chair



SE-22-04

500 W MARKET ST

TO PRECLUDE AN ESSENTIALLY
INADVERTENT TAKING OF PROPERTY



 SUBJECT PROPERTY

 ZONING BOUNDARY

 200 FT BUFFER

scale 1" = 200'



114

N BLANCO ST

S BLANCO ST

303

W MARKET ST

S GUADALUPE ST

308

315

S GUADALUPE ST

W LIVE OAK ST



125

119

111

NUECES ST

W SAN ANTONIO ST

W MARKET ST

402

500

CIBLO ST

W PRAIRIE LEA ST

CIBLO ST

122

116

112

10

510

510

W MARKET ST

519

ELM ST

540

535

533

547

558

516

542

530

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CONCHO ST

CONCHO ST

S RIO GRANDE ST

0

620

629

703

715

716

700

714

700

200

203

206

208

209

607

609

607

609

607

609

607

CONCHO ST

S RIO GRANDE ST

PLUM ST

CASE SUMMARY

STAFF CONTACT: Kevin Waller, Senior Planner *KW*

CASE NUMBER: SE-22-04

REPORT DATE: November 1, 2022

PUBLIC HEARING DATE: November 7, 2022 *[Tabled to December 5, 2022]*

APPLICANT'S REQUEST: Special Exception, as provided in Section 64-130(c)(5), to preclude an inadvertent taking of property due to a 71.50-foot nonconforming parcel depth

STAFF RECOMMENDATION: **Approval**

CONDITIONS: None

BACKGROUND DATA

APPLICANT AND OWNER: Tamara Carlisle, c/o The Lumberyard Lockhart, LLC

SITE LOCATION: 500 West Market Street

LEGAL DESCRIPTION: Part of Lot 20, A.R. Chews Addition

SIZE OF PROPERTY: 0.135 acre

EXISTING USE OF PROPERTY: Commercial shed structure

ZONING CLASSIFICATION: RMD (Residential Medium Density) District

ANALYSIS OF ISSUES

REASON FOR REQUESTED SPECIAL EXCEPTION: The applicant proposes to construct a single-family residence on the subject property. A zoning change to RMD was approved by the City Council on October 18, 2022, to allow for the property to be developed as proposed. In order for the property to be developed, any use must meet certain dimensional standards, including a 50-foot minimum lot width and a 105-foot minimum depth for the SF-2 development type in the RMD zoning district, or receive approval of a Variance, or a Special Exception, in order to preclude an inadvertent taking of the property. In this instance, the Special Exception application seemed more appropriate. The property is 0.135 acre in size, or approximately 5,881 square feet, and measures 82 feet wide by 71.50 feet deep, thereby nonconforming with respect to the minimum required depth. According to the enclosed site plan, the proposed residence will meet the required setbacks for the RMD zone.

AREA CHARACTERISTICS: The adjacent property to the east and south is zoned Commercial Light Business (CLB), and is developed with a single-family residence. The property to the west, across Cibilo Street, recently received approval of a zoning change to RMD, is currently developed with commercial storage buildings, and is proposed to be redeveloped with residential uses. The property to the north, across West Market Street, is zoned Commercial Medium Business (CMB), contains two existing commercial buildings and one storage shed, and is proposed to be redeveloped with a mixed-use building containing both residential and commercial uses. No residential properties nearby appear to be substandard with regard to the required minimum parcel width, depth, or area.

EFFECT ON PUBLIC HEALTH AND SAFETY: The addition of one dwelling unit will have negligible impact in an area transitioning from residential to commercial uses as one moves eastward, with proposed nearby redevelopment that will ultimately result in the property being fully surrounded by residential uses and a mixed-use building.

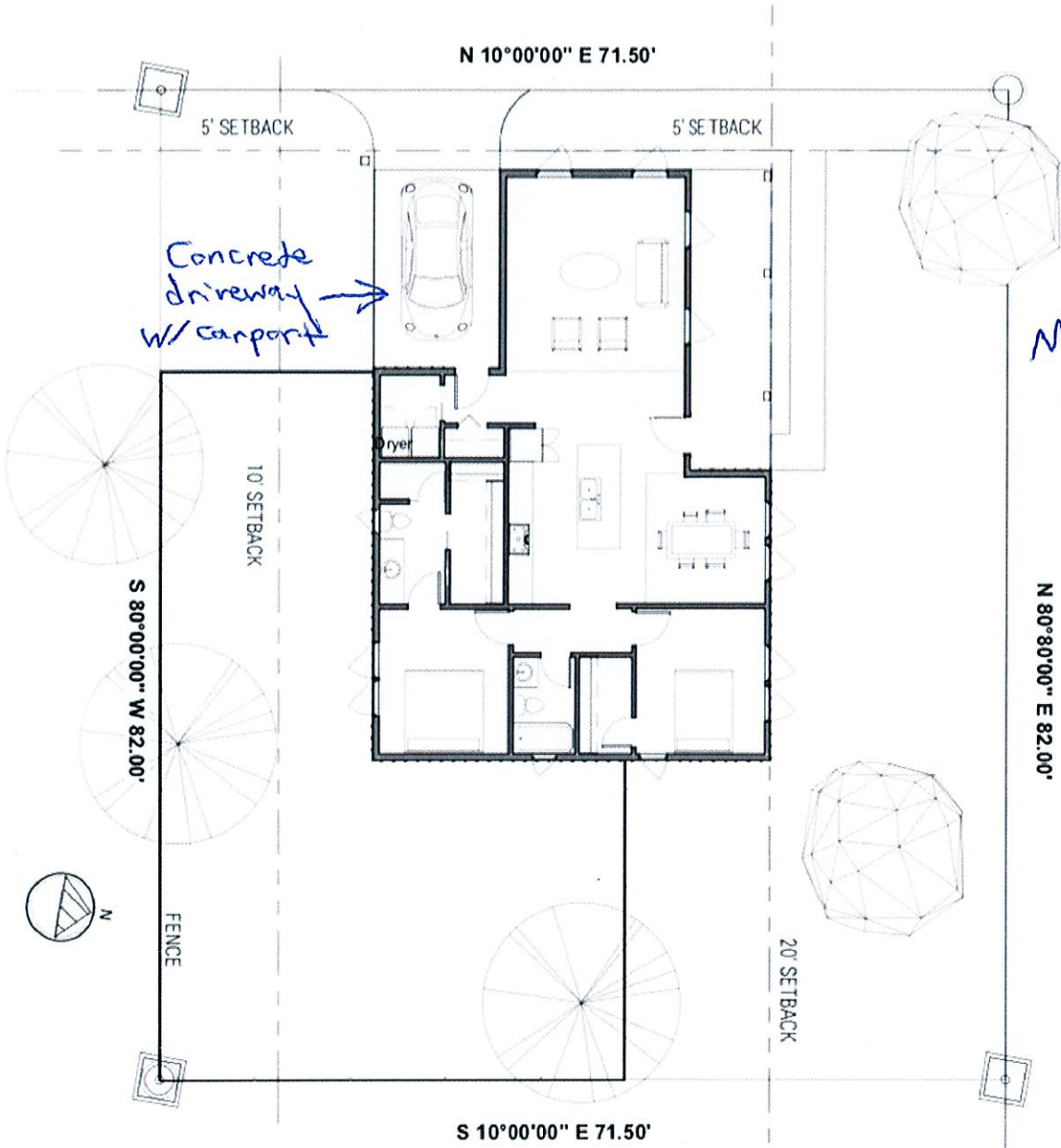
EFFECT ON THE CHARACTER OF THE ZONING DISTRICT WHERE LOCATED: The addition of one dwelling unit is consistent with the character of the RMD zoning district.

EFFECT ON SURROUNDING PROPERTY: Due to the facts that approval of the special exception would not change the size or configuration of the lot, the property is already zoned for residential use, and required setbacks will be maintained, there would be no adverse impact on surrounding properties.

RESPONSE TO NOTIFICATION: None, as of the date of this report.

← CIBOLO STREET →

LOT 20



Concrete driveway w/ carport

↑ Market St. ↓

1" = Approx. 15'
N



SPECIAL EXCEPTION APPLICATION

(512) 398-3461 • FAX (512) 398-3833
P.O. Box 239 • Lockhart, Texas 78644
308 West San Antonio Street

APPLICANT/OWNER

APPLICANT NAME The Lumberyard Lockhart LLC ADDRESS 110 Cibola St

DAY-TIME TELEPHONE 512 657 1850 Lockhart 78644

E-MAIL TAMARA K CARLISLE@gmail.com

OWNER NAME TAMARA CARLISLE ADDRESS 102 S Commerce

DAY-TIME TELEPHONE 512 657 1850 78644

E-MAIL TAMARA K CARLISLE@gmail.com

PROPERTY

ADDRESS OR GENERAL LOCATION (500 W. Market St.) South East corner of Cibola + Market

LEGAL DESCRIPTION (IF PLATTED) Being all of Lot 20 A.R. Chew's Addition ... SEE ATTACH

SIZE .135 ACRE(S) ZONING CLASSIFICATION RMD

EXISTING USE OF LAND AND/OR BUILDING(S) shed

REQUESTED SPECIAL EXCEPTION

AUTHORIZED BY SECTION GA-130(c)(5) OF THE ZONING ORDINANCE

EXPLANATION OF OR REASON FOR REQUEST, INCLUDING DESCRIPTION FOR PROPOSED USE AND/OR BUILDING AND SITE IMPROVEMENTS, AS APPLICABLE TO THE REQUESTED SPECIAL EXCEPTION.

We would like to build one 2 story home under 2,000 sq ft

- To preclude an inadvertent taking of property due to a nonconforming lot depth.

SUBMITTAL REQUIREMENTS

IF THE APPLICANT IS NOT THE OWNER, A LETTER SIGNED AND DATED BY THE OWNER CERTIFYING THEIR OWNERSHIP OF THE PROPERTY AND AUTHORIZING THE APPLICANT TO REPRESENT THE PERSON, ORGANIZATION, OR BUSINESS THAT OWNS THE PROPERTY.

IF NOT PLATTED, A METES AND BOUNDS LEGAL DESCRIPTION OF THE PROPERTY.

SITE PLAN, SUBMITTED ON PAPER NO LARGER THAN 11" X 17", SHOWING: 1) Scale and north arrow; 2) Location of site with respect to streets and adjacent properties; 3) Property lines and dimensions; 4) Location and dimensions of buildings; 5) Building setback distances from property lines; 6) Location, dimensions, and surface type of off-street parking spaces and loading areas; and, 7) any other proposed features of the site which are applicable to the requested special exception.

APPLICATION FEE OF \$ 125 PAYABLE TO THE CITY OF LOCKHART AS FOLLOWS:

- 1/4 acre or less \$125
- Between 1/4 acre and one acre \$150
- One acre or greater \$170 plus \$20.00 per each acre over one acre

TO THE BEST OF MY KNOWLEDGE, THIS APPLICATION AND ASSOCIATED DOCUMENTS ARE COMPLETE AND CORRECT, AND IT IS UNDERSTOOD THAT I OR ANOTHER REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC MEETINGS CONCERNING THIS APPLICATION.

SIGNATURE Tanner Calhoun

DATE 7/6/22

OFFICE USE ONLY

ACCEPTED BY Kevin Walker

RECEIPT NUMBER R01176757

DATE SUBMITTED 9/15/22

CASE NUMBER SE - 22 - 04

DATE NOTICES MAILED 10-24-2022

DATE NOTICE PUBLISHED 10-27-2022

BOARD OF ADJUSTMENT MEETING DATE 11/7/22 (Item tabled to 12/5/22 meeting)

DECISION _____

CONDITIONS _____

