

MINUTES

ZONING BOARD OF ADJUSTMENT REGULAR MEETING OF November 3, 2022

The Zoning Board of Adjustment of Lancaster, Texas, met in a Regular Session in the Council Chambers of City Hall on November 3, 2022, at 7:00 p.m. with a quorum present to-wit:

Board Members Present:

Deborah Taylor, Chair
Margaret Brooks, Vice Chair
Darlene Webb
Vanessa Obi

Commissioners Absent:

Sherri Williams
Daniela Hernandez

City Staff Present:

Vicki Coleman, Director of Development Services
Ed Dryden, Building Official
Carey Neal, Assistant City Manager
Denise Fredericks, City Attorney

Call to Order

Chair Taylor called the meeting to order at 7:00 p.m. on November 3, 2022.

Public Testimony:

At this time, citizens who have pre-registered before the call to order will be allowed to speak on consent or action items on the agenda, with the exception of public hearings, for a length of time not to exceed three minutes. Anyone desiring to speak on an item scheduled for a public hearing is requested to hold their comments until the public hearing on that item.

There were no speakers.

PUBLIC HEARING:

1. **ZBA22-01 Conduct a public hearing and consider a request for a variance to expand a non-conforming structure on a property located at 2636 Hulette Avenue, Lancaster, Texas.**

Director Coleman presented the request stating the applicant seeks to expand a non-conforming use and structure by adding a covered porch to an existing house. The property is currently zoned Commercial Highway while the non-conforming use of the property is single-family residential. Staff further explained only general repairs and maintenance can be performed on a non-conforming structure.

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It was further discussed that the Lancaster Development Code prohibits the expansion of a non-conforming use and structure. The applicant expanded the house by adding a porch without a permit. Additionally, it was also discussed that the Zoning Board of Adjustment is prohibited by the Lancaster Development Code from authorizing the expansion of a non-conforming structure.

Chair Taylor opened the public hearing.

Oswaldo Rojas, applicant representing the property owner, spoke in support of the request. There were no speakers in opposition.

MOTION: Board member Brooks made a motion to close the public hearing, seconded by Board member Webb. The vote was cast 4 for, 0 against. (Williams and Hernandez, absent)

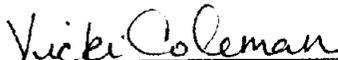
MOTION: Board member Brooks made a motion to deny Item 1, seconded by Board member Obi. The vote was 4 for 0 against. (Williams and Hernandez, absent)

ADJOURNMENT:

MOTION: Board member Brooks made a motion to adjourn, seconded by Board member Obi. The vote was 4 for 0 against. (Williams and Hernandez, absent)

The meeting was adjourned at 7:14 p.m.

ATTEST:



Vicki Coleman, Director of Development Services

APPROVED:



Deborah Taylor, Chair