



**MINUTES  
THE ZONING BOARD OF ADJUSTMENT  
FOR THE CITY OF LANCASTER, TEXAS  
REGULAR MEETING  
TUESDAY, DECEMBER 8, 2015  
CITY COUNCIL CHAMBERS  
211 N. HENRY ST.**

**STAFF PRESENT:**

Jim Schlachter Building Official  
Angelica Garcia Saucedo Building Inspector

**Regular Meeting**

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Kimest Sanders Chair.

**Roll Call:**

Kimest Sanders Chair  
Deborah Taylor Vice Chair  
Rebecca Torres-Swanson

**CONSENT AGENDA:** Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Board member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Consider approval of minutes from the regular meeting held on July 14, 2015

**THE MINUTES WERE NOT ACCEPTED.**

**PUBLIC HEARING**

1. **BA 10-15** Conduct a Public Hearing and Consider a Request for a Variance to corner lot located at Dallas Ave. and Telephone Rd.
  - a) Reduce the allowed number of the required parking spaces
  - b) Reduce the required landscape pavement setbacks/ buffer yards
  - c) Increase the required sign size

Jim Schlachter spoke in favor of the variance.  
Carolyn Morris neighbor spoke in opposition of the variance.  
Rev. Alvin Fuller property owner spoke in favor of the variance.  
Brad Blanchard Developer spoke in favor of the variance.

**A MOTION WAS MADE BY VICE-CHAIR DEBORAH TAYLOR AND SECONDED BY CHAIR KIMEST SANDERS TO APPROVE REDUCING THE ALLOWED NUMBER OF PARKING SPACES AND INCREASE THE SIGN SIZE.**

**THE MOTION CARRIED UNANIMOUSLY.**

A MOTION WAS MADE BY VICE-CHAIR DEBORAH TAYLOR AND SECONDED BY CHAIR KIMEST SANDERS TO DENY THE REDUCTION IN REQUIRED LANDSCAPE PAVEMENT/ BUFFER YARDS.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Vice-Chair Deborah Taylor entertained a motion to adjourn.

A MOTION WAS MADE BY VICE-CHAIR DEBORAH TAYLOR AND SECONDED BY CHAIR KIMEST SANDERS TO ADJOURN THE MEETING AT 6:39 P.M.

AYES: REBECCA TORRES-SWANSON

NAYES: NONE

THE MOTION CARRIED UNANIMOUSLY.

APPROVED

  
Deborah Taylor, Chair

ATTEST

  
Jim Schlachter, Building Official