

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
DECEMBER 2, 2019**

**MINUTES**

**Members Present:** Wayne Reeder, Mike Annas, Anne Clark, Severo Castillo, Laura Cline, John Juarez, Kirk Smith, Lori Rangel

**Members Absent:** None

**Staff Present:** Christine Banda, Kevin Waller, Dan Gibson

**Others Present:** Farouq Rajabali (Applicant, Agenda Item 4)

1. Call meeting to order. Chair Cline called the meeting to order at 6:31 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the October 7, 2019 meeting.

*Member Clark moved to approve the October 7, 2019 minutes. Member Annas seconded, and the motion passed by a vote of 7-0.*

4. ZV-19-03. Hold a PUBLIC HEARING and consider a request by FYZAAR, Inc., on behalf of Farouq Rajabali, for a Variance to Appendix II of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum required front-yard building setback from 25 feet to zero feet, for a previous canopy to be replaced that collapsed in a storm, on Part of Lots 1 and 2, Block 16, Original Town of Lockhart, consisting of 0.213 acre, zoned CMB (Commercial Medium Business District) and located at 112 South Colorado Street (U.S. 183).

Planning Staff Kevin Waller presented the case to the Board. He explained that back in June there was a storm with high winds that destroyed the Exxon Convenience Store's canopy. The owner would like to replace the canopy in its original location within the minimum required 25-foot front yard building setback, which requires the variance application. Mr. Waller continued with the case maps and photos of the subject property. He stated that Staff recommends approval of the Variance request.

Chair Cline opened the public hearing and asked the applicant to come forward.

Applicant Farouq Rajabali stated that he is the owner of the property and would like permission to replace the canopy in its original location. He stated that a canopy protects his customers from rainfall, and that business has decreased 50 percent since the loss of the previous canopy.

Chair Cline, seeing no other speakers, closed the public hearing.

Discussion ensued amongst the Board.

*Member Clark moved to approve ZV-19-03. Member Juarez seconded, and the motion passed by a vote of 7-0.*

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

Mr. Waller indicated that the next regularly scheduled meeting will be held January 6, 2020, if applications are received by the deadline.

6. Adjourn.

*Member Rangel moved to adjourn the meeting, and Member Clark seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:46 p.m.*

Approved: 2/3/2020  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair