

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
FEBRUARY 3, 2020**

**MINUTES**

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

**Members Absent:** Lori Rangel, John Juarez

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

**Others Present:** Thomas Barr and Arthur Palacios (Applicants, Agenda Item 4), Barry Norwood

1. Call meeting to order. Chair Cline called the meeting to order at 6:30 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the December 2, 2019 meeting.

*Member Clark moved to approve the December 2, 2019 minutes. Member Annas seconded, and the motion passed by a vote of 6-0.*

4. ZV-20-01. Hold a PUBLIC HEARING and consider a request by Paul Thomas Barr and Arthur Palacios, on behalf of the Estate of T.C. Holland, for a Variance to Appendices I and II of Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum off-street parking requirement from 12 regular spaces and one handicap space to seven regular spaces and one handicap space, and for a Variance to Section 64-197(g)(1)(b) of the Zoning Ordinance to allow two existing regular spaces to back into the street, on part of Lot 4, Block 3, Original Town of Lockhart, consisting of 0.154 acre zoned CMB (Commercial Medium Business District) and located at 400 South Main Street.

Planning Staff Kevin Waller presented the case to the Board. He mentioned that the property is surrounded by single-family residences and commercial businesses. The applicant is asking for a variance to the required number of regular parking spaces and to have two of those back into the street. Mr. Waller stated that the applicant has applied for a Specific Use Permit to convert the existing building on the property to a mixed-use building, to be considered at the next Planning and Zoning Commission meeting. Mr. Waller continued with his presentation, which included photos of nearby properties with non-conforming parking situations. He stated that if the Board denies the variances, the applicant could potentially use existing parking spaces on a property within 300 feet of the subject property, provided that the applicant obtains a written agreement from the nearby property owner. Mr. Waller stated that Staff recommends approval of the variances.

Applicant Paul Barr of 802 Westbrook Drive, Austin, stated that he has worked on older buildings before and enjoys bringing them back to life. The uses they are proposing for the building are two residences and two small offices, which should not have too much foot traffic. He would like approval to put the building to good use.

Barry Norwood of 421 South Church, Lockhart, stated that most of the commercial buildings near the subject property, and including the subject property, were built long ago and prior to today's parking requirements. He feels Lockhart is growing and believes that the proposed use of the property would benefit the community. He is in favor of the variances.

Applicant Arthur Palacios stated that he is partners with Mr. Barr on this project. He is excited about the project and looks forward to a positive outcome.

Chair Cline asked for any other speakers; seeing none, she closed the public hearing.

*Member Clark moved to approve ZV-20-01. Member Annas seconded, and the motion passed by a vote of 6-0.*

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

Chair Cline mentioned that staff should put the election of officers on their next agenda.

Mr. Waller indicated that the next regularly scheduled meeting will be held March 2nd, if applications are received by the deadline.

6. Adjourn.

*Member Clark moved to adjourn the meeting, and Member Smith seconded. The motion passed by a vote of 6-0, and the meeting adjourned at 6:50 p.m.*

Approved: 4/6/2020  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair