

**CITY OF LOCKHART  
ZONING BOARD OF ADJUSTMENT  
MARCH 4, 2019**

**MINUTES**

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

**Members Absent:** Laura Cline, John Juarez

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

**Others Present:** Conley A. Covert (applicant, Agenda Item 4)

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 February 4, 2019 meeting.

*Member Annas moved to approve the February 4, 2019 minutes. Member Smith seconded, and the motion passed by a vote of 6-0.*

4. ZV-19-01. Hold a PUBLIC HEARING and consider a request by Conley A. Covert on behalf of 319 S. Church Street, LLC, for a Variance to Appendix II, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum off-street parking requirement from 29 spaces to 23 spaces, including one handicapped space, on Lots 1 and 6, Block 10, Original Town of Lockhart, consisting of 0.531 acre, zoned CMB (Commercial Medium Business District), and located at 319 South Church Street.

Planning Staff Kevin Waller gave Staff's report utilizing a PowerPoint presentation, and explained that the applicant is requesting a further reduction in the required number of parking spaces than what was approved by the Board previously. While the original approval of March 6, 2017 was for a reduction from 39 parking spaces to 29, the applicant now requests 23 spaces, due to the presence of two protected oak trees on the west side of the property. Mr. Waller stated that Staff recommends approval.

Vice-Chair Clark opened the public hearing and asked the applicant to come forward.

Member Smith inquired as to why the handicapped space is proposed to be located in front of the overhead delivery door on the west end of the building.

Applicant Conley Covert of 1100 West Annie Street, Austin, stated that he is the owner of the property. He explained that deliveries would either be early in the morning or later in the evening, and that the handicap space would not be compromised. He explained that eliminating

a parking space in front of the shipping/receiving door would result in even fewer spaces. Mr. Covert stated that deliveries are less frequent with the new tenant, compared to the previous tenant, and that he'd like to offer as much parking as is practical. Mr. Covert stated that when the variance was initially applied for in 2017, the protected trees were overlooked, and that he wishes to preserve the trees.

*Member Annas moved to approve ZV-19-01. Member Reeder seconded, and the motion passed by a vote of 6-0.*

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

Mr. Waller indicated that the next regularly scheduled meeting will be held April 1st, if applications are received by the deadline.

6. Adjourn.

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

Approved: 10/2/19  
(Date)

  
Christine Banda, Recording Secretary

  
Laura Cline, Chair