

**City of Lockhart  
Planning and Zoning Commission  
June 24, 2020**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic (Present in Building)  
Paul Rodriguez, (On the Phone)

**Member Absent:** Chris St. Leger, Manuel Oliva, Bradley Lingvai (On the Phone, but could not be heard due to technical difficulties)

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

**Visitors/Citizens Addressing the Commission:** Jason Jones, Lora Hardway

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:12 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the May 13, 2020, meeting.

*Commissioner McBride moved to approve the May 13, 2020 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 4-0.*

4. SUP-20-06. Hold a PUBLIC HEARING and consider a request by Jason Jones, Pastor of The Well, on behalf of the City of Lockhart, for a Specific Use Permit to allow a Church as a public/institutional use on 0.644 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 728 South Main Street.

Mr. Gibson explained that the subject property was donated to the City by a previous church congregation. The City was unable to find a suitable municipal use for the property and buildings, and decided to sell the property to The Well, which is another religious group that will resume the same use as a church. Churches require a specific use permit in the RMD district. There is no evidence that a specific use permit had been obtained for the original construction of the church, and it had been vacant longer than six months, so it is considered nonconforming until a new specific use permit is issued. Mr. Gibson discussed the features of the site, and presented maps and photos of the subject property and surrounding area. The existing parking on the site doesn't meet current standards, so the proposed site plan shows an expansion and reconfiguration of the parking lot to accommodate 19 regular parking spaces and one handicapped parking space. He noted that it can be a condition of approval.

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

Jason Jones, of 608 Bois D'Arc Street, said he was the pastor of the church. He stated that Mr. Gibson help them design the parking lot, and that they agree with it. They are considering using planters to help break up the existing continuous driveway curb cut and better define the entrance drives for each of the two parking space aisles. They also plan to prune some of the trees on the property. Other improvements would include constructing new bathrooms in the Parish Hall since there are none located in the sanctuary building. Mr. Jones said having the new facilities would facilitate their goal to open a counseling center to help people with mental health issues or those that need to get back up on their feet. He also mentioned that their youth group is very active.

Chair McBride asked if they were interested in buying a portion of the property adjacent to the north since it contained a large vacant area that could be developed as additional off-street parking.

Mr. Jones replied that they had not thought about that, but would keep it in mind for consideration in the future.

Commissioner Arnic asked if the parking lot layout was sufficient for the congregation.

Mr. Jones replied that it was ample for the time being, and reiterated that they were a small group.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval subject to expansion and reconfiguration of the parking lot as shown on the site plan.

*Commissioner Arnic moved to approve SUP-20-06 subject to compliance with the site plan. Commissioner McBride seconded, and the motion passed by a vote of 4-0.*

5. SUP-20-07. Hold a PUBLIC HEARING and consider a request by Lora Hardway, on behalf of Brian Rodgers, for a Specific Use Permit to allow a Church as a public/institutional use on 1.377 acres in the Francis Berry Survey, Abstract No. 2, zoned CLB Commercial Light Business District and CHB Commercial Heavy Business District, and located in a commercial lease space in Park Plaza at 1100 State Park Road (FM 20), Suite 108.

Mr. Gibson explained that the subject property contained two commercial buildings, and that the property is zoned mostly CHB, with the south end being zoned CLB.. A specific use permit had previously been approved for the applicant's church in a lease space in the smaller building on the west side of the parking lot, but the owner has requested that they move to a different lease space in the south portion of the L-shaped building so that all three of the church groups in the complex would be in the same building. This would allow the other building to be devoted to only commercial occupants. He said the existing parking lot is still the same as for previous SUP applications at Park Plaza, and is adequate for all uses in the complex. Mr. Gibson continued by showing maps and photos of the subject property and surrounding area.

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

Lora Hardway, of 604 St. John's Road in Dale, said she was the pastor for Resurrection Life Church. She is a long-time resident of Lockhart, and very involved in the community. She stated that the new owner of Park Plaza requested that her congregation move to the new location in the south part of the L-shaped building, and that she would appreciate the Commission's approval.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

*Commissioner Rodriguez moved to approve SUP-20-07. Commissioner Arnic seconded, and the motion passed by a vote of 4-0.*

6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.


Christine Banda said applications had been received for cases on the July 8<sup>th</sup> meeting agenda.

7. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:15 p.m.*

Approved: 7-8-2020  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair