

**City of Lockhart
Planning and Zoning Commission
March 24, 2021**

MINUTES

Members Present: Philip McBride, Rick Arnic, Chris St. Leger, Philip Ruiz, Manuel Oliva, Ron Peterson, Bradley Lingvai (via phone)

Member Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Ricardo Rodriguez, Fernand Gutierrez, Edgar Gutierrez, Mark Silverman, Susan Silverman, Stephanie Bradley

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of March 10,2021.

Commissioner Arnic moved to approve the March 10, 2021 minutes. Commissioner McBride seconded, and the motion passed by a vote of 7-0.

4. SUP-21-01. Hold a PUBLIC HEARING and consider a request by Ricardo Rodriguez on behalf of Stephanie Bradley for a Specific Use Permit to allow a Bar with extended hours to 2:00 a.m. on part of Lot 6, Block 17, Original Town of Lockhart, consisting of 0.06-acre zoned CCB Commercial Central Business District and located at 211 East Market Street.

Mr. Gibson explained that the subject property has been a bar several times in the past, but the new tenant wishes to remain open until 2:00 a.m on weekends. The specific use permit for the previous bar had a condition that it had to close no later than midnight. He used maps and photos to show the subject property and surrounding area.

Commissioner McBride asked if there were any other bars open until 2:00 a.m.

Mr. Gibson replied that he was not sure.

Commissioner Peterson said that El Rey, located on South Commerce Street, is open until 2:00 a.m.

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

Ricardo Rodriguez, of 2001 FM 1322, said that he would like to open a family friendly sports bar similar to Pluckers. He would like to provide food, entertainment, and alcohol locally so that patrons would not need to drive out of town for such activities after midnight.

Chair Ruiz asked why they need the extended hours.

Mr. Rodriguez replied that sales during the extended hours would be financially beneficial. Also, staying open later would allow locals to stay in town instead of driving out of town for more entertainment late at night.

Chair Ruiz asked for any other speakers.

Fernand Gutierrez, of 273 Old Luling Road, said that he is in favor of the sports bar, and agrees that it would provide another option for entertainment in town versus driving out of town.

Edgar Gutierrez, of 273 Old Luling Road, said that he is one of the partners of the proposed sports bar business. He believes it would provide good entertainment for Lockhart, and would be the first sports bar in town.

Mark Silverman, of 8808 Taylor Road in Austin, said he and his wife own the building just east of the subject property. He studied some white papers on criminal activity during extended hours between midnight and 2:00 a.m., and found more crime and car crashes due to alcohol consumption during those hours. He said he opposed approval of the specific use permit.

Susan Silverman, of 8808 Taylor Road in Austin, said she opposed allowing the bar to remain open for extended hours. She expressed her appreciation to the Commission for limiting the hours of the previous specific use permit for a bar. She said that since then there has been no vandalism, trash, or the smell of urine on her property. She has been able to keep her building and property attractive to potential tenants.

Stephanie Bradley said she owns the subject property and, until recently, operated the previous bar, Bruno's, that had to close due to Covid restrictions. She said she had no problems or violations when she ran Bruno's, although there were problems when the building was occupied by the Risky Business bar. She believed that her new tenants were good citizens of Lockhart and wanted to run a respectable establishment. After running Bruno's and closing at midnight she saw firsthand the amount of money lost and the disappointment in those having to leave at midnight to find other places to go. She believes extending the hours would give folks who work in town and get off at 10 p.m. or 11 p.m. a place to relax and unwind instead of going out of town.

Mr. Rodriguez spoke again and said he agrees there is more criminal mischief after midnight and understands that bad things could happen. He stated he would like to change that, and would provide some good entertainment for the citizens of Lockhart in town where its closer to home.

Chair Ruiz closed the public hearing and asked for the staff recommendation.

Mr. Gibson said the any impacts of the bar depend on how well the proprietor of the establishment conducts their business. He said staff recommended approval of the specific use permit as requested, but noted that staff could also support a condition that the extended hours portion of the permit be reviewed again in one year to determine whether or not it should be continued based upon any reported violations or complaints.

Vice-Chair Oliva moved to recommend approval of SUP-21-01 subject to a condition that the commission revisit this case in one year to determine whether or not the extended hours to 2:00 a.m. should continue based on any violations or complaints. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the next regular meeting would be held on April 14, 2021, and that there would be a specific use permit on the agenda.

6. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner St. Leger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:49 p.m.

Approved: 4-14-2021
(date)


Christine Banda, Recording Secretary


Manuel Oliva, Vice-Chair *for Chair Ruiz*