

**City of Lockhart
Planning and Zoning Commission
January 25, 2017**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bill Faust, Manuel Oliva, Mark Villalobos, Christina Black, Mary Beth Nickel

Members Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Mike Mann, Stephen Oliver, Bernie Rangel

1. Call meeting to order. Chair McBride 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 the January 11, 2017 meeting.

Commissioner Oliva moved to approve the January 11, 2017, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 7-0.

4. SUP-17-01. Hold a PUBLIC HEARING and consider a request by Stephen Oliver on behalf of David Mendoza for a Specific Use Permit to allow a Bar and a Food Processing and Preparation Plant on Part of Lot 1, Block 13, Original Town of Lockhart, zoned CCB Commercial Central Business District and located at 100 East Market Street.

Mr. Gibson explained that the proposed uses require a specific use permit for the first floor of the two-story building, which was previously occupied by the County Tax Office. The brewery involves the production of a beverage, which requires the SUP for a food processing and preparation plant, and the tasting room is considered a bar because the majority of the sales will be beer for on-premise consumption. He mentioned that proposed changes to the exterior of the building required approval by the Historical Preservation Commission. Staff did receive one call inquiring about the nature of this SUP, but the caller did not specifically express support for or opposition to the application. Mr. Gibson stated that staff recommends approval.

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

Mike Mann, of 1304 Mariposa Drive, #106, in Austin, said that he had appeared before the Commission a year ago with a similar plan for the Brock Building, but the arrangements for that space fell through. The current proposal is similar in that beer would be brewed and sold on-site.

Stephen Oliver, of 11406 Powder Mill Trail in Austin, stated that he is a member of the City of Austin Planning and Zoning Commission as well as the architect for this project. He explained that the first floor would have a main entry, tasting room, and a brewing area, and there would be a new overhead door near the rear of the building for a loading area facing Main Street.

Commissioner Villalobos asked what hours the bar/brewery be open, and where the name of the business originated.

Mr. Mann replied that the hours would be noon to 10 p.m. on weekdays, and noon to midnight on Fridays and Saturdays. He said that he applied for a trademark for Lockhart Brewing Company but it was denied because it was too specific to the location. He said he had some ranch land between Lockhart and Luling that had Mexican Eagles located on it. The correct name of the Mexican Eagle is Caracara, which was selected as the proposed name of the business.

Commissioner Villalobos asked Mr. Mann if he had done a survey to determine whether or not a brewery would do well in Lockhart.

Mr. Oliver replied that there is strength in numbers, and he believes people would like to try different craft beer.

Mr. Mann added that there could be a tour bus that takes people to the different brewery's in area.

Commissioner Ruiz asked how by-products of the brewing process would be disposed, as well as how much beer would be produced on site.

Mr. Mann replied that he had already spoken with a local rancher who agreed to collect the unused by-products every day. He also said they would produce about 300 barrels of beer the first year.

Commissioner McBride asked if there is any odorous exhaust to the outside during the brewing process.

Mr. Mann replied that there is steam that has a sweet smell, like oatmeal.

Bernie Rangel, of 1524 Parkview, said he was not for or against the specific use permit. However, he wanted to point out that the location is at the hub of where all the festivals take place downtown, and access to the business could be limited during certain times of the year.

Commissioner McBride asked for any other speakers and, seeing none, he closed the public hearing.

Commissioner Ruiz asked for clarification that the specific use permit is for the first floor and the basement.

Mr. Mann said that the owner is considering using the second floor as a hotel, and the brewery and tasting room would be limited to the first floor. The basement could be used for storage, but there are no immediate plans for it.

Commissioner Villalobos moved to approve SUP-17-01. Commissioner Faust seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that the next regular meeting date is February 8, 2017, but no applications had been received for it. Commissioner Ruiz mentioned that he may have a conflict that evening and would not be able to attend if the meeting is held.

6. Adjourn.

Commissioner Faust moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:30 p.m.

Approved: 2/22/2017
(date)

Christine Banda
Christine Banda, Recording Secretary

Phil McBride
Phil McBride, Chairman