

**City of Lockhart
Planning and Zoning Commission
March 8, 2017**

MINUTES

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

Members Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Conley Covert

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 February 22, 2017 meeting.

Commissioner Faust moved to approve the February 22, 2017, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 7-0.

4. SUP-17-04. Hold a PUBLIC HEARING and consider a request by Conley A. Covert on behalf of Jim Smith Rentals, LLC, for a Specific Use Permit to allow Warehousing for Local Sales and Distribution 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.

Mr. Gibson explained that the applicant plans to purchase the property and use the larger building facing Church Street primarily for warehouse and wholesale distribution purposes, with the possible use of two offices and/or a small retail component as well. The smaller building in the rear of the property would be demolished to allow for construction of a new parking lot. A previous application to rezone the property to CHB was denied. It was the only commercial district that allowed the desired use, which is categorized as "warehousing for local sales and distribution". Instead of changing the zoning, the City Council suggested amending the ordinance to allow that use as a specific use in the CMB district, which is the current zoning of the property. Mr. Gibson said that the zoning ordinance was subsequently amended as suggested, and the applicant could then apply for the specific use permit. He noted that the applicant had received approval of a variance from the Zoning Board of Adjustment to allow a reduction in the number of off-street parking spaces due to the limited size of the lot and the fact that the proposed use would have very few employees or customer traffic. Mr. Gibson stated that a citizen had called to express their opposition, but did not submit anything in writing, and apparently were not in attendance to speak in person at the meeting.

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

Conley Covert, of 901 West 9th Street, Suite 110, in Austin, said Mr. Gibson gave a good overview of the project, and that he was available to answer any questions that the Commission may want to ask.

There being no other speakers, Chair McBride closed the public hearing and asked for Commission discussion.

Commissioner Villalobos moved to approve SUP-17-04. Commissioner Faust seconded, and the motion passed by a vote of 6-1, with Commissioner voting Ruiz against.

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

Mr. Gibson said the next regular meeting would be March 22.

6. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Villalobos seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:15 p.m.

Approved: 3/22/2017
(date)


Christine Banda, Recording Secretary


Phil McBride, Chairman