

**City of Lockhart
Planning and Zoning Commission
April 26, 2017**

MINUTES

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

Members Absent: Marcos Villalobos

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Martin Kunzmann, Rene Estrada

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 April 12, 2017 meeting.

Commissioner Ruiz moved to approve the April 12, 2017, minutes. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.

4. SUP-17-05. Hold a PUBLIC HEARING and consider a request by Martin Kunzmann, Ph.D., of NuStats Research Solutions on behalf of David Mendoza, for a Specific Use Permit to allow a Telecommunication Center on Part of Lot 1, Block 13, Original Town of Lockhart, consisting of 0.0832 acre zoned CCB Commercial Central Business District and located at 100 East Market Street.

Mr. Gibson explained that the specific use permit was for the second floor only. The applicant proposed a call center with up to 20 employees. Off-street parking is not required in the CCB district. He noted that a second floor layout labeled "evacuation plan" was submitted in lieu of a site plan since the building occupied the entire site. The office portion will be staffed from 9:00 a.m. to 5:00 p.m., and the call center portion will be staffed from 1:00 p.m. to 10:00 p.m. Mr. Gibson indicated that no calls or letters of opposition had been received by staff.

Chair McBride opened the public hearing, and asked if the applicant would like to speak, to which the applicant declined. Mr. McBride then asked if there were any other speakers.

Billy Ray Buckner, 5484 East FM 20, said he was a Board Member of Caldwell County Farm Bureau Insurance and had concerns about the parking downtown. He foresaw a problem with the 20 employees this business would like to add. He was unsure as to why other downtown businesses were not present to voice their concerns about parking issues.

Commissioner Faust asked if the applicant would hire locally for the call center.

Chair McBride directed the applicant to come forward.

Applicant Martin Kunzmann, of 4115 Freidrich Lane, Austin, Texas, stated that his intention was to hire locally. He is moving his business here because most of his staff lives in, or near, Lockhart.

Chair McBride asked the applicant if he had concerns about possible noise associated with the proposed downstairs bar.

Mr. Kunzmann was not concerned about the bar operations on the first floor, and indicated that the bar and call center hours would overlap only for a short period of time. He was confident that the bar would follow City regulations.

Chair McBride asked about the types of calls to be made from the call center.

Mr. Kunzmann replied that the call center mainly handles travel service, work on behalf of government agencies, and quality of life surveys. The center would not be involved with sales of any type.

Chair McBride closed the hearing and asked for discussion.

Commissioner Faust moved to approve SUP-17-05. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.

5. ZC-17-05. Hold a PUBLIC HEARING and consider a request by Pastor Bobby Osborn, on behalf of Calvary Temple Ministries of Fentress, Texas, Inc., for a Zoning Change from AO Agriculture-Open Space District to CHB Commercial Heavy Business District for 3.038 acres in the Esther Berry Survey, Abstract No. 1, located at 2220 South Colorado Street (US 183).

Mr. Gibson explained that the building was originally a funeral home, then a church and private school. The applicant planned to sell the property, which is being considered for use as a child care center. That use requires a zone change, and since adjacent properties to the north and south are zoned CHB, the request is consistent with the adjoining zoning pattern along the highway. Mr. Gibson indicated that the future land use plan map shows a strip of heavy commercial along the east side of South Colorado Street, and said that staff recommended approval.

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

Rene Estrada, of 520 Neches Street, stated that he was there representing Pastor Bobby Osborn. He indicated that they would appreciate the Commission's approval of the proposed zone change.

Vice-Chair Ruiz asked if it was the church's intent to sell the property.

Mr. Estrada confirmed that the church does wish to sell the property and relocate elsewhere within the area.

Chair McBride closed the public hearing.

Commissioner Faust moved to recommend approval of ZC-17-05 to City Council. Commissioner Nickel seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson announced that the next regularly scheduled meeting date is May 10th.

7. Adjourn.

Commissioner Faust moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.

Approved: 5/10/2017
(date)


Christine Banda, Recording Secretary


Phil McBride, Chairman