

**City of Lockhart
Planning and Zoning Commission
May 10, 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: Dennis Placke

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 26, 2017 meeting.

Commissioner Black moved to approve the April 26, 2017, minutes. Commissioner Nickel seconded, and the motion passed by a vote of 5-0.

Commissioner Oliva arrived at 7:01 p.m. after the motion and vote to approve the minutes.

4. SUP-17-06. Hold a PUBLIC HEARING and consider a request by Dennis Placke on behalf of St. Mary's of the Visitation Catholic Church for a Specific Use Permit to allow a Special Events Center on 1.85 acres in the Byrd Lockhart League, Abstract 17, zoned CMB Commercial Medium Business District and located at 101 West Pecan Street.

Mr. Gibson explained that the church uses the subject property for their yearly outdoor festivals, as well as two classroom buildings. The church is renovating the stage area and adding a covered pavilion. They would like to make their facilities available for use by other noncommercial community groups for special events throughout the year. He reminded the Commission that they had previously determined that a use called Special Events Facility should be allowed by-right in the PI Public and Institutional District. The zoning ordinance had not yet been amended to codify that determination. Uses allowed in the PI district are listed as a specific use in all other districts, including CMB. He said staff recommended approval if there was no opposition from owners of neighboring properties. He added that staff was not aware of any objections.

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

Dennis Placke, of 1011 West Live Oak, said that he is currently the bookkeeper for the church and they have assigned him the task of overseeing the renovations for their stage, and for obtaining the specific use permit. He said that over the past year many events held downtown have asked if they would be able to use the subject property. The church had to turn down the requests because they did not have the proper approval from the city. In response to a question from the Commission, he said the church has a total of approximately 120 parking spaces available, and there is ample striped parking along Pecan Street. The church would not allow other group's special events to occur on the property at the same time as major church activities.

Commissioner Ruiz asked for clarification of the meaning of "noncommercial", and if the Commission could add reasonable conditions to the specific use permit.

Mr. Gibson replied that he assumed the groups renting the property would be nonprofit, and yes, the Commission is allowed to attach conditions.

Chair McBride asked Mr. Placke if the church uses port-o-cans for their events, and if any of the other events would be larger than their own.

Mr. Placke replied that they do use port-o-cans, and that the church's own events would be larger than any of the others.

Commissioner Faust said that those familiar with the church events would either be attending the event or know how to avoid the area.

There being no one else to speak, Chair McBride closed the public hearing.

Commissioner Oliva asked to abstain from voting because he is a member of the church and is involved with the project.

Commissioner Faust moved to approve SUP-17-06. Commissioner Nickel seconded, and the motion passed by a vote of 5-1 with Commissioner Oliva abstaining.

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

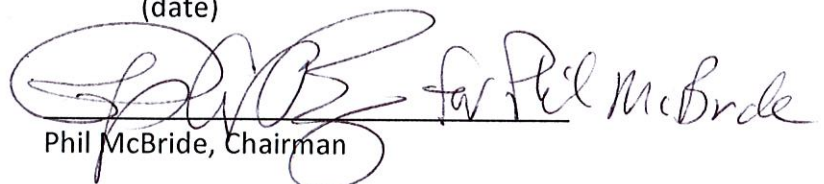
Mr. Gibson announced that the next regular meeting date is May 24th. Chair McBride said he would be out of town that week and, therefore, would not be present.

6. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Ruiz seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:28 p.m.

Approved: 5/24/2017
(date)


Christine Banda, Recording Secretary


Phil McBride, Chairman