

**City of Lockhart
Planning and Zoning Commission
May 11, 2022**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Rick Arnic, Phil McBride, Chris St. Ledger

Member Absent: Manuel Oliva

Staff Present: Christine Banda, Dan Gibson, David Fowler

Visitors/Citizens Addressing the Commission: Sara Barr, Layne Tanner, Sandy Jones, Eileen Barr, Nate Fuller, Leary Kelly, Jay Puryear, Naomi Besette, Chazz Besette, Chris Hoyt, Nanda Mutala

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the April 27, 2022, meeting.

Commissioner St. Ledger moved to approve the April 27, 2022, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. SUP-22-09. Hold a PUBLIC HEARING and consider a request by Layne Tanner, Sara Barr, and Jessica Rutland of Lockhart Arts & Crafts, on behalf of Thomas Theodore Pomeroy, Jr., for a Specific Use Permit to allow a Bar with a mixed beverage license, and extended hours to 2:00 am on Lot 5-A, Block 22, of the Amending Plat of Part of Lots 4 and 5, Block 22, of the Original Town of Lockhart, consisting of approximately 0.063 acre zoned CCB Commercial Central Business District and located at 113 North Main Street, Suite A.

David Fowler presented the staff report, and explained that the specific use permit was requested to allow an existing bar to add mixed drinks and have extended hours with a revision to their TABC license. The establishment had been open since 2017, and the police department had no record of any disturbances at that location. He reported that three e-mails had been received in favor of the specific use permit, copies of which were distributed to the commissioners at the beginning of the meeting.

Chair Ruiz opened the public hearing, and asked if the applicants wished to speak.

Sara Barr, of 210 South Rio Grande Street, and Layne Tanner of 824 Clear Fork Street, who own Lockhart Arts & Craft, said they have a good relationship with the other businesses downtown, and the ability to offer other types of drinks will help keep them competitive. They added that their business had a family friendly environment, and that they care about the community. They will not be open late regularly, and only want the later hours if an occasional event should need it.

Sandy Jones, of 2012 Tumbleweed Trail in Dale, said she supported the requested specific use permit.

Eileen Barr, Sara Barr's mother, spoke in support of the specific use permit. She said that Sara and Layne had remodeled the building themselves, and they take pride in their business.

Nate Fuller, of 817 Second Street, said he had always felt welcomed at the bar and supports the specific use permit.

Leary Kelly, of 1312 Torres Street, said he supported the applicant's request.

Jay Puryear, of 507 Christopher's Cove, spoke in favor of the specific use permit, stating that Lockhart Arts and Craft was his social hub and he enjoys his time there.

Naomi Bessette, of 119 West Walnut Street, owner of Sunflower and Friends located at that address, said she supported the specific use permit. The business offers a variety of events within a great space.

Chazz Bessette, of 119 West Walnut Street, co-owner of Sunflower and Friends, said that the bar is an essential hub for music and safe social events. He stated his support for the specific use permit.

Chris Hoyt, of 824 Clear Fork Street, said he is co-owner of Loop n Lil's, and said that the applicants are great neighbors. He thanked the community for supporting them throughout Covid, and that having a liquor license helped his business so he wants to see the same for Lockhart Arts & Craft.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that in the absence of any opposition, staff recommended approval.

There was discussion about adding a condition requiring reconsideration of the extended hours portion of the specific use permit after one year, as was done recently for another bar in the downtown area.

Commissioner St. Ledger moved to approval SUP-22-09 subject to reconsideration of the extended hours in one year. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

5. ZC-22-15. Hold a PUBLIC HEARING and consider a request by Nanda Mutala on behalf of Suburban Propane for a Zoning Change from AO Agricultural-Open Space District to CHB Commercial Heavy Business District for 3.496 acres in the James George Survey, Abstract No. 9, located at 2001 Blackjack Street (FM 20).

Mr. Fowler presented the staff report and displayed maps showing the location of the subject property and surrounding area. He mentioned that the requested CHB zoning classification was consistent with the future land use designation shown for the subject property on the Land Use Plan map. He said that no correspondence had been received either for or against the zoning change request.

Chair Ruiz opened the public hearing, and asked if the applicant wished to speak.

Nanda Mutala, of 4502 Kocurek Street in Austin, said that his company wished to buy the property and change the zoning so that it could be developed for retail commercial or office uses.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing asked for the staff recommendation.

Mr. Fowler said that staff recommended approval because it is consistent with the future land use plan.

Commissioner Peterson moved to recommend ZC-22-15 to City Council. Commissioner McBride seconded, and the motion passed by a vote of 6-0.


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

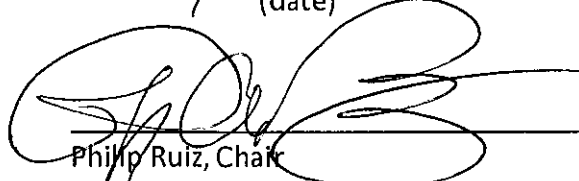
Mr. Gibson stated that the next regular meeting date is May 25th, with numerous items on the agenda.

7. Adjourn.

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

Approved: May 25, 2022
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair