

**City of Lockhart
Planning and Zoning Commission
March 22, 2023**

MINUTES

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

Member Absent: None

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission:

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 March 8, 2023, meeting.

Commissioner Oliva moved to approve the March 8, 2023, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. Nomination and election of Chair and Vice-Chair.

Commissioner McBride motioned to nominate Philip Ruiz as Chair and Manuel Oliva as Vice-Chair. Commissioner St. Ledger seconded; and the motion was approved with a vote of 7-0.

5. SUP-23-05. Hold a PUBLIC HEARING AND consider a request by Jim and Amelia Smith on behalf of Jack Pearce, LLC for a Specific Use Permit to allow a Mixed-Use building on Lots 1 and 2, Jack Pearce Subdivision, consisting of 0.167-acres zoned CCB Commercial Central Business District and located at 120 and 124 East Market Street

David Fowler presented the application. He stated that the applicant would like approval for a specific use permit to allow a new mixed-use building with commercial and residential uses in the CCB Commercial Central Business District. He explained that the new building would be three stories, with the first two floors having commercial uses while the third floor would have two residential apartments with a one space garage for the uses of the larger residential unit. He stated that the applicant has previously received a variance for the rear setback and has also received a Certificate for Alteration for the building design from the Lockhart Historical Preservation Commission.

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

Winn Smith of 6009 Mountainclimb Dr., Austin came forward. He said that he is the son of the applicant and is here to answer any of the commission's questions regarding the proposed use.

Commissioner Peterson asked how many residential units the building would contain.

Mr. Smith said that there are two units located on the third floor.

Chair Ruiz asked if there was anyone else who would like to speak, with no one else volunteering, he closed the public hearing and asked for staff recommendation.

Mr. Fowler stated that staff recommends approval of the specific use permit because it meets all applicable requirements.

Commissioner Arnic moved to approve SUP-23-05. Commissioner St. Ledger seconded, and the motion was approved with a vote of 7-0.

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

It was announced that the Commission's next regular meeting date would be April 12, 2023 with two specific use permits, one zoning change case, and a workshop portion to discuss a proposed MUD development southeast of town but within the city's ETJ. Mr. Fowler also mentioned that they would hold an Impact fee Advisory Committee meeting at 6:30 PM, prior to the regular planning and zoning meeting, to discuss and recommend approval of the final draft of the impact fee reports.

7. Adjourn.

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

Approved: 4-12-2023
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair