

**City of Lockhart  
Planning and Zoning Commission  
October 9, 2024**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Ron Peterson, Julia Haug, Bradley Lingvai

**Members Absent:** Phil McBride, Rick Arnic

**Staff Present:** David Fowler, Kevin Waller, Romy Brossman

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz 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 September 25, 2024, meeting.

*Commissioner Haug moved to approve the September 25, 2024, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 4 - 0.*

Chair Ruiz stated to let the record reflect the arrival of Commissioner Ron Peterson at 7:03.

4. SUP-24-10. Hold a PUBLIC HEARING and consider a request by John Powell on behalf of Chaun Kim Lai for a Specific Use Permit to allow a Bar, tavern, lounge or dance hall and Commercial outdoor recreation, entertainment, and amusement use on 1.44 acres in the James George Survey, Abstract No. 9, zoned CHB Commercial Heavy Business District and located at 1408 South Colorado Street.

Staff member David Fowler introduced the subject property with maps and aerials. The existing building on the subject property was recently occupied by a tobacco vaping and smoke shop, which had also received an SUP in 2020 for bar use. The new occupant of the site is converting the indoor area to a bar but would like to add an additional 800-square foot building to serve the outdoor patio area. This building would be located to the east of the existing building, abutting the patio area. The proposed building would be 16 feet deep and 50 feet wide. The proposed layout shows the new building would be a combination of a bar, kitchen/grill, storage, and a break room. As this new building would cause the bar use to exceed the scope of the previous SUP, a new SUP has been filed to cover the proposed additional facility.

Applicant John Powell, 214 Main St. Smithville, TX, came to the podium. He stated he is bringing in a family-friendly sports bar with a recreation area. He stated he understood concerns regarding noise, and stated he has a decibel reader. We will be open until 2:00 a.m. on Friday

and Saturday nights. We won't have a dancehall. In the future, we are willing to extend the parking lot.

Mr. Fowler reported the application complies with city standards and staff have not received any opposition, therefore Staff recommends approval.

There was a question regarding whether the existing SUP allowed extended hours. Mr. Fowler answered that it did allow the extended hours.

*Commissioner Haug moved to approve SUP-24-10 with the condition of a review of the SUP after one year of operation. Commissioner Oliva seconded, and the motion passed with a vote of 5 - 0.*

5. FP-24-06. Consider a request by Jeff Pence of Manumit Investment Group, LLC for approval of a Final Plat for Maple Park Section One-B, consisting of 9.942 acres in the Francis Berry Survey, Abstract 2, zoned PDD (Planned Development District), and located at the future Lincoln Lane, between Clear Fork Street and Maple Street.

Staff member Kevin Waller presented Section One-B of Maple Park Planned Development District as depicted on the approved Preliminary Plat (PP-19-01) and PDD Development Plan (PDD-19-01). Although the preliminary plat identifies four commercial lots in Section One-B, the current proposal includes all but the northernmost lot in this section (Lot 4), which will be platted with Section One-A, according to the applicant. The last section within Maple Park to be approved was Section Three-A for the Maple Park Senior Village, the plat of which was recorded in September 2021. In addition to the three lots proposed with Section One-B, this proposal will also enable the subdivider to construct Lincoln Lane, which is included entirely within the boundaries of this section and will serve other phases of development within Maple Park. Lincoln Lane will extend through the development from Maple Street to Clear Fork Street and is classified as a minor street with a 60-foot-wide right-of-way and a 40-foot paved with per Note 12. A four-foot-wide public sidewalk will be constructed along the Lincoln Lane frontage of each lot. A drainage easement is located within the west portion of each lot, which will convey stormwater from Lincoln Lane generally southward through the future Section One-A to the north and then through the commercial lots in Section One-B. The applicant has indicated that the easement will be conveyed by separate instrument, as one of the lots within Section One-A that is also affected by the easement is owned by a separate party. The recordation of the easement and labeling of the instrument number on the plat is a recommended condition of approval, prior to the construction of Lincoln Lane and recordation of the plat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal District's GIS Division.

Applicant Jeff Pence, 555 Hill Ave. New Braunfels, TX, introduced himself. He stated that he is ready to build Lincoln Lane and that getting the plat approved is the final piece so he could start building.

Linda Hinkle, 1109 S. Main St. Lockhart, TX, came forward. She stated the easement to be recorded by separate instrument has been sent to the city attorney for review. She stated they were just waiting on comments from the attorney and the other landowner.

Kevin Waller stated that City staff recommended approval of the plat subject to two recommended conditions. One of which is the recording and labeling of the drainage easement instrument number for the drainage of Lincoln Lane, including the number on the plat and recording it prior to the construction of Lincoln Lane and prior to recording the plat. The second condition is to add the term "Final Plat" to the title block at the bottom of the plat.

*Commissioner Lingvai moved to approve FP-24-06 according to Staff's recommended conditions. Commissioner Haug seconded, and the motion passed with a vote of 5 - 0.*

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

David Fowler stated that there will be a public hearing regarding a request to amend the noise ordinance to allow for higher levels of sound adjacent to residential uses. He also reminded the Commission that the City Council's public hearing regarding the Comprehensive Plan will be held October 15<sup>th</sup>.

7. Adjournment.

*Commissioner Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:25 p.m.*

Approved: 10-23-2024  
(date)

  
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Romy Brossman, Recording Secretary

  
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Philip Ruiz, Chair