

City of Lockhart
Planning and Zoning Commission
February 12, 2025

MINUTES

Members Present: Philip Ruiz, Phil McBride, Manuel Oliva, Rick Arnic, Julia Haug, Ron Peterson, Bradley Lingvai

Members Absent: None

Staff Present: David Fowler, Evan Olszewski, 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 January 22, 2025 meeting.¹

Commissioner Oliva moved to approve the January 22, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7 - 0.

4. **SUP-25-01.** Hold a PUBLIC HEARING and consider a request by Anna Bermudez and Kenneth Price for a **Specific Use Permit** to allow an Accessory Dwelling Unit (General Type) on Lot 1, Block 1, Bermudez-Price Subdivision, consisting of 0.712 acres zoned RMD Residential Medium Density District, located at 820 North Blanco Street.

Chair Ruiz asked for confirmation on the withdrawal of SUP-25-01.

Mr. Fowler confirmed the application has been permanently withdrawn based on information that staff identified after the application was received. It was determined an SUP is not required.

5. **SUP-25-02.** Hold a PUBLIC HEARING and consider a request by Alysa Grissom with Texas Freelance Paralegals, LLC, for a **Specific Use Permit** to allow a Veterinary Hospital and Kennel on 0.724 acres in the Original of Town Lockhart, Block 43, part of Lot 4, zoned CHB Commercial Heavy Business District, located at 605 East Market Street.

Mr. Olszewski presented a summary of the application. The Applicant requested a Specific Use Permit for the Veterinary Hospitals and Kennels use to allow a dog daycare and grooming establishment named "Chisholm Tails" in the warehouse comprising the rear half of the existing office. The Applicant submitted a site plan showing the proposed business' location on the site and identifying the part of the building that will house the grooming business. The existing office will remain in the front half of the building and Chisholm Tails will have an entrance on the eastern side. All kennels and grooming facilities would be indoors. The larger, rear portion of the lot has been fenced for a dog run. Parking is located at the front of the

building and on the eastern side, and up to two additional spaces could be included between the building and with western property line.

Four striped parking spaces are provided facing the building's East Market Street frontage. Two are provided on the eastern side of the building. Based on the 3,600 square-foot size of the building, 16 parking spaces (including one handicapped-accessible space) are required under the district's standards. The site as currently configured has six parking spaces. Changing parking standards and building additions over the years have caused several parking variances to be presented to the Zoning Board of Adjustment. The most recent case affecting the property, ZV-13-04, granted a variance from sixteen to four spaces at the time the building was expanded to its current size. The staff report for that case accounted for the challenging topography of the site, which declines at the rear of the building, and the pre-existing placement of the building on the lot which makes additional parking in front not possible. This decision granted the variance to the entirety of the 605 East Market Street property, which means it applies to the rear portion of the building. However, since the applicant's proposed use may generate more traffic than the existing office, proposes to employ seven to twelve people (though the Applicant states only two will be present at each shift), and must share parking with the existing office, Staff strongly recommended finding additional parking options for the business.

Based on this recommendation, the Applicant negotiated a lease with the property owner at the retail store directly south across East Market Street for an additional four parking spaces. The Applicant has also stated that adding parking along the building's west driveway is possible. There are currently ten leased and striped spaces. Staff estimates a total of 12 spaces are feasible including the area to the west of the building. This arrangement technically satisfies the parking requirement and would maximize on-site parking, provide seven spaces for pick-ups and drop-offs (assuming the four spaces in front are used by the office and two are used by Chisholm Tails employees.)

Staff recommends Approval, with the requirement that the Applicant adds two horizontal parking spaces to the west driveway and paints the six on-site parking spaces (one ADA-accessible with signage.)

Chair Ruiz requested a review of the existing parking on the site.

Mr. Olszewski stated four in the front and two on either side of the building for a total of eight on-site parking spaces.

Chair Ruiz noted the lease for additional parking states four available parking spots, not five.

Mr. Olszewski reported the total available parking spaces would then be twelve. Because of the variance that applies to the property only four parking spaces are required. Staff recommended the Applicant find additional spaces because of the traffic that would be caused by the use. The actual total requirement is four which is satisfied.

Chair Ruiz noted the attached parking lease is only month-to-month and could be terminated at any time by either party. He wondered if an SUP is issued and parking spaces are lost what will the parking alternative be, and would the applicant lose the SUP in that instance.

Mr. Olszewski stated in that event the property will still be in compliance under the variance, but Mr. Fowler clarified that the Commission has the ability to set parking requirements over the level of the earlier variance if they see fit.

Commissioner Lingvai asked, was the parking variance granted to the property or the business?

Staff confirmed, typically the variance is granted to the property. Parking is based on zoning and square footage of the building. However, since a new use was under consideration the Commission could require more parking than the reduced amount specified in the variance.

Commissioners discussed the logistics and timing of pick-ups and drop-offs for the dog daycare.

Chair Ruiz reported concern over vehicles backing out on the street and the increased traffic on East Market Street.

The Commission discussed possible conditions that could be added to the SUP and the possible actions the Commission could take regarding variances that are out of date and no longer feasible.

Staff members confirmed the 2013 variance decision letter cited the low-impact nature of the business that was there. The Commission may decide that more parking is required based on the change of use.

Applicant Alysa Grissom, 8612 Taylorsville Rd. Dale TX, we hope to open a dog boarding kennel, dog daycare and dog washing service.

The Commission and Applicant discussed the Chisholm Tails' business plan including staffing, dog capacity, potential licensing, fencing, noise, and neighbor relationships. Also, discussed were the terms of the month-to-month parking lease. The Applicant noted other parking locations that may be alternatives if the current lease is terminated. Parking on East Market Street was also discussed.

Chair Ruiz reiterated his concern for parking if the month-to-month parking lease is terminated.

Regarding on-street parking, Mr. Fowler stated on-street parking may be allowed in the area, but it may not be counted to meet parking requirements for the property.

Valerie Hicks, Manager of Chisholm Tails, 3530 FM1854, Dale TX, came to the podium in support. She explained, typically customers come in, drop their dog off, and leave, so parking wouldn't fill up. However, she did state that it is a possibility that everyone would come at once. She stated she has worked in dog facilities and that usually has not been the case. Customers can drop off their dogs anytime. A customer's time starts when they arrive, so a customer does not have to be there at a specific time to get their value.

Mr. Olszewski returned to the podium stating, staff finds the application meets the requirement of the code. Approval is recommended with the Condition that two horizontal spaces are added to the western driveway and that the six existing parking spaces are striped. To this, the Commission can add other Conditions.

The Commission discussed possible conditions with staff.

Commissioner Lingvai moved to approve SUP-25-02 with the Conditions that two horizontal spaces are added to the western driveway, the six existing parking spaces are striped and that a total of twelve parking spaces are provided. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 1.

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

Mr. Fowler announced the next meeting will be February 26, 2025. The item on the agenda will be a Planned Development District with an accompanying preliminary plat.

7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:46 p.m.

Approved: 2-26-2025
(date)



Romy Brossman, Recording Secretary



Philip Ruiz, Chair