

**City of Lockhart
Planning and Zoning Commission
May 28, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Romy Brossman

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 6:59 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 14, 2025 meeting.

Commissioner Arnic moved to approve the May 14, 2025 minutes. Commissioner Haug seconded, and the motion passed by a vote of 7 - 0.

Staff announced the departure of Senior Planner, Victor Escamilla.

4. **SUP-25-06.** Hold a PUBLIC HEARING and consider a request by Carlos (Charlie) Tames with Tames Partners, LLC for a **Specific Use Permit** to allow a *Bar, Tavern or Lounge*, on part of Lot 1, Block 22, Original Town of Lockhart, consisting of 0.117 acres zoned CCB Commercial Central Business District and located at 119 West San Antonio Street.

David Fowler made the presentation. The proposed use is a bar, open 6 days per week, which would be located on the first floor of the building. The second floor will be dedicated office space. The third floor will be used for special events as will the rooftop bar. The intended *Bar/Tavern/Lounge* use will require approval of a Special Use Permit in the CCB district.

Chair Ruiz asked for confirmation of the business' hours of operation. He noted all previously approved SUPs were issued with the condition that, after one year, the Commission would review any records or complaints issued during that time.

Mr. Fowler clarified, the bar and special events space would close at 2:00 a.m.

Charlie Tames, 119 W San Antonio St, reiterated the proposed uses for each floor. The SUP is intended for the entire building, specifically the bar and event spaces. He confirmed that the plan is to offer food at the bar in the future. For special events, food will be catered until a kitchen is built.

The Commission, Applicant and Staff discussed the notification of neighboring businesses and institutions.

Tamara Carlisle, 831 W. San Antonio St. Lockhart, TX, introduced herself and spoke in support of the SUP.

Lilly Cerna, 109 W. Walnut St. Lockhart, TX, came to the podium not to speak in support or opposition but to share her concern for parking availability downtown as additional businesses are added.

Mr. Fowler reported that the CCB District does not have parking requirements in most cases. He has encouraged the Applicant to find additional parking and gain permission for its use during special events. It was confirmed that the Applicant has obtained such permission from a neighboring business.

Melanie Renecker, 624 S. Main St. Lockhart, TX, shared her concern for oversaturation of like businesses, specifically bars, in and around the Square. She does not oppose or support the SUP, but is concerned for the viability of new and existing businesses.

Mr. Fowler reported that Staff recommends Approval as all requirements have been met. Regarding parking, he noted that the Comprehensive Plan includes a parking study that will likely be done in the next 2-3 years and after the current downtown streetscape project has been completed.

Commissioner Oliva made a motion to approve **SUP-25-06** with no conditions. Commissioner Peterson seconded the motion.

To be consistent with previous applications, Commissioner Arnic requested an addendum be added to the motion. It would include that the applicant will revisit the Commission in one year to review any Police reports or complaints in connection with the 2:00 a.m. closing time.

The Commission and Staff discussed prior applications and conditions.

Commissioner Arnic moved to approve an Addendum that the applicant will revisit the Commission in one year to review any Police reports or complaints in connection with the 2:00 a.m. closing time. Commissioner Lingvai seconded, and the motion passed with a vote of 4 - 2.

*Commissioner Oliva moved to approve the **SUP-25-06** with the Addendum. Commissioner Peterson seconded, and the motion passed with a vote of 7 - 0.*

5. **SUP-25-07. Hold a PUBLIC HEARING and consider a request by Crystal Nuding with Texas Soil Sisters, on behalf of Kristen Glomb for a Specific Use Permit to allow a Community Meeting and/or Recreation Facility, on part of Lot 3, Hudson's Addition, Block 1, consisting of 0.23 acres, zoned RMD Residential Medium Density District and located at 629 South Main Street.**

David Fowler presented a map, aerial and a site plan for the proposed project. The Applicant requests a Specific Use Permit for a community meeting and/or recreation facility to utilize the property as a community garden. The proposed use would incorporate structures and some

vegetation currently present on the site, i.e. the shed and fence at the northwest corner, the concrete pad at the southwest corner, the concrete approach at the southeast corner and the trees along the east property line. Additional proposed structures would include worktables, raised beds, compost and bioreactor bins. The garden will be organic in nature, employing features such as hügelkultur, berms swales, rain gardens and French drains. The intent for the garden is to provide learning tools for the community, promoting permaculture and vermiculture techniques. Uses in Public and Institutional Zoning Districts do not have set parking requirements therefore no onsite parking is proposed. Also, no onsite restroom facilities will be offered.

Crystal Nuding, 1314 Woodlawn St. Lockhart, TX, shared the purpose and mission of the community garden. She also provided some natural gardening techniques that will be used to deter pests and improve the soil. The Applicant has already reached out to a local business to partner on educating other members on food preparation techniques.

Commissioner Arnic inquired about operational hours, supervision and security measures.

Ms. Nuding reported hours will be sun rise to sun set though the garden can be entered at any time. Tools and trash will be brought in and taken out with members.

Chair Ruiz asked if the community garden will be a non-profit or for-profit organization?

Ms. Nuding clarified, we are doing this for the community, to teach people how to grow food and be healthy. This is not a commercial venture.

Tamara Carlisle, 831 W. San Antonio St. Lockhart, TX, stepped up to the podium and spoke in favor of the SUP.

Dionne Robertson, 1314 Woodlawn, St. Lockhart, TX, spoke in support of the community garden.

Joanna Nuding, 1173 Seawillow Rd. Lockhart, TX, spoke in support of the project. She identified specific features of the community garden including worktables, composting stations, etc. Ms. Nuding pointed out that members will be donating much of the food produced at the garden.

Melanie Renecker, 624 S. Main St. Lockhart, TX, shared her support of the community garden.

Laura Adams, 639 S. Commerce St. Lockhart, TX, spoke in support of the community garden.

Brandon Gray, 1002 W. Prairie Lea St. Lockhart, TX, spoke in support of the garden. He noted the positive impact that the garden has already had on the community.

David Fowler returned to the podium and stated that recommended approval with seven (7) conditions as described in the Planning Department Report.

The Commission, Applicant and Staff discussed the conditions specifically, liability insurance.

Chair Ruiz expressed his concern for parking and unloading/loading of school children from/onto school buses for educational events.

Commissioner Oliva moved to approve **SUP-25-07** with the recommended Staff conditions. Commissioner Lingvai 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 stated that the next meeting will occur June 11, and one SUP will be presented and possibly a plat.

7. Adjournment.

Commissioner Oliva moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:43 p.m.



Romy Brossman, Recording Secretary

Approved: 10-11-2025
(date)


Philip Ruiz, Chair