

**City of Lockhart
Planning and Zoning Commission
June 12, 2019**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Christina Black, Paul Rodriguez

Member Absent: Philip McBride, Rick Arnic

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Jerry West, W. Craig Scott

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 May 22, 2019, meeting.

Commissioner Rodriguez moved to approve the May 22, 2019 minutes. Commissioner Oliva seconded, and the motion passed by a vote of 4-0.

4. SUP-19-05. Consider a request by Jerry West on behalf of W. Craig Scott for a Specific Use Permit to allow a DF-2 Duplex-Family Development Type on 0.179 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 1318 Green Street.

Mr. Gibson explained that the subject property far exceeds the minimum size for the DF-2 residential development type, and meets the minimum width standard for DF-1 but is slightly less than the minimum depth and total area required for DF-1. Therefore, approval of the DF-2 development type is needed before the applicant can construct a duplex on the subject property. Mr. Gibson presented maps and photographs of the subject property and surrounding area, as well as illustrations of the proposed floor plan and building elevations. He said that staff had not received any objections to the SUP. There was discussion regarding whether or not covered parking would be appropriate.

Chair Ruiz opened the public hearing and asked the applicant to come forward.

W. Craig Scott, of 4307 South First Street in Austin, said he is the owner of the subject property.

Jerry West, of 723 Barth Road in Dale, explained that he was the contractor for the owner. Mr. Scott said that he would like to build a duplex to provide affordable housing, and to enhance the neighborhood. He said covered parking could not be constructed because there was a large protected tree in the rear yard that blocked the building from being moved back to accommodate covered parking in front.

Mr. West mentioned that his daughter, Amanda West, is building the two new single-family homes that are under construction just south of the subject property, and that she supports the proposed duplex.

Chair Ruiz closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner Oliva moved to approve SUP-19-05. Commissioner Black seconded, and the motion passed by a vote of 4-0.

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

Mr. Gibson reported that the next Commission meeting date is June 26th, and that applications had been submitted for that agenda.

6. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:27 p.m.

Approved: _____

(date)



Christine Banda, Recording Secretary



Philip Ruiz, Chair