

**City of Lockhart  
Planning and Zoning Commission  
March 11, 2020**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Philip McBride, Rick Arnic, Bradley Lingvai

**Member Absent:** Paul Rodriguez, Chris St. Leger

**Staff Present:** Dan Gibson, Yvette Aguado

**Visitors/Citizens Addressing the Commission:** Tamara Carlisle, Donna Blair, Chris Blackburn, Jack Hill, Beverly Hill, Luke Langsjoen, David Marquez, Nina Sells, Ronda Reagan

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the February 12, 2020, meeting.

*Commissioner Arnic moved to approve the February 12, 2020 minutes. Commissioner McBride seconded, and the motion passed by a vote of 4-0.*

4. ZC-20-03. Hold a PUBLIC HEARING and consider a request by Waterloo Development, Inc. on behalf of GABP1 RE, LLC, for a Zoning Change from 79.19 acres AO Agriculture Open-Space District to 74.189 acres RHD Residential High Density District and 5.001 acres CMB Commercial Medium Business District, on 79.190 acres in the James George Survey, Abstract No. 9, located at 1801 Blackjack Street.

Mr. Gibson explained that the applicant proposed to rezone the west 5.001 acres to CMB Commercial Medium Business District for commercial development consisting of offices, retail, and restaurants, and the remaining 74.189 acres to RHD Residential High Density District. He said the proposed CMB zoning was consistent with the General-Heavy Commercial designation shown on the future land use plan for that portion of the property, and that the proposed combination of residential land use classifications was consistent with the Mixed-Use future land use designation for the larger area. He mentioned there were a few scattered homes along Old Kelley Road, and three nearby on the south side of Blackjack Street, but otherwise the site is in a sparsely developed area. Mr. Gibson said that there were two additional letters of opposition submitted just before the meeting, thereby resulting in a total of five including the ones in the commissioners' agenda packets. He presented maps and photos of the subject property and surrounding area.

Chair Ruiz asked Mr. Gibson if there was a possible alternative zoning classification for the subject property.

Mr. Gibson replied that the RMD Residential Medium Density District was an alternative to the requested RHD zoning for the 74.189 acres. It would allow similar residential development types, but not include multi-family dwellings. Any type containing more than two dwelling units would require a specific use permit instead of being allowed by-right.

Commissioner Lingvai asked how specific use permits could be used in the RMD district.

Mr. Gibson said that they are generally approved on a lot-by-lot basis, but if it applied to multiple lots in a contiguous area a single application could be used for all of them.

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

Chris Blackburn, of 4131 Spicewood Springs Road in Austin, said he represented Waterloo Development, Inc. He said that they looked at the future land use plan and thoroughfare plan for guidance as to what zoning would be the most appropriate. The proposed CMB classification would allow any commercial uses that might be considered by the owner, and it was consistent with the future land use plan. The portion of the site proposed for RHD zoning would likely be developed as detached single-family dwellings and/or other residential types such as duplexes, patio homes, or townhomes. He said they have no interest in multi-family uses. There are no detailed plans yet, but the zoning is being requested so they will know what options are available to them.

Commissioner McBride asked why they did not consider PDD Planned Development District zoning.

Mr. Blackburn replied that it would have required more up-front planning on their part, but they didn't want to go to that expense until they knew what the City would allow.

Mr. Oliva arrived at 7:25 p.m.

Jack Hill, of 1620 Old Kelley Road, said he opposed the zoning change as submitted, but wouldn't object to the residential portion being rezoned to RLD Residential Low Density District zoning.

Luke Langsjoen, of 1614 Old Kelley Road, said he agreed with Jack Hill.

Beverly Hill, of 1620 Old Kelley Road, said she also agreed with Jack Hill's statement.

Nina Sells, of 472 Old Mahon Road, said she owns property within 200 feet on the south side of Blackjack Street, and that she would prefer RLD zoning, as well.

Chair Ruiz asked if there were any other speakers.

Mr. Blackburn addressed the Commission again, and said that the higher density zoning would be an appropriate transition from the traffic and noise on Blackjack to the existing sparsely developed area north of the property.

David Marquez, of 1505 Blackjack, mentioned that a previous subdivision was approved with over 70 lots in the same area, and said he was in favor of new development because population of Lockhart is growing.

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

Mr. Gibson said the requested zoning classifications were generally consistent with the land use plan, but with less potential impact, so staff recommended approval.

Commissioner McBride voiced his concern about the possibility of another low-income or small-lot subdivision. He believed their role as commissioners is to take a close look at new proposed development and strive to attain a higher level of quality. His preference was that the subject property be rezoned to PDD.

The commissioners discussed how to move forward with voting on the two parts of the zoning request.

*Commissioner McBride moved to recommend approval of CMB for the 5.001-acre portion of the property to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

*Commissioner McBride moved to recommend denial of RHD for the 74.189-acre portion of the property to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 4-1 with Commissioner Lingvai against.*

5. ZC-20-04. Hold a PUBLIC HEARING and consider a request by Tamara Carlisle and Donna Blair for a Zoning Change from CLB Commercial Light Business District to RHD Residential High Density District, on Lots 1 and 2, A.R. Chews Addition, located at 502 West San Antonio Street.

Mr. Gibson explained that the subject property currently has a single-family dwelling zoned commercial, and the applicant would like to change it to a residential classification in order to eliminate the nonconforming status. The applicant plans to use the house for short-term rentals, and will apply at a later date for an SUP to allow its use as a special events facility, as well. He mentioned that the RHD zoning classification was proposed for the subject property because the abutting zoning on two sides is already RHD, with the other two sides being zoned commercial. He presented maps and photos of the subject property and surrounding area.

Commissioner Lingvai asked for a clarification regarding the request for a special events center in the future.

Mr. Gibson reiterated that the SUP is not part of the zoning change, and that the applicants would have to submit a separate application and obtain approval from the Commission before they could use the premises as a special events facility.

Chair Ruiz asked what the parking requirements were for the property under the current zoning.

Mr. Gibson replied that if it was a business the minimum requirement would be based on one space per 300 square feet of floor area, plus one per employee in the maximum shift. If zoned residential, the requirement would be based upon the number of bedrooms. The house currently has four bedrooms, which requires a minimum of three off-street parking spaces.

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

Tamara Carlisle, of 1700 Rabb Road in Austin, and 831 West San Antonio Street in Lockhart, said that she and Donna Blair just purchased the home and want to change the zoning so they can utilize it as an Airbnb or similar short-term rental. They will not remodel the home because that had already been done recently. She said that if extra parking is needed in the future, they have already spoken with nearby businesses about utilizing their parking lots during times when the businesses are closed. She stated that they have great support from their neighbors.

Donna Blair, of 1700 Rabb Road in Austin, and 831 West San Antonio Street in Lockhart, said she is a business partner with Tamara and was in favor of the zoning change.

Ronda Reagan, of 412 West San Antonio Street, spoke in favor of the zoning change.

Chair Ruiz closed the public hearing, and asked for the staff report. Mr. Gibson stated that staff recommended approval.

*Commissioner Lingvai moved to recommend approval of ZC-20-04 to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.*

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

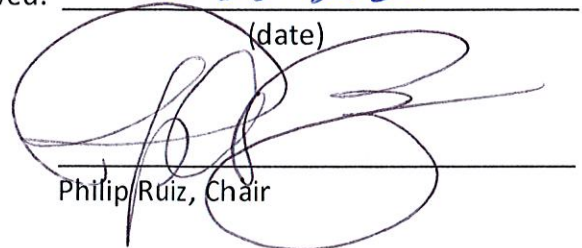
Mr. Gibson said that the next Commission meeting date would be March 25<sup>th</sup>, with two zoning change applications on the agenda.

7. Adourn.

*Commissioner Arnic moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:59 p.m.*

Approved: 3-25-2020  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair