

City of Lockhart
Planning and Zoning Commission
August 12, 2020

MINUTES

Members Present: Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva (Present in Building), Chris St. Leger, Paul Rodriguez, Bradley Lingvai (On the Phone)

Member Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Fermin Islas, Blayne Stansberry, Ray Pfefferkorn, Keith Schauer, Nicole Burnett, Steffen Waltz, Keith Schauer, James Garner, Frank Sanchez, Elsa Bosque, Lozano Ramirez, Robert Doane

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 July 8, 2020, meeting.

Commissioner Oliva moved to approve the July 8, 2020 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. ZC-20-09. Hold a PUBLIC HEARING and consider a request by Blayne Stansberry on behalf of Fermin and Mary Islas for a Zoning Change from RLD Residential Low Density District and CMB Commercial Medium Business District to RHD Residential High Density District on 17.66 acres in the Francis Berry Survey, Abstract No. 2, located at 211 West MLK Jr Industrial Boulevard.

Mr. Gibson explained that the proposed development of the subject property is in conjunction with a new building to be constructed by the Golden Age Home. The development may contain senior living apartments, garden apartments, patio homes, town homes, duplexes, and /or single-family homes. The only zoning district that allows all of these options is the requested RHD Residential High Density District. He pointed out that there is RHD zoning adjacent to portions of the north and east boundary of the subject property, so the requested change would expand the current area zoned RHD. It also reduces the area of CMB zoning at the south end along M.L.K. Jr. Industrial Boulevard. Extension of South Medina Street and Sunset Drive consistent with the future thoroughfare plan will be required as the property is developed. A traffic impact study may need to be done as part of the subdivision platting process to determine the extent of upgrades needed for M.L.K. Jr. Industrial Boulevard. The cost of improvements is the responsibility of the subdivider, but the city can contribute because that portion of the street is a Road Impact Fee C.I.P project. The current zoning pattern was established to be consistent with the Future Land Use plan map, and to prevent inappropriate residential zoning in the flight pattern of the airport runway. Building heights will be limited, and extra soundproofing required, especially toward the south end of the subject property. Mr. Gibson said that five letters of opposition were received after the packet was mailed out to the commissioners.

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

Steffen Waltz, of 1301 West 25th Street, Suite, 510, in Austin, said that he and Golden Age Home are partners in the redevelopment of the existing Golden Age Home building and the new development on the subject property. They plan to build a new facility and pursue other residential development on the remaining vacant property for the use of current and future residents of Golden Age Home, in addition to providing other housing options for the community. They wish to make it affordable, and understand the constraints imposed by the nearby airport. He distributed illustrations showing the extensions of South Medina Street and Sunset Drive in addition to alternatives for access to the new Golden Age Home facility.

Blayne Stansberry, attending by phone, said she was the engineer for project. She explained the illustrations Mr. Waltz submitted, and said they will do everything they can to help with the desired connections while also trying to mitigate the potentially greater traffic along Sunset Drive.

Commissioner McBride asked how strong the partnership between Mr. Waltz and Golden Age Home was.

Mr. Waltz replied that it is pretty much a done deal. They have some unsettled business to resolve with the existing Golden Age Home property.

Nicole Burnett, of 1205 Rio Vista Court, said she is the Director of Golden Age Home. She had developed a professional relationship with Mr. Waltz and can support the proposed development plans for the subject property. She confirmed that they have some minor legal details to sort out, but most of it is done. The developer is ready to move forward to help the community and the seniors. They are aware of the traffic and drainage issues surrounding the subject property that will be taken into consideration at the time of development. She mentioned that Golden Age Home has been planning this project since 2016, and they are finally ready to move forward.

Mr. Waltz confirmed that they are more than willing to comply with all City standards, and even go beyond that if it will help the surrounding area.

Robert Doane, of 3903 Fairlakes Drive in Dallas, said he is the architect for the Golden Age Home project.

Ray Pfefferkorn, of 1461 Borchert Loop, said he is Vice-President of Golden Age Home, and supports the zoning change.

Chair Ruiz asked for any other speakers in support and, hearing none, he asked if anyone wished to speak in opposition.

Frank Sanchez, of 124 Sunset Drive, said there are a lot of airplanes flying overhead throughout the day every day. He mentioned that storm drainage is poor at the Colorado Street end of Sunset Drive, and he was concerned that additional development would increase drainage problems along Sunset Drive. He said since no improvements have been made to Sunset Drive, he opposes the zoning change.

Elsa Bosque, of 123 Sunset Drive, said she agreed with everything Mr. Sanchez said. Her concerns were drainage problems, noise issues, and that the street itself is in bad shape. She fears the problems would become worse with any new development. She opposed the zoning change.

James Garner, of 1302 West Point Place, said that the existing streets are in poor shape. He was not opposed to Golden Age Home constructing a new building, but was concerned about drainage as well as the proposed extensions of South Medina Street and Sunset Drive. He opposed the zoning change.

Fermin Islas, of 1702 Meadow Lane, said that when he purchased the property he was asked by the then City Manager Vance Rodgers to grant the city an easement through the property to help with the future extension of South Medina Street and Sunset Drive, along with a new drainage channel extension to M.L.K. Jr. Industrial Boulevard. There is a traffic light at M.L.K. Jr. Industrial Boulevard and South Colorado Street that provides for safe traffic movement at that intersection. He said the proposed development would be a great opportunity for better senior citizen housing. The developer has agreed to comply with the city's regulations, and will work with City staff to ensure all requirements are met. He was in favor of the zoning change.

Lozano Ramirez, of 1300 West Point Place, had the same concerns with flooding. He said the streets are narrow with no sidewalks for the children in the neighborhood. He opposed the zoning change.

Mr. Waltz said if the development didn't meet City standards, they would be liable for any negative impacts on the surrounding area, so it's in their best interest to adhere to all applicable requirements.

Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval. He acknowledged that there are off-site drainage issues, and that new development is not allowed to make them worse. However, the new development is not required to correct existing problems over which they have no control.

There was additional discussion between commissioners and staff.

Commissioner McBride moved to recommend approval of ZC-20-09 to City Council. Commissioner Arnice seconded, and the motion passed by a vote of 6-1 with Commissioner Rodriguez against.

5. FP-20-01. Consider a request by Doucet & Associates on behalf of Lockhart I Partners, Ltd., for approval of the Final Plat of Summerside Section 3B, consisting of 77 single-family residential lots on 16.036 acres zoned RMD Residential Medium Density District and located along an eastward extension of Thunderstorm Avenue.

Kevin Waller explained that the Summerside Subdivision, Section 3B, final plat, follows the Commission's previous approval of Section 3A in April 2019. He noted that the parkland requirement for Section 3B was met in Section 3A, as well as Section 2. There are still two additional sections of Summerside Subdivision remaining to be platted after Section 3B.

Keith Schauer, of 487 Creek Side in Gonzales, said he represents Doucet and Associates and was present to answer any questions the commissioners may have.

Commissioner Oliva asked about a note on the plat pertaining to who would build the sidewalks.

Mr. Schauer replied that the sidewalks would be built by the homebuilder at the time each home is constructed.

Commissioner McBride asked Mr. Schauer if he knew what company would be constructing the homes.

Mr. Schauer replied that a developer has not been selected yet.

Chair Ruiz asked for the staff recommendation.

Mr. Waller said that staff recommended approval subject to a condition that written approval of the electrical design be obtained from Bluebonnet Electrical Coop prior to the starting construction of the subdivision improvements.

Commissioner Arnic moved to approve FP-20-01. Commissioner Oliva seconded, and the motion passed by a vote of 7-0.

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

Mr. Gibson stated that there were no applications submitted by the deadline for public hearing items, but if any plats were ready for consideration the next regular meeting would be on August 26th.

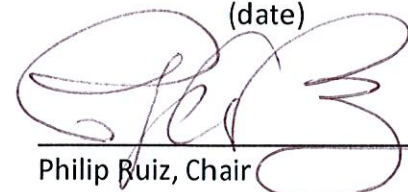
7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:05 p.m.



Christine Banda, Recording Secretary

Approved: 9/19/2020

(date)


Philip Ruiz, Chair