

REGULAR MEETING

LOCKHART CITY COUNCIL

FEBRUARY 18, 2020

6:30 P.M.

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3rd FLOOR, LOCKHART, TEXAS

Council present:

Mayor Pro-Tem Angie Gonzales-Sanchez
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Derrick David Bryant
Councilmember Kara McGregor
Councilmember Brad Westmoreland

Staff present:

Steven Lewis, City Manager
Monte Akers, City Attorney
Sean Kelley, Public Works Director
Ernest Pedraza, Police Chief

Connie Constanancio, City Secretary
Miles Smith, Public Information Officer
Dan Gibson, City Planner

Citizens/Visitors Addressing the Council: Oscar Fogle and Tyler Sanderson of the Guadalupe-Blanco River Trust; and Citizens, Amanda West, Ian Stowe, Jeff Durst, Sally Daniels, and Nita Molina.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

PRESENTATION ONLY

A. PRESENTATION BY THE GUADALUPE-BLANCO RIVER TRUST TO GIVE UPDATE REGARDING THE PLUM CREEK WETLANDS.

Oscar Fogle, Trustee of the Guadalupe-Blanco River Trust (GBRT) provided information about how the GBRT was founded.

Tyler Sanderson, Executive Director of the GBRT provided an update regarding the Plum Creek Wetlands.

DISCUSSION ONLY

A. DISCUSS MINUTES OF THE CITY COUNCIL MEETING OF FEBRUARY 4, 2020.

Mayor White requested corrections to the minutes. There were none.

B. DISCUSS THE 2019 RACIAL PROFILING REPORT.

Chief Pedraza provided the 2019 Racial Profiling Report. There was discussion.

DISCUSS CHANGE ORDER NO. 1 TO A CONTRACT WITH LANDMARK STRUCTURES OF FORT WORTH, TEXAS IN THE AMOUNT OF \$4,968.00 INCREASING THE CONTRACT TO \$1,720,968.00 FOR THE INSTALLATION OF ADDITIONAL GROUNDING AND LIGHTNING PROTECTION FOR THE NEW 500,000 GALLON ELEVATED WATER TANK LOCATED AT SH 130 AND FM 2001.

Mr. Kelley stated that as lightning protection is required for this project, Landmark Structures will place lightning protection above the obstruction light and ground the elevated tower. The initial change to provide this protection was \$7,468.00, however a credit of \$2,500 was received from reducing the size of the tank access tube from 60" in diameter to 48" diameter. This reduction still maintains all safety requirements. The added protection will also add an additional 3 days to the contractor's schedule, changing their projected date of completion from October 21, 2020 to October 24, 2020. Mr. Kelley recommended approval. There was discussion.

C. DISCUSS RESOLUTION 2020-05 APPOINTING MAYOR LEW WHITE AS THE CITY OF LOCKHART'S CLEAN AIR COALITION REPRESENTATIVE AS REQUIRED IN ARTICLE II OF THE CLEAN AIR COALITION OF THE CAPITAL AREA COUNCIL OF GOVERNMENTS BY-LAWS.

Mayor White stated that in March 2018, the City Council appointed him (Mayor White) as the City's representative to the Capital Area Council of Governments (CAPCOG) Clean Air Coalition (CAC). The term of appointment for a member of the CAC terminates on December 31st in odd numbered years. If approved, Mayor White's term will continue until December 2021. There was discussion.

RECESS: Mayor White announced that the Council would recess for a break at 7:10 p.m.

REGULAR MEETING

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:30 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Councilmember McGregor gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council regarding an issue that is not on the agenda.

ITEM 4-A. HOLD A PUBLIC HEARING ON APPLICATION ZC-20-02 BY AMANDA WEST AND IAN STOWE ON BEHALF OF TANK TOWN, LLC, FOR A ZONING CHANGE FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT AND IL INDUSTRIAL LIGHT DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT ON FIVE TRACTS KNOWN COLLECTIVELY AS 4.512 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 804, 805, AND 807 PECOS STREET.

Mayor White opened the public hearing at 7:32 p.m.

Mr. Gibson stated that the subject property includes parcels on both sides of Pecos Street that are zoned IL Industrial Light District, except for the southern portion of 805 Pecos Street which is zoned RMD Residential Medium Density. The applicant proposes to develop the site and existing structures for uses allowed in the CHB district. 804 Pecos on the east side of the street, contains the grain silos and a metal warehouse building. The plan is for the 26 silos to be live-work units where there is commercial space at the bottom of each silo with living space above. The adjacent warehouse will become indoor parking for the residents. 805 Pecos Street, on the west side, contains two small buildings to be used as offices, and

the pole barn behind them is proposed to be a special events facility, which will require approval of a specific use permit by the Planning and Zoning Commission. The warehouse building at 807 Pecos Street will retain its current use as a contractor's shop and material storage, and will be the maintenance facility for the remainder of the complex. The requested CHB zoning classification is not consistent with the Land Use Plan map designation of future Medium Density Residential for the area where the subject property is located, but neither is the current IL zoning. The city received a letter of support from the previous owner of the property, a petition in support containing 108 names, and a petition in opposition containing ten names representing eight addresses. Three people expressed concerns at the Planning and Zoning Commission hearing, but did not specifically say that they were opposed to the rezoning. One person other than the applicants spoke specifically in favor of the rezoning. Mr. Gibson stated that the Planning and Zoning Commission voted 5-2 to recommend approval and that staff recommends approval. There was discussion.

Mayor White requested the applicant to address the Council.

Amanda West and Ian Stowe, 428 Trinity Street, provided details about the proposed development that they believe would be beneficial to utilize the existing structures. He stated that they plan to refurbish the silos and use them as mixed-use structures. They requested approval of the zoning change. There was discussion.

Councilmember Bryant asked the applicants if they planned to sell the property if the development is not carried out as currently planned that would thereafter allow a commercial business to be established as allowed by-right in the CHB district. Ms. West replied that they do not intend to sell the property.

Mayor White requested citizens in favor of the zoning change to address the Council.

Jeff Durst, 410 Trinity Street, spoke in favor of the zoning change and the proposed mixed-use of the property that he believed would bring a positive vibe to the area.

Sally Daniel, Citizen, spoke in favor of the zoning change and the proposed use of the property.

Mayor White requested citizens against the zoning change to address the Council.

Nita Molina, 619 Wassa, expressed concern about the type of CHB business that will be allowed by-right if the mixed-use development is not carried out. She also requested to be notified about future development public hearings about the property. Mr. Gibson provided details about the development process. Mayor White suggested that staff communicate upcoming meetings about the development with Ms. Molina.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 8:20 p.m.

ITEM 4-B. DISCUSSION AND/OR ACTION TO CONSIDER ORDINANCE 2020-03 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF LOCKHART, TEXAS, TO RECLASSIFY THE PROPERTY CONSISTING OF FIVE TRACTS KNOWN COLLECTIVELY AS 4.512 ACRES IN THE BYRD LOCKHART SURVEY, ABSTRACT NO. 17, LOCATED AT 804, 805, AND 807 PECOS STREET, FROM RMD RESIDENTIAL MEDIUM DENSITY DISTRICT AND IL INDUSTRIAL LIGHT DISTRICT TO CHB COMMERCIAL HEAVY BUSINESS DISTRICT.

Councilmember McGregor made a motion to approve Ordinance 2020-03, as presented. Councilmember Michelson seconded. Councilmember Bryant thanked Ms. West and Mr. Stowe for their dedication and stated that after his research, he found that the positives outweighed the potential negatives. The motion passed by a vote of 6-0-1, with Mayor Pro-Tem Sanchez abstaining.

ITEM 5. CONSENT AGENDA.

Councilmember McGregor requested that consent agenda item 5A be pulled.

Mayor Pro-Tem Sanchez made a motion to approve consent agenda items 5B, 5C and 5D. Councilmember Bryant seconded. The motion passed by a vote of 7-0.

The following are the consent agenda items that were approved:

- 5B: Approve the 2019 Racial Profiling Report.
- 5C: Approve Change Order No. 1 to a contract with Landmark Structures of Fort Worth, Texas in the amount of \$4,968.00 increasing the contract to \$1,720,968.00 for the installation of additional grounding and lightning protection for the new 500,000 Gallon Elevated Water Tank located at SH 130 and FM 2001.
- 5D: Approve Resolution 2020-05 appointing Mayor Lew White as the City of Lockhart's Clean Air Coalition Representative as required in Article II of the Clean Air Coalition of the Capital Area Council of Governments by-laws.

ITEM 5-A: APPROVE MINUTES OF THE CITY COUNCIL MEETING OF FEBRUARY 4, 2020.

Councilmember McGregor stated that she will abstain from the vote because she was not present at the meeting.

Councilmember Michelson made a motion to approve the February 4, 2020 minutes. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 6-0-1, with Councilmember McGregor abstaining.

ITEM 6-A. DISCUSSION AND/OR ACTION REGARDING APPOINTMENTS TO VARIOUS BOARDS, COMMISSIONS OR COMMITTEES.

Mayor White requested appointments to boards or commissions. There were none.

ITEM 7. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE DISCUSSION.

- Update regarding Lockhart EMS activity in 2019.
- Ribbon cutting ceremony at Fire Station No. 2 will be held on February 26 at 10:00 a.m.
- Retirement reception for Captain John Roescher will be held on Friday, February 28 at 2:00 p.m. in the Council Chambers.
- Lockhart Police Department entrance exam will be held on February 29, 2020.

- Tax aid in the Library has been very successful and continues every Monday from 9:00 a.m. to Noon and every Thursday, from 4:00 p.m. to 7:00 p.m.
- Household Hazardous Waste Collection Event will be held on Saturday, March 14 at City Park.
- KidFish and Welcome Spring Day will be held on Saturday, March 21 at City Park beginning at 9:00 a.m.
- 2020 Residential Citywide Cleanup Program scheduled on April 1, 8, 15 and 22, depending on customer location.
- Update regarding HOT Advisory Board meeting held on February 6th.

ITEM 8. COUNCIL AND STAFF COMMENTS – ITEMS OF COMMUNITY INTEREST.

Councilmember Mendoza congratulated the Progressive Club for a successful banquet. He also congratulated Snap Fitness for their ribbon cutting this week.

Mayor Pro-Tem Sanchez expressed condolences to the families of Jessie Kelly and Rusty Hellums for their loss. She congratulated the Caldwell County Go Texans Scholarship committee and to the Progressive Club for successful events. She reminded everyone that early voting began for the March 3, 2020 Primary Election.

Councilmember McGregor congratulated the Downtown Business Association for a successful First Friday.

Councilmember Bryant congratulated the Progressive Club for a successful banquet. He thanked St. Mary’s Catholic Church for allowing him to use their hall for the District 2 neighborhood meeting.


Mayor White congratulated the Progressive Club for a successful banquet. He expressed condolences to the families of Jessie Kelly and Carine Calfoun for their loss. He congratulated Chris Knudsen for his retirement and Captain John Roescher for his upcoming retirement on February 28. He invited everyone to the Fire Station No. 2 ribbon cutting next week.

ITEM 9. ADJOURNMENT.


The meeting was adjourned at 8:33 p.m.

PASSED and APPROVED this the 3rd day of March 2020.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Connie Constancio, TRMC
City Secretary

