

**City of Lockhart
Planning and Zoning Commission
June 9, 2021**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Rick Arnic, Chris St. Leger, Ron Peterson (via phone),

Member Absent: Manuel Oliva, Phil McBride

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of May 26,2021 meeting.

Commissioner Lingvai moved to approve the May 26, 2021, minutes. Commissioner St. Leger seconded, and the motion passed by a vote of 5-0.

4. SUP-21-03. Hold PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a Specific Use Permit to allow four portable classroom buildings as a public/institutional use on 32.14 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Lockhart High School, 906 Center Street.

Mr. Gibson explained that the school district would like to add four portable buildings at the high school, with each building containing two classrooms, and that any addition to a school requires approval of a specific use permit. He did not consider any need for additional off-street parking since the buildings are considered temporary uses until the school is able to replace them with permanent building additions. The overall parking situation for the entire school would be reviewed at that time.

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

Lee Raspberry, with an office at 1503 North Colorado Street, said he is the Director of Maintenance for Lockhart ISD. He said that the portable buildings would be primarily for expanding the CTE program at the high school. The school district will eventually have another bond election but, for now, the buildings are needed due to growth in enrollment. Access to the buildings will be ADA compliant.

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.

Commissioner St. Leger moved to approve SUP-21-03. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

5. SUP-21-04. Hold PUBLIC HEARING and consider a request by Lee Raspberry, on behalf of Lockhart ISD, for a Specific Use Permit to allow one portable classroom building as a public/institutional use on 10.869 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Bluebonnet Elementary School, 211 Mockingbird Lane.

Mr. Gibson explained that the school district would like to add one portable classroom building at Bluebonnet Elementary to help relieve overcrowding. He said the building would be located at the back of the school near the gymnasium where it would not be highly visible from Mockingbird Lane.

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

Lee Raspberry said that Bluebonnet Elementary is over capacity. The building will be the same as the others that were proposed for high school, but for now only one is required and it will be ADA compliant.

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.

Commissioner St. Leger moved to approve SUP-21-04. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

6. ZC-21-07. Hold a PUBLIC HEARING and consider a request by Brazos Trace, LLC, on behalf of Russell L. Strandtmann, Janice L. Keen, and Charles D. Spillman, for a Zoning Change from AO Agricultural-Open Space District to CMB Commercial Medium Business District, RHD Residential High Density District , and RMD Residential Medium Density District on 56.69 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located in the 1800-2000 Block West San Antonio Street (SH 142).

Mr. Gibson stated that this was a multi-part zoning request. He explained that the boundary of the proposed RHD zoning had been changed from what was indicated in the agenda packet materials to comply with staff's suggested configuration. The new boundary descriptions eliminated the large north portion of the RHD zoning, as well as the strip connecting it to the large south area of RHD, and replaced those portions with expanded RMD zoning. The presentation included a revised map, and discussion of the surrounding zoning pattern.

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

Paul Leventis, of 9007 Sandstone Drive in College Station, said he hoping to close on the multiple parcels comprising the subject property for the proposed mixed-use development. He distributed a conceptual plan of the development to the commission members present. He showed how the single-family residential portion would be located behind the commercial and high density residential areas. There would be 120 apartment units and 147 single family dwellings. He said that Mr. Gibson had been very helpful in putting him in touch with the developers of the property adjacent to the east, and they are working together on sharing streets, drainage, and parkland.

Doug Spillman, of 1701 Silent Valley Road, said that he owned a portion of the land included in the zoning request, and it will be used for the shared stormwater detention for the developments. He was in favor of the zoning change request.

Barbara Schiller said she owns property on the south side of Borchert Drive, abutting the Lockhart Storage self-storage facility on three sides. She was not specifically for or against the zoning change but wanted to comment on SH 142 improvements that may be needed with all the new development.

Mr. Gibson explained that the West San Antonio Street right-of-way is wide enough for improvements, but that those are overseen by TxDOT. All new development along TxDOT roads require a Traffic Impact Analysis.

Henry Che on the phone asked again how many units were being proposed.

Mr. Leventis replied that it would include 120 apartment units and as many as 147 homes.

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 of the zoning boundaries as illustrated on the latest version of the case map.

Commissioner Arnic moved to recommend approval of the most recent proposed configuration for ZC-21-07 to City Council. Commissioner St. Leger seconded, and the motion passed by a vote of 5-0.

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


Mr. Gibson stated that the next regular meeting would be held on June 23rd, with several items on the agenda.

8. Adjourn.

Commissioner Lingvai moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:00 p.m.

Approved: 6/23/2021
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair