

**City of Lockhart  
Planning and Zoning Commission  
November 17, 2021**

**MINUTES**

**Members Present:** Philip Ruiz, Bradley Lingvai, Rick Arnic, Ron Peterson, Chris St. Leger, Phil McBride

**Member Absent:** Manuel Oliva

**Staff Present:** Dan Gibson, Kevin, Waller, Christine Banda

**Visitors/Citizens Addressing the Commission:** Chris St. Ledger, Olga Delgado, Skylar Reeves, Josh Hazzard, Paul Leventis

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:04 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of October 27, 2021, meeting.

*Commissioner Peterson moved to approve the October 27, 2021, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.*

4. SUP-21-09. Hold a PUBLIC HEARING and consider a request by Ron Peterson on behalf of Bashaboom Properties, LLC, for a Specific Use Permit to allow an existing house at 800 Plum Street to be designated as an Accessory Dwelling Unit-General upon construction of a new single-family dwelling at 511 South Rio Grande Street on the same property described as Part of Lots 5 and 6, Block 1, Mathis Addition, consisting of 0.321-acre zoned RMD Residential Medium Density District.

Mr. Gibson announced that the applicant was Commissioner Ron Peterson, who therefore had a conflict of interest and would refrain from participating in the discussion and vote on this item. Also, Commissioner Chris St. Ledger was assisting Dr. Peterson with the project and would also refrain from voting on the item, but would speak for Mr. St. Leger as the applicant. Mr. Gibson continued with the staff report by explaining that an existing older home on the property will become an accessory dwelling unit because the applicant proposes to build a new home on the subject property that is larger than the existing home. Both homes would have off-street parking meeting City standards. The older home is just under the size limit for an accessory dwelling unit – general.

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

Chris St. Ledger, of 205 Pecos Street, said he was representing the applicant, Bashaboom Properties, and was the general contractor for the project. He stated that both the new home and the existing home that was to become the accessory dwelling unit would meet all applicable City standards, including the special standards for an accessory dwelling unit – general.

Chair Ruiz asked for any other speakers.

Olga Delgado, of 816 West Live Oak Street, said she owned the property to the south of the subject property and wanted to learn more about what the specific use permit would allow. She was concerned about how the drainage on her property would be affected by construction of the new house next door. It was her opinion that the older home should be demolished and replaced with a new one.

Chair Ruiz asked Mr. Gibson to explain what an accessory dwelling unit was to Ms. Delgado.

Chair Ruiz asked if the applicant wanted to say anything else.

Chris St. Ledger said they do have a roof plan for the new house that proposes that the roof slopes drain to the front and back, and not to the south onto Ms. Delgado's lot. He added that they plan to renovate the existing house that is to become the accessory dwelling unit.

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

Mr. Gibson said that staff recommended approval.

*Commissioner McBride moved to approve SUP-21-09. Commissioner Arnic seconded, and the motion passed by a vote of 4-0.*

5. ZC-21-19 and PDD-21-02. Hold a PUBLIC HEARING and consider a request by Keith Schauer, P.E., on behalf of Jesco Construction, Inc., for a Zoning Change from RMD Residential Medium Density District to PDD Planned Development District, including a PDD Development Plan for the Jesco Subdivision, on 9.186 acres in the James George Survey, Abstract No. 9, located at 920 Trinity Street. [WITHDRAWN]
6. FP-21-07. Continue consideration of a request by Skylar Reeves for approval of a Final Plat for Biggie Sky Subdivision, consisting of 0.921 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned CHB Commercial Heavy Business District, and located at 735 South Colorado Street, including a Variance to waive the requirement in Section 52-77(b) of the Subdivision Regulations for a four-foot-wide public sidewalk along the South Commerce Street frontage. [Tabled 10-27-21]

Kevin Waller mentioned that this was the same plat that was tabled at the Commission's previous meeting. The applicant proposed to combine three parcels into one lot for a commercial development. He explained that the application also included a variance to the requirement to construct a four-foot wide sidewalk along South Commerce Street, where there were no existing sidewalks to connect to on the same side of the street as the subject property.

The Commission discussed the sidewalk issue.

Chair Ruiz asked the applicant to come forward.

Skylar Reeves, 458 Hobby Horse Road, and Josh Hazzard of 10000 Gail Road in Austin, stated that the property would look ridiculous having a sidewalk built with no connections to other segments. They said they had thought about constructing a walkway with crushed granite to be consistent with the theme of their proposed development. In general, they believed that sidewalks are useful, but in this case the money could be better used for other items associated with their project.

Chair Ruiz asked if there were any other speakers and, seeing or hearing from none, he asked for the staff recommendation.

Mr. Waller said that staff recommended approval of the plat and the variance.

*Commissioner Arnic moved to approve of FP-21-07. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

*Commissioner Lingvai moved to deny the variance for FP-21-07 waiving the requirement for a sidewalk along the South Commerce Street frontage. Commissioner McBride seconded, and the motion passed by a vote of 5-1 with Commissioner Peterson against.*

7. FP-21-08. Consider a request by Paul Leventis for approval of a Final Plat for Lockhart Farms Addition, Phase 1, consisting of 22.44 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and RHD Residential High Density District, and located at 1911 West San Antonio Street (SH 142), including a Variance to waive the requirement in Section 52-35(a) of the Subdivision Regulations that the plat be accepted for consideration only if the engineering plans have been approved by the city engineer.

Mr. Waller explained that the plat was for Phase I of Lockhart Farms, which will share a regional detention facility with the proposed Hansford Subdivision adjacent to the east. He said a variance was requested because the applicant had a deadline for HUD financing. HUD requires that the plat be recorded by December, but the traffic impact analysis (TIA) and engineering is not yet complete for the project. He also added that the right-of-way width for Colorado Street is not shown correctly on the plat and should be corrected as a condition of approval of the plat.

Chair Ruiz asked the applicant to come forward.

Paul Leventis, of 9007 Sandstone Drive in College Station, said the Lockhart Farms subdivision will have park amenities comparable to the adjacent subdivision. It is labeled private park on the plat because they are paying the fee in lieu of dedicating land for a public park. Their financing has hard deadlines, and the last one for the year is in December. If they don't make it, they will have to wait another year and half to start the project. He explained the TIA is not ready because TxDOT is understaffed and behind on their projects. Most of the engineering is complete, but additional design work will be necessary to accommodate stormwater from the Stanton apartments, which will need additional detention for their planned expansion. They have proposed contributing to the regional detention facility on the Lockhart Farms property.

There was discussion about park improvements and the desire of the Commission to include a children's playscape.

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

Mr. Waller said staff recommended approval of the plat and variance subject to showing the Colorado Street right of way correctly, and adding a note to the plat that a playscape would be provided in the park location.

*Commissioner McBride moved to approve of FP-21-07 with staff's recommendation. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.*

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

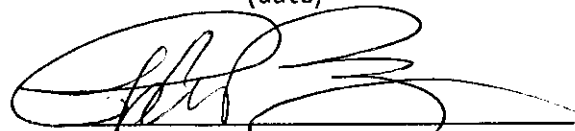
Mr. Gibson stated that the next regular meeting date is December 8th.

9. Adjourn.

*Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:15 p.m.*

Approved: 12/8/2021  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair