

City of Lockhart
Planning and Zoning Commission
June 8, 2022

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Rick Arnic, Manuel Oliva, Chris St. Ledger

Member Absent: Ron Peterson, Phil McBride

Staff Present: Christine Banda, Dan Gibson, David Fowler, Kevin Waller

Visitors/Citizens Addressing the Commission: Joe Roland, Worlanda Williams Neal, Mark Estrada, Diane Neely, Pat Torres, Ariana Gamboa, Luis Granillo

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 May 25, 2022, meeting.

Commissioner Arnic moved to approve the May 25, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

4. SUP-22-11. Hold a PUBLIC HEARING and consider a request by Raul Guzman and Berta Perez for a Specific Use Permit to allow a Manufactured Home on Lot 12, East Side Supplement, zoned RMD Residential Medium Density District and located at 511 Monument Street.

David Fowler explained that the applicant proposed to install a new manufactured home on the subject property. Manufactured homes in the RMD district require approval of a specific use permit by the Commission. He said that staff was not aware of any opposition.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Mr. Fowler informed the Commission that the applicant had called to say they would not be able to attend because of a prior engagement.

Joe Roland, of 507 Monument Street, said he recently built his new home, and he likes the quiet neighborhood. He bought the lots years ago, and took care to get them looking good for development. He had to extend the water line from Lovers Lane for his new home. He was opposed to a manufactured home on the subject property.

Worland Williams Neal, of 1212 Green Street, spoke for her aunts, who live on Monument Street. They do not want a manufactured home located on the subject property. She asked the Commission if they would allow a new manufactured home in the Clear Fork area. If not, then they should not allow one in this location.

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

Mr. Fowler stated that staff recommended approval because the proposed home would meet all applicable City standards.

Commissioner Oliva moved to deny SUP-22-11. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

5. SUP-22-12. Hold a PUBLIC HEARING and consider a request by Curtis Quintana, on behalf of Lockhart ISD, for a Specific Use Permit to allow two portable classrooms as an expansion of a public/institutional use on 19.969 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public, and Institutional District and located at Navarro Elementary School, 715 South Medina Street.

Mr. Fowler explained where the portable buildings would be located near the school, and said that each building would have two classrooms with a combined capacity of 46 persons. One letter of opposition had been received.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Mark Estrada, of 1001 Magnolia Street, said he was the LISD Superintendent, and was there to answer any questions. He explained that Navarro Elementary School is over capacity, and the portable buildings are the only option at this time. The buildings would not be permanent, and each classroom will hold 20 students.

In light of current events, Chair Ruiz asked if the buildings would be secure.

Mr. Estrada replied that they would remain locked at all times, and a perimeter fence would be installed around them.

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

Mr. Fowler said that staff recommended approval.

Commissioner St. Ledger moved to approve SUP-22-12. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.

6. ZC-22-18. Hold a PUBLIC HEARING and consider a request by James Acuna, on behalf of Lockhart ISD, for a Zoning Change from PI Public and Institutional District to RHD Residential High Density District on a total of 2.253 acres in the Lockhart Byrd Survey, Abstract No. 17, located at 507 Pecos Street.

Mr. Fowler explained that the property abuts both Pecos Street and Wichita Street. Lockhart ISD would like to provide affordable housing for teachers and staff. Initially, eight homes would be constructed on the lot. Lockhart ISD would plat the property prior to issuance of any permits for development.

Chair Ruiz asked how many units could be placed on the property.

Mr. Fowler replied that the RHD district allows up to 12 units per acre by-right.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Mark Estrada, Superintendent of LISD, explained that because the property is owned by a school district, it would be tax exempt. He said that the homes would be rental units, and would be available only to LISD faculty and staff. Other districts have invested in various types of living arrangements for their staff. The goal is to provide housing to attract and retain quality faculty and staff by offering housing at a reasonable cost. He said many employees desire to live in Lockhart, but they are being priced out of the market because there is a lack of inventory that they can afford. Teachers leaving the field because they can't afford to teach in Texas. Thirteen LISD employees had indicated interest in living in the proposed housing project.

Commissioner Oliva asked Mr. Estrada if he had any examples of similar projects in other school districts, and if eight homes were all that would be built.

Mr. Estrada replied that there were school districts in West Texas that offered free housing to faculty and staff. In answering the second part of the question, he said that the first phase would have eight homes, but that full build-out upon completion of a second phase would result in a total of 16 homes.

Diane Neely, of 601 Case Street, said she hoped the project works out, but she was concerned what would happen to the property when the school district no longer wants it. She asked if they could sell it later.

Ariana Gamboa, of 427 Wichita Street, asked if the project would affect property taxes in the neighborhood. She also complained that the project would eliminate a field that is used for many extracurricular community activities.

Chair Ruiz said that the Commission was not in a position to answer about the potential effect on taxes.

Pat Torres, of 511 Wichita Street, said he concerned about taxes and the quality of the homes that would be built. He asked how long would they be available to LISD employees, and what would happen in terms of maintenance over a period of 20 or more years.

Chair Ruiz asked for any other speakers, and if Mr. Estrada wished to respond to the concerns expressed by the previous speakers.

Mr. Estrada said that the school district will be responsible for the maintenance of the property and that the homes would be nice. They would ensure that the property is maintained with pride, like all of the other school district properties.

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

Mr. Fowler said that staff recommended approval.

Commissioner Arnic moved to recommend approval of ZC-22-18 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1 with Chair Ruiz against.

7. FP-22-02. Consider a request by Sergio Lozano-Sanchez, P.E., on behalf of Alta Capital, Inc. for approval of a Final Plat for Alta One Subdivision, consisting of 9.259 acres zoned RLD Residential Low Density District, and located along the southwest side of the 1600-1700 blocks of Old McMahan Trail.]

Kevin Waller explained that the final plat has 30 single family lots in a low density residential development. It replaces the three-lot Vida Skye Subdivision, which was previously approved and recorded.

Chair Ruiz asked if the applicant wished to speak.

Luis Granillo, of 1706 Timber Ridge Road in Austin, said they are proposing 30 lots on ten acres, which is consistent with the RLD zoning of the property.

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

Mr. Waller said that staff recommended approval of the plat subject to two conditions. One condition was that the 15-foot-wide water line easement on the plat be relabeled as a 15-foot wide public utility easement as recommended by the Public Works Director, Sean Kelley. The second condition was to add a note to the plat stating that a fee in lieu of public parkland dedication had been paid prior to recording the Vida Skye Subdivision.

Commissioner Lingvai moved to approve FP-22-02 subject to the two staff conditions. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

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 June 22nd, and applications have been received for items on that agenda.

9. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:05 p.m.

Approved: June 22, 2022
(date)

Christine Banda
Christine Banda, Recording Secretary

Philip Ruiz
Philip Ruiz, Chair