

**City of Lockhart
Planning and Zoning Commission
November 9, 2022**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Manuel Oliva, Ron Peterson, Chris St. Ledger

Member Absent: Bradley Lingvai, Rick Arnic

Staff Present: Dan Gibson, David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: Crystal Nuding, Dionne Robertson, Robert Parker, Rick Vargas, Leonard Gabbay, Bobby Ross

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 October 26, 2022, meeting.

Commissioner Oliva moved to approve the October 26, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

4. SUP-22-17. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying on behalf of Marshall Sanders for a Specific Use Permit to allow a CM-2 Residential Development Type on 1.75 acres in the James George Survey, Abstract No. 9, zoned RHD Residential High Density District and located at 202 and 204 State Park Road (FM 20).

David Fowler presented the staff report. He described the location of the subject property and how the development would relate to the surrounding neighborhood. The applicant proposed a five-building condominium complex with five two-story buildings, each having four units. Each residence would be approximately 1,200 square feet. The site plan also included a club house with a playground area. Mr. Fowler stated that he had alerted the applicant that the site plan was short of required parking and included an unnecessary right of way reserve area for FM 20. He mentioned that he had received one phone call from a nearby property owner with questions regarding the development.

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

Chris Van Heerde of HMT Engineering and Surveying, located at 290 S. Castell Ave, New Braunfels, said he is representing Marshall Sanders who is out of the state at the moment. He stated that the project had the merit of having condo units available at a reasonable cost rather

than rental apartments. The design for the buildings were still very preliminary and no building designs were available to be shown at the meeting. He stated the complex would have high-quality amenities available to those interested living at the complex thanks to the inclusion of a clubhouse. He stated the turnaround proposed in the middle of the driveway would be sufficient for fire trucks.

Chair Ruiz asked if the applicant agreed with staff's recommended changes. Mr. Van Heerde replied yes.

Chair Ruiz asked if there was anyone else interested in speaking. With no one else wishing to speak, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler recommended approval of the specific use permit with the conditions that the site plan is revised to remove the 20 foot right of way reserve to TxDOT and that the site layout is revised to provide 2.25 parking spaces per unit, resulting in a total of 45 regular parking spaces plus two accessible spaces to meet State of Texas standards.

Commissioner Oliva moved to approve SUP-22-17. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

5. ZC-22-29. Hold a PUBLIC HEARING and consider a request by Robert D. Parker for a Zoning Change from AO Agricultural-Open Space District and RLD Residential Low Density District to RMD Residential Medium Density District on a total of 17.478 acres in the Cornelius Crenshaw League & Labor, Abstract No. 68, located at 1503 West San Antonio Street (SH 142).

Mr. Fowler stated the applicant requested to rezone the subject property for residential use so that he could sell it to a developer. He described the neighboring properties and detailed how a residential development could be located on the site, including showing the two points of access that would be created through accessing existing rights-of-way. Mr. Fowler stated he had received one letter of opposition from a nearby resident.

Robert Parker of 11655 Old Lockhart Road, Creedmoor, the property owner, said his broker suggested the zoning change so the property would have a better chance of being purchased by a developer. New development on the site would increase tax revenue for the city.

Commissioner McBride asked how many homes could be built on the 17 acres.

Mr. Gibson said that the ordinance allows seven residential units per acre if developed with the SF-2 development type.

Mr. Fowler said that there could around 85 homes built on the subject property with the SF-2 development type, depending on site layout, parkland, and drainage considerations.

Chair Ruiz asked if other speakers in favor of or in opposition to the project would like to speak.

Crystal Nuding of 1314 Woodlawn said she sent the letter of opposition. She states she is against the zoning change and has concerns with drainage and the increased traffic that would result from new development. She suggested a lower zoning classification for the subject property.

Rick Vargas of 1405 W. San Antonio Street expressed his concerns with increased traffic in the area.

Leonard Gabbay of 420 W. Prairie Lea Street said he was not against the zoning request, but he is concerned with not knowing the impact the development would have on already-congested West San Antonio Street and the existing subdivision at Windridge. He suggested that Low-density residential zoning may be better suited for the property.

Dionne Robertson of 1314 Woodlawn Street said she manages a grocery store on the square and enjoys it. She moved here four years ago and has seen the increase in traffic along W. San Antonio Street and would like the Commission to slow down development and preserve Lockhart's rural feel.

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

Mr. Fowler stated that staff recommends approval of the requested RMD zoning on the grounds that the zoning is consistent with the adjacent Windridge Subdivision and other new subdivisions north of San Antonio Street.

Chair Ruiz noted that the Staff Report included an Alternative Classification of Residential Low Density (RLD) district. Mr. Fowler stated that the Alternative Classification was included because the RLD district is consistent with the property's Low Density Residential designation on the Future Land Use map.

Commissioner McBride moved to recommend the Alternative Classification of RLD zoning approval for ZC-22-29 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1 with Commissioner Oliva in opposition.

6. FP-2-08. Consider a request by Bobby Ross of Doucet & Associates, on behalf of Lockhart Economic Development Corporation, for approval of a Final Plat for Lockhart Industrial Park III, Section 2, consisting of 37.82 acre in the Cornelius Crenshaw Survey, Abstract No. 68, zoned IL Industrial Light District, and located in the 500 block of FM 2720.

Mr. Gibson passed out a letter from the City Manager stating that there is a new owner of the property included in the plat. The ownership change means the applicant's engineer needed additional time to review the final plat before submittal. Mr. Gibson stated the plat as proposed would have four lots; three proposed for industrial use and one would be a dedicated drainage lot. A new internal street would be created, to be named DeWitt Street, which would have access from FM 2720. In addition, a hike and bike trail will be constructed along the SH 130 frontage. Mr. Gibson suggested that a minimum 25-foot by 25-foot temporary turnaround easement should be shown and labeled on the plat at the northwest corner of Lot 3, Block C, at the east end of DeWitt Street. This turnaround would expire upon the future extension of DeWitt Street to the adjacent property to the east. He recommended that the plat be tabled until the next meeting.

Chair Ruiz asked for the applicant to speak.

The applicant, Bobby Ross of Doucet and Associates, stated that Phase One would have an amending plat submitted with the turnaround included. He said the new owner would like to see a larger drainage lot, so some lot lines would change. The tabling of the item would allow the applicant more time to work on the changes before final submittal.

Mr. Gibson read the letter submitted by the City Manager acting on behalf of LEDC requesting to table the item to the Commission's December 14th meeting date.

Commissioner Oliva moved to table FP-22-08 until the 12-14-2022 meeting date. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

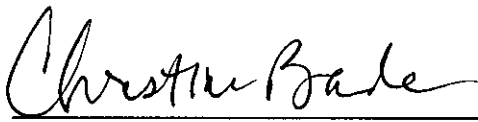
7. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

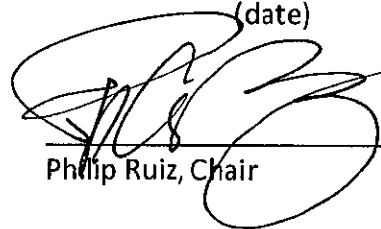
Dan Gibson announced that the Commission's next regular meeting date would be December 14th and that applications have been received to be heard at that meeting.

8. Adjourn

Commissioner Peterson moved to adjourn, and Commissioner St. Ledger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:53 p.m.

Approved: 12/14/2022
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair