

**City of Lockhart
Planning and Zoning Commission
January 11, 2023**

MINUTES

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

Member Absent: None

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

Visitors/Citizens Addressing the Commission: Jim Meredith, Epi Quintana, Linda Hinkle

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 December 14, 2022, meeting.

Commissioner Arnic moved to approve the December 14, 2022, minutes. Commissioner St. Leger seconded, and the motion passed by a vote of 7-0.

4. SUP-23-01. Hold a PUBLIC HEARING and consider a request by Jim Meredith for a Specific Use Permit to allow the MF-2 Residential Development Type on 14.57 acres in the Byrd Lockhart League, Abstract No. 17, zoned RHD Residential High Density District and located at 102 East China Street.

David Fowler presented the application. He stated that the subject property was the subject of a zoning change from CHB to the current zoning of RHD in July 2022. The applicant's request was to build up to 348 apartments, which would be just short of 24 units per acre. Access is proposed off China Street and Silent Valley Road, the latter of which would be extended by the developer. Wastewater service for the subject property would have to be upgraded before any building permit is approved. The applicant's engineer is working with City staff and the City engineer to determine the best option for conveying wastewater from the site to the main sewer line near the railroad tracks. The site would need to be platted and Silent Valley Road constructed and utility improvements installed before building permits could be applied for.

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

Jim Meredith of 4301 Westbank Dr., Austin, said he is proposing a 348-unit apartment complex. He would develop the extension of Silent Valley Road so that there are two access points for the

complex instead of access from Colorado Street. The apartments will be three story garden style.

Chair Ruiz asked if anyone else would like to speak, seeing no volunteers, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler stated staff recommends approval.

Commissioner Peterson moved to approve SUP-23-01. Commissioner St. Leger seconded, and the motion passed by a vote of 7-0.

5. SUP-23-02. Hold a PUBLIC HEARING and consider a request by Epi Quintana on behalf of Brian Rodgers for a Specific Use Permit to allow a Church on 2.49 acres in the Cornelius Crenshaw League and Labor, Abstract No. 68, zoned CHB Commercial Heavy Business District and located at 2000 West San Antonio Street (Pecan Plaza, Unit 6).

Mr. Fowler presented the request. He noted the church would be located in the south building on the subject property. There is a mix of commercial uses on the subject property. Most other commercial businesses would not conflict with the service times of the church, so the parking should be adequate. The applicant stated the church has 10-20 people who attend a typical service. There were no statements of opposition received in response to the notification for the specific use permit.

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

Epi Quintana said he would like approval of a church at the proposed location. They had been looking for a place to meet for over year and half.

Chair Ruiz asked if there was anyone else who would like to speak. Seeing no volunteers, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler stated that staff recommended approval.

Commissioner Oliva moved to approve SUP-23-02. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

6. Hold a PUBLIC HEARING and consider a recommendation to City Council for proposed amendments to Chapter 64, "Zoning" of the Lockhart Code of Ordinances, revising:

- 1) Section 64-2 Definitions, by deleting or changing existing definitions, and adding new definitions, of various land uses; and,
- 2) Sections 64-196(b), 64-196(c), 64-196(d), 64-196(e), 64-196(f), 64-196(g), 64-196(h), 64-196(i), 64-196(j), 64-196(k), and 64-196(l), by deleting or changing existing land uses, and adding new land uses, listed as allowed by-right or as a specific use in the AO, PI, RLD, RMD, RHD, CLB, CCB, CMB, CHB, IL, and IH zoning districts.

Mr. Gibson came forward and explained that these determinations were made from 2011 through 2022 but had not been codified. He stated that staff added several changes to clarify some other uses that are already listed in the Zoning Ordinance but have occasionally led to confusion due to the way they are worded. Also included, are the changes and additions to the definitions associated with some of the uses being added or clarified. He said that staff recommends approval to City Council.

Commissioner Peterson moved to recommend approval of the proposed amendments to Chapter 64 "Zoning" to City Council. Commissioner McBride seconded, and the motion passed by a vote of 7-0.

7. Consider a recommendation to City Council for proposed amendments to Chapter 52 "Subdivision Regulations" of the Lockhart Code of Ordinances, updating, adding, deleting, correction, or clarifying certain provision throughout the entire chapter.

Mr. Gibson presented the new Subdivision Regulations to the commission which are in compliance with state law.

Linda Hinkle came forward to ask if a change could be added under Sec. 52-31(c)(7). If the word "residential" could be added in front of "construction permits." And under Sec. 52-31(c)(2) that the owner of property did not have to reside on one of the parcels. Because most parents/grandparents don't live nearby their children but want to give them property they own. Ms. Hinkle also suggested the definition of family for grants of land not requiring a plat to be revised to allow one further level of familiarity/consanguinity to mirror state law. She also recommended removing the provision that the grantor must live on the parent tract.

Commissioner McBride moved to recommend approval of the proposed amendments to Chapter 52 "Subdivision Regulations" to City Council with the recommended changes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

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

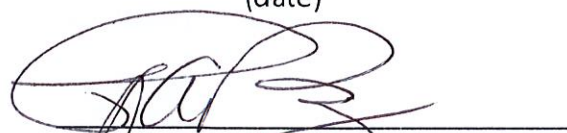
It was announced that the Commission's next regular meeting date would be January 25, 2023.

9. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:44 p.m.

Approved: 2/8/2023
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair