

City of Lockhart
Planning and Zoning Commission
June 14, 2023

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Phil McBride, Rick Arnic, Ron Peterson, Julia Haug

Members Absent: Manuel Oliva

Staff Present: David Fowler, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 10, 2023, meeting.

Commissioner Arnic moved to approve the May 10, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of -6-0.

4. 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 adding new definitions related to trees, and,
 - 2) Section 64-197 "Regulations Common to All or Seven Districts", adding new Subsection (h) "Residential Landscaping Requirement," to set minimum landscaping standards for all residential development types, and adding new Subsection (i) "Residential Design Standards," to establish minimum residential design requirements.

David Fowler described the suggested changes as coming from the joint workshops with the City Council held this past December and January. The new text sections would provide requirements for landscaping for all single-family detached residences, multifamily developments, and all other residential housing categories. The addition to the definitions section text defines shade and ornamental trees. He noted that the one proposed residential design requirement would be added for single-family homes where no front façade of a home may be duplicated within six lots along the curb line or within three lots on the opposite side of the street, but further residential design requirements will follow in coming months. He stated that the Housing and Development Committee had reviewed the proposed text amendments and had recommended approval.

Commissioner Lingvai moved to recommend the new text sections for residential development types to City Council. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

5. FP-23-03. Consider a request by Charlotte Hodges of Carlson, Brigrance, & Doering, Inc., on behalf of Ranch Road Hansford, LLC, for approval of a Final Plat for Hansford Subdivision Phase 2, consisting of 21.475 acres in the Crenshaw Cornelius Survey, Abstract No. 68, zoned Residential Medium Density (RMD), and located in the 1700 Block of West San Antonio Street.

Kevin Waller presented the final plat for Hansford Subdivision phase two. He described the plat as having 99 residential lots and connecting to two other subdivisions via Windsor Road. He suggested two conditions the plat would need for approval. The engineering plan must be approved by the City Engineer prior to construction of the public improvements and Note 6 on Sheet 4 should read "private property," as property was misspelled. The applicant was not asked to speak regarding the plat.

Commissioner Arnic moved to approve FP-23-03 with the suggested conditions. Commissioner Peterson seconded, and the motion passed with a vote of 6-0.

6. Planning Director's Report.

Mr. Fowler said that the Comprehensive steering committee will hold their first meeting on Tuesday, June 27, 2023, at 6 p.m. on the third floor of the library. He also advised the commissioners that City Council had passed new development fees covering all planning and building-related applications. These fees will become effective September 1, 2023.

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

Mr. Fowler said the next meeting will be June 28th with at least one platting case, including a subdivision variance.

8. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:33 p.m.

Approved: 6-28-2023
(date)


Christine Banda, Recording Secretary


Phillip Ruiz, Chair