

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

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Evan Olszewski, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Shiva Shankar, Domingo Martinez, Jesse Martinez, Mercedes Martines, Eric Beals

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 September 27, 2023, meeting.

Commissioner Oliva moved to approve the September 27, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

4. SUP-23-14. Hold a PUBLIC HEARING and consider a request by Shiva Shankar with Paradise Engineers, LLC on behalf of Gamp Properties, LLC and A & M Venture Capitalists, LLC for a Specific Use Permit to allow a MF-2 Residential Development Type on 13.099 acres in the James George Survey, Abstract No. 9, zoned RHD Residential High Density District, located at 1000 Valdez Street and 1325 Blackjack Street.

Evan Olszewski presented the staff report. He said the applicant has applied to develop a MF-2 residential development type on the subject property. It would be a 216-unit garden-style apartment complex. They are requesting the SUP for the higher density of 24 units per acre potentially allowed in RHD zoning district. He continued with the description of the surrounding properties and noted the screening that would be put in place for the complex. The site would have two access locations: the main entrance from Blackjack Street and exit only access onto Valdez Street. He mentioned staff one phone call had been received requesting general information.

Chair Ruiz opened the public hearing. Shiva Shankar with Paradise Engineers said he would answer any questions the commissioner had.

Commissioner McBride asked how many bedrooms they would offer and if they could move the dog area and children's play area to a more central location on the complex.

Mr. Shankar said they would offer 1, 2, and 3-bedroom apartments. He said they could try and locate the park and dog area to a more central location, if that was the Commission's preference.

Domingo Martinez of 1313 Blackjack Street had concerns about flooding with the new development. He stated he was against the SUP request.

Jesse Martinez of 1311 Blackjack Street stated he was concerned about traffic from the new development. He was also against the SUP request.

Mercedes Martinez of 1313 Blackjack Street stated she was concerned about flooding and increased traffic on FM 20. She also stated opposition.

Chair Ruiz closed the public hearing.

David Fowler came forward to explain how the city engineer would review the project's civil plans to ensure that no additional run off is created in the area. Mr. Shankar stated he has worked with TxDOT to design turning lanes into the development from Blackjack Street in both directions.

Mr. Olszewski said that staff recommends approval because the development meets all requirements for the requested SUP.

Commissioner McBride moved to approve SUP-23-14 with suggested conditions that the fenced dog park, play area for children be moved to the central third of the complex and that an 8-foot fence be installed for perimeter screening. Commissioner Oliva seconded, and the motion passed with a vote of 6-0 with Commissioner Peterson abstention.

5. Hold a PUBLIC HEARING and consider Text Amendments to Chapter 64 "Zoning" of the Lockhart Code of Ordinances amending Article VII. "Zoning Districts and Standards", Section 64-197 "Regulations Common to All or Several Districts", amending Subsection (i) "Residential design, amending subsection (1) "Single-family design, " adding subsection b. "Residential design options," and adding a new subsection (2) "Multifamily Design" to establish minimum residential design requirements.

David Fowler presented the new proposed text amendments to the commissioners, stating that the text amendments are a product of the work that the Housing and Development Committee has been doing since its formation in February. Commissioners McBride and Arnic were part of the Committee. The proposed amendments were designed to improve the appearance of both single-family and multifamily development in the City. Additional requirements for multifamily design were designed to increase recreational space, require arterial street access for larger projects, and require elevators in taller buildings.

The Commissioners discussed with staff the number of options needed for those individual builders versus large developers. They Commissioners stated that two features from the new

residential design options should be enough for those builders who developed less than four lots for single-family homes. The Commission also stated they would like multifamily developments to require eight percent open space and reduce the parking to two spaces per unit instead of the 2.25 spaces per apartment unit which is currently required.

Commissioner Oliva moved to approve the text amendments with the suggested conditions. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

6. FP-23-05. Consider a request by Eric Beals of ViewPoint Engineering for approval of a Final Plat for Seawillow Ranch Subdivision, consisting of 89.775 acres in the John A. Neill Survey, Abstract No. 20, zoned RMD Residential Medium Density District and located at 2400 FM 1322.

Kevin Waller presented the staff report for Seawillow Ranch Subdivision. He stated the plat would have 423 total lots, with 415 single-family residential lots and 8 nonresidential lots consisting of a mixture of parkland/greenspace and stormwater detention areas. The applicant proposes playscapes in both parks, which will be owned and maintained by the Homeowners' Association. TxDOT has approved the traffic analysis and recommended intersection improvements. He recommended approval of the final plat with two conditions, (1) Revision of the lot table from 414 to 415 total lots; (2) graphical representation of the off-street parking spaces within the parking lot for the parkland area on Lot 1, Block4, as shown on the approved Preliminary Plat.

Chair Ruiz asked if the applicant was present, they could come forward. Eric Beals with ViewPoint Engineering said he would be happy to answer any questions. Chair Ruiz asked if they were okay with the suggested conditions staff presented. Mr. Beals said yes, they would get those corrected.

Commissioner Lingvai moved to approve FP-23-05 with staff's suggested conditions. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.

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

Mr. Fowler said the next meeting would be October 25th with two specific use permits. After discussion regarding moving the date of the November meeting, it was decided to hold it on Wednesday, November 15th.

8. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:58 p.m.

Approved: October 25, 2023
(date)

Christine Banda
Christine Banda, Recording Secretary

Philip Ruiz
Philip Ruiz, Chair