

**City of Lockhart
Planning and Zoning Commission
February 14, 2024**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bradley Lingvai, Julia Haug

Members Absent: Manuel Oliva, Ron Peterson, Rick Arnic

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

Visitors/Citizens Addressing the Commission: Blake Reed, Caitlin Admire

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 January 24, 2024, meeting.

Commissioner Lingvai moved to approve the January 24, 2024. Commissioner Haug seconded, and the motion passed by a vote of 4-0.

4. ZC-24-01. Hold a PUBLIC HEARING and consider a request by Blake Reed on behalf of AC Lockhart, LLC for Zoning Change from CHB Commercial Heavy Business District and AO Agriculture-Open Space District to CHB Commercial Heavy Business District and IL Industrial Light District on 11.011 acres in the Frances Berry Survey, Abstract No. 2, located at 1820 South Colorado Street (US 183).

Planning Director David Fowler presented the case. He said the applicant would like the zoning change to allow development of a combination of 2.719 acres of commercial uses and 8.292 acres of the light industrial uses on the whole subject property consisting of 11.011 acres. The area of CHB district would increase with the proposed zoning change, while the remainder of the AO area would become IL zoned. He stated that the Future Land Use Plan shows the requested zoning change is consistent. No opposition had been expressed regarding the zoning change.

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

Blake Reed came forward and said that they are proposing to have commercial lots on the front portion of the property and in the rear would be for industrial uses. They are working with TxDOT for their driveway permit to allow access onto the property. Mr. Reed also spoke about solutions to potential drainage solutions for the very flat subject parcel.

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

Mr. Fowler said that staff recommends approval.

Commissioner Lingvai moved to recommend approval of ZC-24-01 to the City Council. Commissioner Haug seconded, and the motion passed with a vote of 4-0.

5. Update from Freese and Nichols, Inc. regarding the progress of the Lockhart Looking Forward Comprehensive Plan.

Caitlin Admire with Freese and Nichols, Inc. presented the update on the Comprehensive Plan to the Commissioners. She shared the main findings regarding demographics including the city's projected growth, as well as the plan's evolving land use concept. She also recapped a discussion of the economy and arts, culture and tourism at the most recent steering committee meeting.

Chair Ruiz suggested that they try and hold meetings per voting district to get more engagement and spread more awareness to those districts.

Chair Ruiz also stated that he would like the plan to list negative issues in the city that need to be addressed, such as environmental injustice, lack of city parks, the condition of city hall, police and fire facilities, and environmental injustice, staff recruitment and retention and offer solutions for those problems.

There was also a question regarding whether the goals and objectives in the plan would be written in a manner that makes them measurable and achievable. Ms. Admire stated that would be the case.

Ms. Admire stated that the plan is intended to be completed by the fall. There would be a presentation of the completed draft to the Planning and Zoning Commission prior to the plan being taken to City Council for approval.

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

David Fowler said that their next meeting would be held on Wednesday, February 28th.

7. Adjourn.

Commissioner Haug moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:14 p.m.

Approved: 2-28-2024
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair