

**City of Lockhart  
Planning and Zoning Commission  
August 14, 2019**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Philip McBride, Rick Arnic

**Member Absent:** Paul Rodriguez, Christina Black

**Staff Present:** Dan Gibson, Christine Banda

**Visitors/Citizens Addressing the Commission:** Ernest Arredondo III

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the July 24, 2019, meeting.

*Commissioner McBride moved to approve the July 24, 2019 minutes. Commissioner Oliva seconded, and the motion passed by a vote of 4-0.*

4. SUP-19-06. Hold a PUBLIC HEARING and consider a request by Ernest Arredondo, III on behalf of Diane G. Gonzalez for a Specific Use Permit to allow a Manufactured Home on 0.53 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 104 East Olive Street.

Mr. Gibson explained that the applicant proposes to install a double-wide manufactured home on the vacant lot. Using maps and photos, he provided information about the property and surrounding area, including an existing manufactured home on an adjacent lot that was previously approved by the Commission. He said that the only response to the public hearing notification was one letter of opposition, which was distributed to the Commission members.

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

Ernest Arredondo III, of 1824 Southwest Loop 410 in San Antonio, said he worked for Oakwood Homes, where the home would be purchased, and was representing the applicant. He stated that the applicant currently lives in California, but wishes to move back to her hometown of Lockhart. He described how the home would have a front porch and rear deck, and would be set back from the front property line far enough to allow for the addition of a carport in front of the house in the future.

Chair Ruiz asked if this was the first manufactured home installation for Oakwood Homes in Lockhart.

Mr. Arredondo replied that they have already installed a few homes in Lockhart, and they have always complied with applicable City standards and procedures.

Chair Ruiz asked if anyone else wished to speak and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval, noting that only one letter of opposition was received and that there was no one in attendance at the meeting to protest the proposed specific use permit.

The Commission held a discussion and members expressed their individual opinions.

*Commissioner Oliva moved to deny SUP-19-06. Commissioner McBride seconded, and the motion passed by a vote of 3-1 with Commissioner Arnic against.*

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

Mr. Gibson said that the next Commission meeting date was August 28<sup>th</sup>, and that applications had been received for several cases.

6. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:29 p.m.*

Approved: 8/28/2019  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair