

**City of Lockhart  
Planning and Zoning Commission  
December 11, 2019**

**MINUTES**

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

**Member Absent:** Christina Black

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

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the November 13, 2019, meeting.

*Commissioner Oliva moved to approve the November 13, 2019 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

4. ZC-19-11 and PDD-19-02. Hold a PUBLIC HEARING and consider a request by Jonathan McNamara of Matkin Hoover Engineering & Surveying, on behalf of Dane Braun, for a Zoning Change from RMD Residential Medium Density District to PDD Planned Development District, including a Planned Development District Development Plan for Heritage Place PDD, a mixed residential subdivision on 8.465 acres in the Francis Berry Survey, Abstract No. 2, located at 1501 Clear Fork Street. [WITHDRAWN]

There was no discussion or action.

5. SUP-19-15. Hold a PUBLIC HEARING and consider a request by Juan G. Campos-Huitron for a Specific Use Permit to allow a Manufactured Home on 0.317 acre in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 1304 Hondo Street.

Mr. Gibson explained that the applicant had previously applied for a specific use permit for a different home that was approved by the Commission on August 11, 2016. That home was never installed, and the owner was now proposing a new manufactured home that is slightly larger than the other one. He displayed maps and photos of the subject property and surrounding neighborhood.

Commissioner Oliva and Commissioner Arnic asked why the applicant had to reapply if an specific use permit was already approved.

Mr. Gibson explained that the application was submitted to other staff before he was aware of it, but since the home was larger than the one previously approved it was enough to justify a new application.

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

Juan Campos said he was the son of the applicant, Ernesto Campos, and that he was present to translate for his father. He said that his father requested approval to place the double-wide home on his property as shown on the site plan.

Chair Ruiz asked for any other speakers.

Carol Scheffler, of 1310 Hondo Street, asked if the home would be anchored to the ground.

Mr. Gibson said that it would have to comply with the standards for any new manufactured home placed within the city limits, which does include foundation piers and anchor straps.

Chair Ruiz closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

*Commissioner McBride moved to approve SUP-19-15. Commissioner Rodriguez seconded, and the motion passed by a vote of 3-1-1 with Commissioner Ruiz against and Commissioner Oliva abstaining.*

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


Mr. Gibson said that the next Commission meeting date would be January 8, 2020.

7. Adjourn.

*Commissioner Oliva moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:21 p.m.*

Approved: 1-8-2020  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair