

**City of Lockhart
Planning and Zoning Commission
April 27, 2022**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Rick Arnic, Manual Oliva, Chris St. Ledger

Member Absent: Phil McBride

Staff Present: Christine Banda, Dan Gibson, David Fowler

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 April 13, 2022, meeting.

Commissioner Arnic moved to approve the April 13, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

4. ZC-22-13. Hold a PUBLIC HEARING and consider a request by Srinivasa Prasad Kunche on behalf of CAM-TX Holdings, LLC, for a Zoning Change from CHB Commercial Heavy Business District to RHD Residential High Density District, on Lot 2, Block 1, MOSO Subdivision, consisting of 0.613 acre located at 1203 Blackjack Street (FM 20).

David Fowler discussed the location and reason for the proposed zoning change, and explained the surrounding land uses, zoning, and land use plan designations. He mentioned that there are existing apartments to the west of the subject property, and that the lot immediately to the west was recently rezoned to RHD, which is the classification requested for the subject property. The proposed RHD zoning classification is not consistent with the Medium Density Residential future land use designation shown on the Land Use Plan map. He said adequate water and wastewater infrastructure is available for development of the property.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Srinivasa Prasad Kunche said he was the applicant, but had someone present to represent him.

Srinivasa Kumar Savitala, of 16701 Marsala Springs Drive in Round Rock, said that the applicant would like to have the same zoning classification as the lot adjacent to the west, which they already own.

Chair Ruiz asked if there were any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said he forgot to mention earlier that the applicant intends to combine both lots for a multi-family development. Staff recommended approval of the zoning change.

Commissioner Oliva asked if there was any opposition to the zoning change request.

Mr. Fowler said he was not aware of any inquiries or objections.

Commissioner Oliva moved to recommend approval of ZC-22-13 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

5. ZC-22-14. Hold a PUBLIC HEARING and consider a request by Rosario Rodriguez for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District on 5.001 acres in the Esther Berry Survey, Abstract No. 1, located at 2011 FM 1322.

Mr. Fowler discussed the location and reason for the proposed zoning change, and explained the surrounding land uses, zoning, and land use plan designations. He explained that the subject property is to be taken out of an existing parent parcel for a family member, and all parts of the division of ownership are over five acres, so it is exempt from the subdivision platting process. After the subject property is rezoned to RMD, the application plans to then apply for a specific use permit to allow a manufactured home. The proposed RMD zoning classification is consistent with the Medium Density Residential future land use designation shown on the Land Use Plan map. He explained that there is water available along FM 1322, but there is no wastewater service available so a septic tank would have to be used.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Rosario Rodriguez, of 2025 FM 1322, said he would like to give the subject property to his daughter so she could move closer to her family.

Ricardo Rodriguez, of 2001 FM 1322, said that he is Mr. Rodriguez's son, and currently lives next to door to his parents. The parcel where his manufactured home is located was previously rezoned to RMD, and an SUP was approved for the home. He would like for his sister to live near him and his children.

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

Mr. Fowler said that staff recommended approval.

Commissioner Lingvai moved to recommend ZC-22-14 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson said there were at least two applications for the next regular meeting on May 11th.

7. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner St. Ledger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:25 p.m.

Approved: 5-11-2022
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair