

**City of Lockhart
Planning and Zoning Commission
February 8, 2023**

MINUTES

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

Member Absent: None

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: Catarina Gonzales, James Acuna, Brett Corwin, Kent Riddle, Joan Gabriel

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 11, 2022, meeting.

Commissioner Lingvai moved to approve the January 11, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

4. SUP-23-03. Hold a PUBLIC HEARING and consider a request by Catarina Gonzales on behalf of Martin Espinoza for a Specific Use Permit to allow a Manufactured Home on Lot 3, Block 1, East Side, zoned RMD Residential Medium Density District and located at 405 Neches Street.

Mr. Fowler presented the request, detailing the site and the surrounding neighborhood. He said that the applicant has requested to place a new manufactured home on the subject property. He mentioned that no communication opposing the request had been received.

Commissioner St. Ledger asked if the site plan only showed the building yard setbacks and if a two-car driveway with no covered parking would be allowed at the location.

Mr. Fowler said yes, no dimensions of the home were on the site plan that had been submitted, but the dimension of the proposed home were provided separately. Ms. Banda noted that since the property was recorded prior to 1990, covered parking is not required. However, they would provide two required off-street parking spaces.

Commissioner Oliva asked if the lot was large enough to build a site-built home.

Mr. Fowler stated that a site-built home could be built upon the lot.

Chair Ruiz made a comment to the commission that when one drives through the east side of town it is apparent that several new homes with a more modern design have been built recently. He also stated that it is known that manufactured homes do not retain their value in comparison to site-built homes. He stated that he believes that residential neighborhoods are more suitable for site-built homes.

Mr. Fowler said that manufactured homes are allowed with a specific use permit, and it is the citizen's right to apply if they so wish. The granting of the Specific Use Permit is at the discretion of the Commission.

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

Catarina Gonzales of 407 Neches Street said that they would have liked to build a site home but that it is not as economically feasible as a manufactured home. She said that many older manufactured homes in her neighborhood have been remodeled. She mentioned that they would remodel the house at 407 Neches Street where they currently live once they have a home at 405 Neches Street. The property belongs to her father, who would also live with them. She stated there are numerous manufactured homes in her neighborhood. She asked if she heard correctly from Chair Ruiz that they did not want manufactured homes in town.

Chair Ruiz said that the commission needs to weigh where they fit appropriately either in manufactured home parks or in neighborhoods.

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

Mr. Fowler said that staff recommends approval and that the case is consistent with the requirements.

Commissioner St. Ledger moved to approve SUP-23-03. Commissioner Peterson seconded, and the motion was denied with a vote of 2-4-1 (Commissioners Oliva, Ruiz, Arnic and Lingvai against and Commissioner McBride's abstention).

5. SUP-23-04. Hold a PUBLIC HEARING and consider a request by Chris Quintana on behalf of Lockhart ISD, for a Specific Use Permit to allow one Portable Classroom as a public/institutional use on 14.23 acres in the Francis Berry Survey, Abstract No. 2, zoned PI Public and Institutional District and located at Lockhart ISD Cub House Child Development Center, 610 San Jacinto Street.

Mr. Fowler presented his staff report. He said that Lockhart ISD is asking to place a portable classroom next to the Cub house which is located off San Jacinto Street on the same property as two elementary schools.

Chair Ruiz opened the public hearing and asked for the applicant.

James Acuna, Executive Director of Operations with Lockhart ISD came forward for any questions from the commission. He said that the district is growing fast, and the extra space is needed. The portable building will free up space at Carver Pre-K.

Commissioner Arnic asked if the portable building would be temporary or permanent.

Mr. Acuna stated that the building would be temporary. Now that a bond has passed the then they will determine which portable buildings can be removed as new schools are constructed. The proposed portable will be enclosed with fencing so that there is no outside access.

Chair Ruiz for any other speakers, and seeing none, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler recommended approval because it meets the criteria for an SUP for the proposed use.

Commissioner McBride moved to approve SUP-23-04. Commissioner St. Leger seconded, and the motion passed by a vote of 7-0.

6. ZC-23-01. Hold a PUBLIC HEARING and consider a request by Austin Davis and Lockhart 1322 for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District on a total of 92.52 acres in the James George League, Abstract No. 9, located on the east side of Lay Road approximately 530 feet east of the FM 1322 intersection.

Mr. Fowler presented the staff report. He stated that the subject property was annexed on January 3, 2023. The future land use map shows the property is designated medium density residential, especially closer to Lay Road, which is consistent with the proposed zoning change. City water is located relatively close to the property. The developer would have to extend wastewater to the development, which could involve a force main and lift station.

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

Brett Corwin of 5953 McNaughton, Kyle, said the subdivision would be similar to Summerside Subdivision located south of town. It would consist of single family homes and they could possibly use an existing drainage area on the property as an open space amenity.

Chair Ruiz asked how many housing units they would build.

Mr. Corwin said that while they are still working with the engineer, he believed that there would be roughly 380 units, which would be less than the maximum allowed under the proposed zoning district. Also, after speaking with their engineer about the wastewater, they know that they will have to provide a lift station for their development, and it would need to be diverted north and connect to Blackjack Street.

Chair Ruiz asked if any other speakers would like to state their support or opposition to the application.

Kent Riddle of 1203 Magnolia Street said that he is concerned with the narrow right-of-way along Lay Road and that it would not support the heavy traffic that would arrive with the new development.

Joan Gabriel of 93 Seawillow Road said that she is also concerned with Lay Road as well as drainage issues from a new development.

Mr. Corwin said that the first thing he discussed with city staff was how to improve Lay Road. It would need to be widened to support the increased traffic along with it being curb and gutter. He mentioned that TxDOT is requesting a left-hand turn lane off FM 1322 onto Lay Road. The project would be consistent with road improvement standards required by the City, Caldwell County, and TxDOT.

Chair Ruiz asked for any other speakers, and seeing none, he closed the public hearing and asked for staff's recommendation.

Mr. Fowler stated that staff recommends approval.

Commissioner Peterson moved to recommend approval of ZC-23-01 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

7. ZC-23-02. Hold a PUBLIC HEARING and consider a request by James Cotton of 2401 CR 119, LLC for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District on a total of 11.51 acres in the Byrd Lockhart League, Abstract No. 17, located at 1400 Lovers Lane.

Mr. Fowler informed the commission that the applicant withdrew the request.

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

It was announced that the Commission's next regular meeting date would be February 22, 2023, with a possible subdivision.

9. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:54 p.m.

Approved: March 8, 2023
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair