

**City of Lockhart  
Planning and Zoning Commission  
November 14, 2023**

**MINUTES**

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

**Members Absent:** Rick Arnic, Ron Peterson

**Staff Present:** David Fowler, Evan Olszewski, Christine Banda

**Visitors/Citizens Addressing the Commission:** Miguel Perez, Robert Burnet, Barbara Baylor, Andy Cardenas

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 October 25, 2023, meeting.

*Commissioner Lingvai moved to approve the October 25, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 5-0.*

4. SUP-23-17. Hold a PUBLIC HEARING and consider a request by Rafael Garnica Perez for a Specific Use Permit to allow a Manufactured Home in the RMD Residential Medium Density District on 0.12 acres known as Lot7 of the Smith-Whitis Addition, located at 1102 Wichita Street.

Evan Olszewski presented the staff report. He said the applicant would like approval for a new manufactured home to be placed at the subject property. He mentioned that there were two older manufactured homes in the neighborhood, but the rest of the neighborhood was mostly single-family site-built homes. All property owners within 200 feet were notified of the SUP. There was a submitted protest letter with 12 signatures submitted to the planning department.

Chair Ruiz opened the public hearing.

Miguel Perez and Robert Burnet of Village Homes came forward for the applicant. They said the owner would like to place a new manufactured home on his property.

Barbara Louise Baylor of 207 Mountain View Dr., Pflugerville and her husband Leo came forward to say she is a 1970 graduate of Lockhart High School. They strongly opposed the SUP. They have also spoken to their neighbors who agree with them in opposition. They stated they

believe manufactured homes are not built to standards as site-built homes and due to that they depreciate quickly. They stated that manufactured homes do not belong in this historical neighborhood.

Andy Cardenas of 709 Mesquite St. said he opposes the SUP.

Robert Burnet approached again and said the applicant Mr. Perez would be a great addition to the neighborhood along with the new manufacture home. The home would be built to HUD code and the same materials are used as site-built homes. He believed manufactured homes do not devalue property and he thought the comments made during the hearing could be discriminatory toward these types of homes and to the applicant.

Mrs. Baylor said that she heard that the manufactured home must be occupied by the owner of the home and if it's not she has an issue with that.

Chair Ruiz closed the public hearing.

David Fowler said there is nothing in our ordinance that prohibits to what Mrs. Baylor was referring.

Chair Ruiz asked for staff recommendation.

Mr. Olszewski said because of the high level of opposition received, staff recommends denial.

*Commissioner Oliva moved to deny SUP-23-17. Commissioner Haug seconded, and the motion passed with a vote of 5-0.*

5. Hold a PUBLIC HEARING and consider amending Chapter 64 "Zoning" of the Lockhart Code of Ordinances, as follows: Amend Article I, "In General," Section 64-2 "Definitions;" Article VII. "Zoning District and Standards", Section 64-166 "Planned Development District (PDD)", Section 64-196 "Establishment of Zoning Districts." Subsection (p) "Planned Development District (PDD)," and Section 64-199 "Additional requirements for Planned Development District, " to establish revised requirements for Planned Development District(PDD) applications.

David Fowler presented the proposed revised text amendments for the Planned Development District. He mentioned that they are a product of the Housing and Development Committee. These text amendments would improve upon our current PDD requirements and improve the quality of submissions by both increasing the level of detail required in the applications as well as raising the overall purpose and expectations of PDD submissions. He covered all the proposed text changes with the commission.

*Commissioner Lingvai moved to approve the text amendments as presented by staff. Commissioner Haug seconded, and the motion passed with a vote of 5-0.*

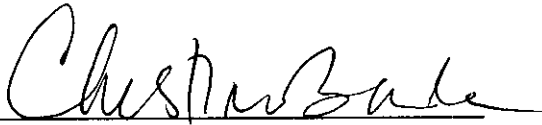
6. Discuss the date and agenda of the next meeting, including Commission request for agenda items.

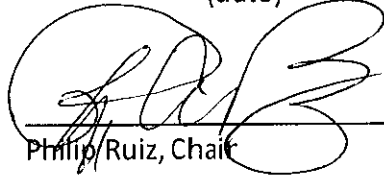
David Fowler said that their next meeting would be held on Wednesday, December 13<sup>th</sup>. A zoning change application had been submitted. The next Impact Advisory Committee meeting will be held prior to the Planning and Zoning Commission meeting in December.

7. Adjourn.

*Commissioner Haug moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:46 p.m.*

Approved: 12-13-2023  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair