

**City of Lockhart
Planning and Zoning Commission
January 8, 2020**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Philip McBride, Paul Rodriguez, Chris St. Leger, Rick Arnic

Member Absent: Christina Black

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Linda Hinkle

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 December 11, 2019, meeting.

Commissioner Oliva moved to approve the December 11, 2019 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. FP-19-03. Consider a request by Ajmal Anar for approval of a Final Plat of Olive Grove Subdivision consisting of 0561 acre zoned RMD Residential Medium Density District and located at 905 North Blanco Street, including a Variance to waive the requirement of Section 52-77(b) of the Subdivision Regulations for construction of a four-foot wide public sidewalk along North Blanco Street and West Olive Street.

Mr. Waller presented the staff report. He said that the owner is subdividing the property to provide for future duplexes, which will also require Commission consideration of a specific use permit application for the DF-2 Residential Development Type because the dimensions of the lots shown on the plat did not meet the minimum standard for the DF-1 Residential Development Type. He also explained that the applicant requested a variance to waive the requirement for construction of four-foot wide public sidewalks along both abutting streets because there are no other sidewalks in the neighborhood. The plat includes the required right of way dedication along North Blanco Street to partially meet the collector street width standard. He displayed maps and photos of the subject property and surrounding area, and said that staff recommended approval of both the plat and variance.

Linda Hinkle, of 1109 South Main Street, said that she was the surveyor and was present to represent the owner, who was in Houston. She said that the sidewalk variance was justified because there are no others located in the area and, if they were constructed, they probably wouldn't be used. She mentioned that the existing structures on the property would be removed before the plat is recorded.

Commissioner Oliva moved to approve FP-19-03 including the variance waiving the sidewalk requirement. The motion died for a lack of a second.

Chair Ruiz moved to approve FP-19-03. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

Chair Ruiz moved to deny the sidewalk variance for FP-19-03. Commissioner Rodriguez seconded, and the motion passed by a vote of 4-2 with Commissioners Oliva and St. Leger 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 would be January 22, 2020, and there would be several cases on the agenda.

6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner St. Leger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:38 p.m.

Approved: 1/22/2020
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair