

**City of Lockhart
Planning and Zoning Commission
September 14, 2022**

MINUTES

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

Member Absent: None

Staff Present: Dan Gibson, David Fowler, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Chris Van Heerden, Doroteo Ruedas, Joseph Theriot, Sharon Truett, Keith Schauer, P.E

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 August 24, 2022, meeting.

Commissioner Oliva moved to approve the August 24, 2022, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. ZC-22-21. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying on behalf of Greenwood Boutique Townhomes, LLC, for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on a total of 1.746 acres in the James George Survey, Abstract No. 9, located at 202 and 204 State Park Road (FM 20).

David Fowler presented the staff report. He explained that the applicant would like to develop a condominium neighborhood with a small number of multifamily structures. The proposed use is not permitted in the existing RMD zoning, so RHD zoning was requested. He presented the case maps showing the location and neighboring properties. He stated he had received two calls in opposition due to concerns about the increase in traffic the development would create along State Park Road, and additional stormwater runoff from the proposed project. Mr. Fowler also stated that one adjoining property owner had called attention to the notification map as incorrectly showing the property line between her land and the subject property.

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

Chris Van Heerden, of 290 S Castell Ave, Suite 100 in New Braunfels, spoke representing the site's owners. He stated they are proposing five to six two-story buildings with a single driveway. He mentioned that they are still in the very early stages of development. He said that the LCRA

transmission lines do not encroach into the subject property. The property drains to the south naturally, but they would not increase the stormwater flow to neighboring properties because all detention would be on the subject property. The alignment of the driveway would be subject to TxDOT approval.

Doroteo Ruedas, of 206 State Park Road, came forward to express his concerns with drainage onto his property from the development.

Chair Ruiz explained that it is the responsibility of the developer to not impact neighboring properties, and to provide stormwater detention on their own property.

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

Mr. Fowler stated that staff recommended approval.

Commissioner St. Ledger moved to recommend approval of ZC-22-21 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

5. ZC-22-22. Hold a PUBLIC HEARING and consider a request by Lendi Capital Group, LLC, on behalf of Sharon Truett, for a Zoning Change from AO Agricultural Open-Space District and RLD Residential Low Density District to RHD Residential High Density District on a total of 8.798 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1711 and 1715 West San Antonio Street (SH 142).

Mr. Fowler presented the staff report. He continued with his case maps showing the location and the neighboring properties. He said that the applicant would like to have an apartment complex on the subject property.

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

Joseph Theriot, P.E. stated that he is the project's engineer. He explained that the intent is to plat the subject property into one large lot, for development as a multifamily project. He described the project as five to six buildings for multifamily residential use. He was not sure how the project would tie into the street that will be built within the adjacent Hansford Subdivision. The street connection may be used for emergency access only because some subdivisions do not like traffic from apartment complexes through their neighborhood. He stated the applicants are still in the very early stages of development, and they are still looking at driveway spacing. The complex would be similar to The Stanton Apartments.

Sharon Truett, of 1715 W. San Antonio Street, said she is the current owner of the property and is in favor of the zoning change.

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

Mr. Fowler said that staff recommended approval.

Commissioner Oliva moved to recommend approval of ZC-22-22 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

6. Hold a PUBLIC HEARING and consider Text Amendments in Chapter 64 "Zoning", as follows: 1) Modify the definition of Patio home in Article 1 "General", Section 64-2 "Definitions"; 2) Modify selected text in the Min. Building Setback from Property Line (ft.) column for the PH-1 and PH-2 development types in Appendix I "Specific Requirements for Residential Development Types"; 3) Delete selected text in the Remarks column for PH-1 and PH-2 development types in Appendix I "Specific Requirements for Residential Development Types"; and 4) Increase the building height in the Maximum Height – Stories/Feet column for IL Industrial Light District from 40 feet and 50 feet in Appendix II "Specific Requirements For All Other District".

Dan Gibson explained the proposed zoning text amendments. The changes were designed to make the development of new patio homes possible, and to raise the maximum height of buildings in the Industrial Light (IL) zoning district.

Chair Ruiz opened the public hearing and asked for any public comments on the item. Seeing none, he closed the public hearing.

Commissioner Oliva moved to accept all proposed text amendments to the zoning ordinance. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

7. FP-21-11. Reconsider a request by William Barton of Lennar Homes of Texas for approval of a revised Final Plat for Jesco Subdivision, consisting of 9.186 acres in the James George Survey, Abstract No. 9, zoned PDD Planned Development District and located at 920 Trinity Street, for the purpose of changing the name of the internal loop street from White Oak Circle to Trinity Circle.

Kevin Waller explained that the plat was originally approved in January but now the applicant would like to change the street name within the subdivision from Trinity Circle to White Oak Circle. The extension of White Oak Street would remain at the entrance before changing into Trinity Circle for the internal loop street.

Chair Ruiz asked if the applicant wished to speak.

Keith Schauer, P.E, the project engineer, said that Trinity Circle would work better with the complex name of Trinity Square.

Chair Ruiz asked if any other members of the public would like to speak. Seeing none, he asked for the staff recommendation.

Mr. Waller said that staff recommends approval subject to labeling the entrance street as White Oak Street on the plat.

Commissioner Arnic moved to approve FP-21-11, subject to labelling the entrance street as White Oak Street on the plat. Commissioner McBride seconded, and the motion passed by a vote of 7-0.

8. PP-22-03. Reconsider a request by Javier Barajas, P.E., on behalf of Amar Gulhane, for approval of a revised Preliminary Plat for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, and including Part of Lot 2, Block B, and Part of Lot 1, Block C, Plantation Park Estates, collectively zoned CLB Commercial Light Business District, RMD Residential Medium Density District, and RLD Residential Low Density District, and located at 900 State Park Road (FM 20 West), for the purpose of modifying the layout and uses in the north part of the subdivision.

Mr. Waller presented the staff report. He stated that the plat was originally approved on July 27, 2022, in a configuration that included a mix of single-family residential, duplex, patio home, and commercial with one entrance from State Park Road on a proposed new street located west of San Jacinto Street, while also providing access to State Park Road via McMillen Boulevard. However a subsequent review by TxDOT resulted in a requirement that the proposed street entrance along State Park Road be moved to line up with San Jacinto Street, at the requirements of TxDOT. The revised plat also deleted the patio homes shown on the previously approved preliminary plat. Because of the shifting of the lots in the revised preliminary plat, a zoning change will be required to make all proposed lots compliant with zoning district boundaries.

Chair Ruiz asked for the staff recommendation.

Mr. Waller said that staff recommended approval subject to several conditions listed in the Form and Content section of the staff report, along with rezoning the area where the new lot lines do not conform to the existing zoning boundary before final plat approval.

Commissioner Arnic moved to approve PP-22-03 subject to staff's recommendations. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

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

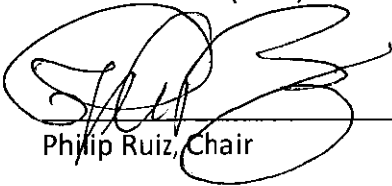
Mr. Gibson stated that the Commission's next regular meeting date would be September 28th, and there will be items for that agenda.

10. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:25 p.m.

Approved: 9/28/2022
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair