

**City of Lockhart  
Planning and Zoning Commission  
September 13, 2023**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Bradley Lingvai, Phil McBride, Rick Arnic, Ron Peterson, Julia Haug

**Members Absent:** None

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

**Visitors/Citizens Addressing the Commission:** Luis Granillo, Olga Rodriguez

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 August 23, 2023, meeting.

*Commissioner Oliva moved to approve the August 23, 2023, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.*

4. ZC-23-07. Hold a PUBLIC HEARING and consider a request by Luis Granillo on behalf of Sergio Lozano-Sanchez with Alta Capital, Inc., for a Zoning Change from RLD Residential Low Density District to RMD Residential Medium Density District on a total of 9.259 acres in the James George Survey, Abstract No. 9, Alta One Subdivision, located at 1620 Old McMahan Trail.

David Fowler presented his staff report, which included maps of the neighborhood and photos of the subject property. He said that the existing Alta One Subdivision has been recorded and the subdivision improvements are completed and accepted by the city. He explained that the applicant would like to change their current zoning of RLD Residential Low Density District to RMD Residential Medium Density District to allow for the DF-1 residential development type. He mentioned that the proposed rezoning and intended DF-1 duplex use would greatly increase the impact of the property in the surrounding area. Instead of 30 households there would be 60 dwelling units adding traffic in the neighborhood. He pointed out that there is a perimeter cedar fence, but it is only six feet tall and does not block the barbed wire fencing from the adjoining correctional facility abutting the subdivision. He believed they should enhance the buffering on the existing SF-1 lots abutting the prison to soften the transition between the land uses. He informed the commission that one phone call was received in opposition to the zoning change.

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

Luis Granillo of 804 Leisure Run Cove, Austin, said that he is an engineer and owns part of the subject property. They bought and developed this property knowing full well that they abutted a correctional facility. He informed the Commission that they were approached by real estate brokers who would like to develop something like the Jesco Subdivision along Trinity Street. That idea led them to apply to see if the subject property can be rezoned to RMD. He stated they had not put the lots on the market yet, but the idea was to sell the duplexes to first time home buyers. They chose RMD for the zoning change request because the future landuse map shows the property to the south of the subject property as High Density Residential.

Olga Rodriguez of 1610 Old McMahan Trail said she is concerned with more traffic on Old McMahan Trail. She said there are dump trucks already tearing up the road and more people using the road will create more traffic to an already underdeveloped road. She stated she is opposed to the zoning change.

Mr. Granillo came forward to ask who is responsible for the condition of Old McMahan Trail.

Chair Ruiz said that it is the City's road and that maybe City Council should look to see if it falls under our capital improvements.

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

Mr. Fowler said that staff recommended denial.

*Commissioner McBride moved to deny ZC-23-07. Commissioner Haug seconded, and the motion passed with a vote of 5-2 with Vice-Chair Oliva and Commissioner Peterson against.*

5. Planning Director's report.

Mr. Fowler mentioned that an open house would be held for the public in the Council Chambers to get input on the Comprehensive Plan on September 14th. Overall, 152 people participated in the survey that was distributed around town and on the city website.

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

Mr. Fowler said that the next meeting will be September 23<sup>rd</sup> with four specific use permits, one zoning case and possibly one plat.

Commissioner McBride mentioned that he would not attend the next meeting.

7. Adjourn.

*Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.*

Approved: 9/27/2023  
(date)

Christine Banda  
Christine Banda, Recording Secretary

Philip Ruiz  
Philip Ruiz, Chair