

**CITY OF LOCKHART
ZONING BOARD OF ADJUSTMENT
AUGUST 1, 2016**

MINUTES

Members Present: Mike Annas, Anne Clark, Wayne Reeder, Lori Rangel, Severo Castillo, Nic Irwin, Laura Cline

Members Absent: Kirk Smith

Staff Present: Dan Gibson, Laura DeVore

Others Present: Richard Ashton

1. Call meeting to order: Chair Cline called the meeting to order at 6:30p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the minutes of the July 11, 2016 meeting.

Member Annas moved to approve the July 11, 2016 minutes. Member Reeder seconded, and the motion passed by a vote of 7-0.

4. ZV-16-04. Hold a PUBLIC HEARING and consider a request by Liberty Multifamily, LLC on behalf of Adolfo Sendejo for a Variance to Appendix I, Chapter 64 "Zoning", Lockhart Code of Ordinances, to allow a reduction in the minimum off-street parking requirement from 648 spaces to 570 spaces for 288 multifamily dwelling units on 18.613 acres zoned RHD Residential High Density District and located at 2111 West San Antonio Street (SH 142).

Laura DeVore explained that the applicant is requesting a 12 percent reduction in the number of required off-street parking spaces. She said that on this particular property the applicant is required to dedicate an 80-foot wide right-of-way for an arterial street indicated on the Lockhart 2020 Thoroughfare Plan map, and to construct a portion of the street along the new right-of-way. Ms. DeVore stated that the applicant would also be constructing a collector street along the back of the property to provide access to a landlocked parcel adjacent to the east. She said that the applicant was requesting the variance to minimize the amount of impervious cover on the site to compensate for the extensive amount of new pavement required for the new streets. She noted that the multifamily development will be gated and that the applicant will be providing a centralized amenity center to minimize unnecessary traffic through the site. Ms. DeVore provided an analysis prepared by the applicant that showed that 570 parking spaces would be adequate for the proposed 288 units based on the number of bedrooms per unit, instead of the formula used in the Lockhart zoning ordinance, and stated that it was a reasonable alternative. She distributed copies of a letter of support received from Mr. Charles Spillman of 1701 Silent Valley Road. Ms. DeVore said that staff recommended approval of the variance.

Member Clark asked for a description of what a collector street was.

Dan Gibson replied that it is intended to collect traffic from minor streets. He stated that it was typically wider than a local street. He said that the purpose of the collector in this instance was not just to provide access to a single piece of property, but that the plan was that it would be extended to the east as other properties develop since it was uncertain where a street crossing would be possible along the railroad track.

Chair Cline opened the public hearing.

Mr. Richard Ashton, of Liberty Multifamily, LLC, said that they were requesting a minor variance in the number of required off-street parking spaces for their proposed new development. He presented the Board with a sample rendering of what they want the elevations of the buildings to look like. He claimed that there are unique circumstances on the subject property due to having to construct both an arterial and collector street on the property. He stated that they had studied the off-street parking requirements for multifamily residential development in neighboring communities, and also spoke to Capstone Management, which manages properties in Lockhart. He said that they had suggested that a parking schedule based on the number of bedrooms per unit would provide sufficient parking for residents and guests. He added that if there are underutilized parking spaces in the development, they would unnecessarily take up space that could otherwise be used for amenities to benefit the apartment residents. He discussed the various proposed features and programs to be offered in the development.

There being no other speakers, Chair Cline closed the public hearing.

Member Clark asked if this parking reduction would set a precedent.

Chair Cline replied that it would be, but she didn't know whether it was necessarily an unreasonable precedent or would have negative consequences for the City. She added that she wasn't sure where on the site plan additional parking could be added.

Member Annas asked how the size of this development compared to Sunchase Apartments.

Member Reeder responded that Sunchase has 96 units.

Chair Cline noted that the development is almost three times as large as Sunchase in terms of the number of dwelling units. She added that, based upon the proposed site plan, the City is getting a useful arterial street and a useful collector street as part of the project which, together, occupy a large area of land and limit the development options on the remaining portion.

Member Reeder asked if the apartments would be income restricted.

Mr. Ashton responded that it was "workforce housing", which is a public/private partnership with the Capital Area HFC and the TDHCA. He said the income restrictions are at 60% of the area median income. For example, the income threshold would be approximately \$50,000 for a single person. He noted that the proposed units are not low-income housing, but are intended for moderate income families.

Chair Cline asked Mr. Ashton if he had an idea of what the projected monthly rents would be.

Mr. Ashton said that they did, but he didn't have that information with him today. He noted that they would be approximately 15 to 20% lower than Austin's market rents.

Chair Cline asked Mr. Ashton to verify that the community will be gated.

Mr. Ashton replied that it would be gated and access-controlled.

Member Clark said that she wanted to go on the record that she had concerns about setting a precedent and bringing more traffic to the area when Lockhart doesn't have the infrastructure to handle the schools and the traffic that is already here.

Chair Cline moved to approve ZV-16-04. Member Annas seconded, and the motion passed by a vote of 6-1, with Member Clark casting the dissenting vote.

5. Discuss date and agenda of next meeting.

Ms. DeVore said that no applications had been submitted yet for the September meeting, but that the submittal deadline had not yet passed. She noted that if something is submitted, the next meeting date would be on August 29, 2016, which is the fifth Monday in August, because of the Labor Day holiday on the Board's normal meeting date.

6. Adjourn.

Member Clark moved to adjourn the meeting, and Member Irwin seconded. The motion passed by a vote of 7-0, and the meeting adjourned at 6:50 p.m.

Approved: 11-7-2016
(Date)


Christine Banda,, Recording Secretary


Laura Cline, Chair