

**City of Lockhart**  
**Planning and Zoning Commission**  
**April 27, 2016**

**MINUTES**

**Members Present:** Philip Ruiz, Bill Faust, Phil McBride, Manuel Oliva, Adam Rodriguez, Steve Visage, Christina Black

**Members Absent:** None

**Staff Present:** Dan Gibson, Christine Banda, Laura DeVore

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair McBride called the meeting to order at 7:00 p.m.
2. Citizen comments not related to a public hearing item. None.
3. Consider the Minutes of the April 13, 2016 meeting.

*Commissioner Visage moved to approve the April 13, 2016, minutes. Commissioner Faust seconded, and the motion passed by a vote of 7-0.*

4. SUP-16-05. A request by Jesus & Christina Onofre for a Specific Use Permit to allow a Manufactured Home on Lots 4 and 5, Block D, Oakview Annex Addition, zoned RMD Residential Medium Density District and located at 1007 Pancho Street.

Laura DeVore apologized to the Commission for having the wrong staff report in their packet, and referred to the correct one that had been distributed before the meeting began.

Ms. DeVore explained that the specific use permit was for a new manufactured home on the applicant's property on Pancho Street. The home will have three-bedrooms, two-baths and a circular driveway to provide the required off-street parking. She presented photos of neighboring properties, which are single-family residential with a few existing manufactured homes in the immediate vicinity. The manufactured home would be installed in compliance with all applicable zoning and building code requirements. Ms. DeVore said there were no letters of support or opposition received, and that staff recommended approval.

Commissioner Rodriguez asked if the area of the public hearing notification could be larger than a 200-foot radius.

Mr. Gibson replied that the minimum required by State law is 200 feet, but cities can choose to increase the area of notification greater than that if desired. It would require an amendment to the zoning ordinance.

Chair McBride suggested that the Commission could talk more about the topic at a later time, and he continued with the specific use permit.

Chair McBride asked the applicant to come forward.

George Onofre said that he was here to help speak for his father, Jesus Onofre of San Marcos. He said his parents planned to purchase a new manufactured home and move back to Lockhart where he grew up. He stated that his grandmother lives just down the street from the property.

Chair McBride closed the public hearing and asked for discussion.

Commissioner Oliva mentioned that the materials used now for manufactured homes are of better quality, and that there was no opposition from the neighbors.

Mr. Gibson mentioned that the foundation for a manufactured home is very similar to a typical pier and beam foundation for a site-built home.

Commissioner Ruiz stated that a manufactured home does not add any value to the neighborhood and, in fact, actually depreciates in value in comparison to site-built homes which appreciate.

*Commissioner Oliva moved to approve SUP-16-05. Commissioner Faust seconded, and the motion passed by a vote of 6-1 with Commissioner Ruiz against.*

5. ZC-16-02. A request by Magesh Gurunath, on behalf of OM Holdings, LLC, for a Zoning Change from RMD Residential Medium Density District to CMB Commercial Medium Business District for Part of Lot 1, Block 48, Original Town of Lockhart, consisting of 0.492 acre located at 601 West San Antonio Street (SH 142).

Chair McBride announced that the application had been withdrawn by the applicant for this zoning change, so it would not be considered and no further action was necessary.

6. Discuss possible amendments to the Zoning Ordinance regarding new definitions and land use classifications.

Mr. Gibson said that he had hoped to have the amendments finished in time for the Commission meeting but, unfortunately, he had not had the time to finish writing them. He hoped it would be completed for the next meeting. He explained generally what was being included.

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

Mr. Gibson informed the Commission that there are at least two cases for the next meeting on May 11, 2016.

8. Adjourn.

*Commissioner Faust moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:27 p.m.*

Approved: 5-11-2016  
(date)  
Phil McBride  
Phil McBride, Chairman

Christine Banda  
Christine Banda, Recording Secretary