

City of Lockhart
Planning and Zoning Commission
May 25, 2016

MINUTES

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

Members Absent: Bill Faust

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Cruz Reyna

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 May 11, 2016 meeting.

Commissioner Rodriguez moved to approve the May 11, 2016, minutes. Commissioner Ruiz seconded, and the motion passed by a vote of 6-0.

4. ZC-16-03. Hold a PUBLIC HEARING and consider a request by Cruz Reyna for a Zoning Change from AO Agriculture-Open Space District to RLD Residential Low Density District for 5.01 acres in the James George Survey, Abstract No. 9, located at 1545 Lover's Lane.

Mr. Gibson explained that the applicant would like to subdivide his property into two lots. With the current zoning of AO Agricultural-Open Space District the applicant is unable to meet the minimum lot width standard of 200 feet that would be required for subdividing the property. Therefore, he is applying for the zoning change to RLD Residential Low Density District which requires a minimum of only 65 feet for the width. He mentioned that, if zoned RLD, the entire tract is large enough for development of an internal street with up to 15 lots if the owner decided to plat it that way. Mr. Gibson said that the requested zoning is consistent with the future landuse plan map, and that it is the most restrictive residential zoning classification. He continued his presentation with photos of surrounding property and houses in the area.

Commissioner Ruiz asked how deficient the property was from having enough width to be able to subdivide the existing frontage into two lots.

Mr. Gibson replied that the difference was approximately 40 feet.

The commissioner's had questions about the extension of water and sewer lines to the new lot.

Mr. Gibson said the City would determine what is needed and work with the property owner or developer on what their responsibility would be.

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

Cruz Reyna, of 111 Frio Street, said that he purchased the property in the 1980's. His daughter currently lives in the existing house, and he wished to subdivide the property so that she could stay in it while he could sell the remainder of the property to a person that is interested in buying it.

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

Chair McBride mentioned that there was one letter of opposition received that was concerned about manufactured or modular homes being placed on the property.

Mr. Gibson said that in the RLD district manufactured homes are not allowed, but that a modular home is allowed by right in any residential district because it meets site-built home building codes.

When asked for his recommendation, Mr. Gibson said that staff recommended approval of the requested zoning change.

Commissioner Ruiz moved to approve ZC-16-03. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.

5. Discuss the public hearing notification distance for applications where a public hearing and notification to owners of surrounding properties is required by the subdivision regulations or zoning ordinance, or any other City ordinance referencing such requirement of the zoning ordinance.

Mr. Gibson referred to the memo in the Commissioner's packet which showed that the majority of the surrounding cities used the same notification boundary as the minimum required by State law, which is 200 feet. It was pointed out that the Commissioner who requested the information was not present.

Commissioner Oliva moved to table this item until the next meeting so that Commissioner Faust could participate. Commissioner Visage seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson said that the next Commission meeting would be June 8, and that there area a couple of new items for that agenda. Commissioner Black mentioned that she would be out of town that day.

7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:33 p.m.

Approved: 6-8-2016
Christine Banda (date)
Phil McBride
Christine Banda, Recording Secretary Phil McBride, Chairman