

**City of Lockhart
Planning and Zoning Commission
June 8, 2016**

MINUTES

Members Present: Philip Ruiz, Bill Faust, Phil McBride, Adam Rodriguez, Steve Visage

Members Absent: Christina Black, Manuel Oliva

Staff Present: Dan Gibson, Christine Banda, Laura DeVore

Visitors/Citizens Addressing the Commission: Jim Smith, Gabriel Zavala, Jasper and Linda Armwood

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 25, 2016 meeting.

Commissioner Rodriguez moved to approve the May 26, 2016, minutes. Commissioner Visage seconded, and the motion passed by a vote of 5-0.

4. ZC-16-04. Hold a PUBLIC HEARING and consider a request by Jim Smith, for a Zoning Change from CLB Commercial Light Business District to RLD Residential Low Density District on Lots 4,5, and 6, Block B, Plantation Park Estates, located at 1109, 1115, and 1121 McMillen Boulevard.

Mr. Gibson explained that the applicant wants to construct single-family dwellings on the subject lots. There are two existing homes on similar sized lots across the street, and the requested RLD zoning would be the same as the zoning across the street. He said that one letter of opposition was received from the owners of 1106 McMillen Boulevard who stated they were concerned about the quality of homes that would be built. Mr. Gibson stated that staff recommends approval of the zoning change.

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

Jim Smith of 1480 Clear Fork Street said that he would like to build homes on his property.

Chair McBride asked what the width of the lots is.

Mr. Smith said they are 150 feet wide.

Chair McBride asked Mr. Smith if he saw the need for more housing as opposed to commercial businesses to be built on his property.

Mr. Smith said that there is a need for more housing, and that he believed that single-family homes would be more appropriate than adding a laundromat or other commercial business on his property.

Gabriel Zavala of 1106 McMillen Boulevard said that he submitted the letter of protest because he is concerned with the infrastructure along McMillen Boulevard. He does not believe the existing road could support any more development. He would like to make sure that the houses that are built would look like his or be of the same quality.

Commissioner Ruiz explained that the requested zoning would allow less intense development.

Commissioner Rodriguez asked staff if there are any plans for extending or improving McMillen Boulevard.

Mr. Gibson said he was not aware of any plans to extend or improve the street.

Jasper and Linda Armwood of 1124 McMillen Boulevard expressed their concerns about what type of homes would be built. They didn't want their property value to be diminished.

Commissioner Ruiz said that only single-family homes are allowed by-right in the RLD zoning district.

Mr. Smith assured the Commission that the homes he plans on building would be nice homes. He said they would not look like DR Horton houses.

Chair McBride closed the public hearing.

Commissioner Faust moved to approve ZC-16-04. Commissioner Ruiz seconded, and the motion passed by a vote of 5-0.

5. As authorized by Section 12-491(3) of the Lockhart Code of Ordinances, consider a request by Emely and Efrain Ambris for approval of a six-foot tall chain-link fence in the minimum required front building setback of property zoned CHB Commercial Heavy Business District and located at 1411 South Commerce Street (FM 1322).

Mr. Gibson explained that any fence in the front yard setback of property zoned commercial must be approved by the Planning and Zoning Commission. He said that the owner of the subject property would like to construct a six-foot tall chain-link fence with a gate along the front property line to enclose their property for security reasons. The owner plans to eventually construct a new building for their business on the lot.

Chair McBride asked if the applicant or a representative of the applicant was present. Seeing none he asked for a motion.

Commissioner Faust moved to approve the proposed fence subject to a condition that the gate be set back far enough from the edge of the street such that an vehicle parked in the driveway with the gate closed will not extend into the street. Commissioner Visage seconded, and the motion passed by a vote of 5-0.

6. 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. [Tabled 5-25-16]

Mr. Gibson said that the Commission had tabled the item from their last meeting so that Commissioner Faust could have an opportunity to participate in the discussion since he is the one who had requested it.

Commissioner Faust proposed that the public hearing notification distance be increased from 200 feet to 300 feet, and that application fees could also be raised to help pay for any additional costs incurred by the City as a result of the change.

Chair McBride requested that staff put this item on their next agenda so that the Commission could make a recommendation to City Council.

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

Mr. Gibson said that the Commission's next meeting will be on July 13, 2016.

8. Adjourn.

Commissioner Faust moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:43 p.m.

Approved: 7/13/2016
(date)
Christine Banda Phil McBride
Christine Banda, Recording Secretary Phil McBride, Chairman