

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

MINUTES

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

Members Absent: Adam Rodriguez

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 7:01 p.m.
2. Citizen comments not related to a public hearing item. None.
3. Consider the Minutes of the July 13, 2016 meeting.

Commissioner Faust moved to approve the July 13, 2016, minutes. Commissioner Black seconded, and the motion passed by a vote of 6-0.

4. RP-16-01. Consider a request by H.H. Doshi, P.E., R.P.L.S., on behalf of Umesh Patel, for approval of a Replat of Lot 13, Block 1, Lockhart Industrial park II, Revision No. 2, consisting of a new cul-de-sac- street and four lots on a total of 7.069 acres zoned CHB Commercial Heavy Business District and located on the north side of the 100 block of East M.L.K. Jr. Industrial Boulevard; and including a request for a Variance to Chapter 52 "Subdivisions", Section 52-72 "Streets", Paragraph (k), to reduce the minimum required right-of-way diameter for a cul-de-sac in a commercial or industrial area from 200 feet to 120 feet, and to reduce the minimum required paved diameter from 180 feet to 100 feet.

Laura Devore explained that the proposed replat divides an existing large lot into four smaller lots, and adds a new public cul-de-sac street to provide access to the new lots. The subject property was previously rezoned from IL to CHB, and is surrounded almost entirely by industrial and commercial zoning. She said that the agenda item includes a request by the applicant for a variance to reduce the minimum required cul-de-sac right-of-way diameter. The current standard is a 200-foot right-of-way diameter and 180-foot paved street turnaround in commercial and industrial areas. As submitted, the plat shows a 120-foot right-of-way diameter, and the construction plans show a 100-foot diameter paved street turnaround. Ms. DeVore added that the applicant had stated that the uses proposed for the lots would not require access by large vehicles. She believed that the required standard is excessive in this particular circumstance, and that meeting the minimum requirement would significantly handicap the lot sizes, as well as increase impervious cover that would add to the storm-water drainage.

Ms. DeVore stated that staff recommended approval of both the plat and the variance.

Commissioner Ruiz asked if the applicant had submitted any additional information for the commission to review.

Ms. DeVore said that the commission packets are complete, and no other information had been provided by the applicant.

Chair McBride asked the applicant to come forward.

Umesh Patel, of 622 Indian Blanket Street in Lockhart, said that four different lots with commercial and hotel use are proposed for the plat.

Chair McBride asked if there were any other speakers in favor or in opposition and, seeing none, he asked for commission discussion.

Commissioner Faust said he does not believe a tractor-trailer truck will be able to turn around in the cul-de-sac.

Commissioner Ruiz said that he understood from the staff report that the future uses of the lots were not known or determined at this time. He said the applicant failed to submit adequate justification for the variance.

Chair McBride asked if the applicant would like to explain the reasoning for the variance request.

Mr. Patel said that the first lot to be developed would be for an upscale hotel, and that there likely would not be any 18-wheelers using the property.

Chair McBride asked Mr. Patel to confirm that he does not know the future uses of the other lots, and that it might be possible that some would require larger vehicles to gain access to them.

Mr. Patel replied that any trucks would be able to maneuver through the cul-de-sac.

Commissioner Faust asked the applicant if he was a certified engineer.

Mr. Patel replied that he was not.

Chair McBride asked if cul-de-sacs were required to meet the current standard for right-of-way diameter when the industrial park was designed.

Mr. Gibson said that the current standard had not changed during the entire 19 years he has been the city planner, and the industrial park was platted during that time. However, the original plat did not contain any cul-de-sacs. This is the first commercial cul-de-sac proposed in the city. The standards for residential cul-de-sacs and commercial/industrial cul-de-sacs are different. The one proposed in this case is larger than the residential standard, but smaller than commercial/industrial standard.

Commissioner Faust said that he had developed four industrial parks in Austin and had never seen any cu-de-sac designed this small. He does not believe this is adequate.

Commissioner Ruiz said that the plat has enough space to provide for the minimum required cul-de-sac diameter, and he questioned why staff recommended approval of the variance.

Commissioner Oliva said that if this variance were to be approved, it would set a precedent and other developers could request a similar variance for future developments.

Mr. Gibson said he spoke with engineer and owner, and they believed that the internal circulation required for each lot would be sufficient for larger vehicles. If a proposed use is one that involves large tractor-trailer trucks, the site would have to accommodate all necessary maneuvering so that the trucks could enter and exit the site without backing in the street.

Commissioner Faust moved to recommend approval of RP-16-01, subject to the plat being revised to comply with the City's current minimum standard for cul-de-sac diameter in commercial areas. Commissioner Ruiz seconded, and the motion passed by a vote of 5-1 with Commissioner Visage against.

5. RP-16-02. Hold a PUBLIC HEARING and consider a request by Countywide, L.P., for approval of a Replat of Lots 4,5, and 6, Block B, Plantation Park Estates, Section One, resulting in five new lots on a total of 1.121 acres zoned RLD Residential Low Density District and located on the west side of the 1100 block of McMillen Boulevard.

Ms. DeVore explained that the applicant had recently rezoned the subject property from CLB to RLD. The proposed plat subdivides the existing three large lots into five smaller lots that all meet the minimum dimensional requirements of the RLD Residential Low Density District. The subdivision plat complies with all standards, and no public sidewalks are required because of the exemption in Section 52-77(d)(3) of the Subdivision Regulations for replatting up to four lots in subdivisions where sidewalks were not required by the original plat. She stated that staff recommends approval of the plat.

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

Jim Smith of 1480 Clear Fork said that he plans to build nice homes on the proposed lots, and would construct a public sidewalk along the street even though it's not required.

The commissioner's expressed appreciation to Mr. Smith for voluntarily offering to construct the sidewalk.

Chair McBride closed the public hearing and asked for commission discussion.

Commissioner Ruiz moved to approve RP-16-02. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.

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

Ms. DeVore said the next meeting is August 10, with five items expected on the agenda.

7. Adjourn.

Commissioner Faust moved to adjourn, and Commissioner Visage seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:36 p.m.

Approved: 8/10/2016
(date)

Christine Banda
Christine Banda, Recording Secretary

Phil McBride
Phil McBride, Chairman