

**City of Lockhart
Planning and Zoning Commission
November 9, 2016**

MINUTES

Members Present: Phil McBride, Philip Ruiz, Bill Faust, Christina Black, Mary Beth Nickel, Marcos Villalobos

Members Absent: Manuel Oliva

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Thom Earnest

1. Call meeting to order. Chair McBride called the meeting to order at 7:02 p.m.
2. Citizen comments not related to a public hearing item. None.
3. Consider the Minutes of the October 26, 2016 meeting.

Commissioner Black moved to approve the October 26, 2016, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.

4. SUP-16-15. Hold a PUBLIC HEARING and consider a request by Thom Earnest on behalf of Kalpesh Gohel for a Specific Use Permit to allow the MF-2 Multifamily Residential Type in the form of eight units with parking and landscaping on Part of Lot 1, Block 48, Original Town of Lockhart, consisting of 0.4923 acre zoned RHD Residential High Density District and located at 601 West San Antonio Street (SH 142).

Mr. Gibson reminded the Commission that they had previously recommended a rezoning of the subject property from RMD to RHD, and it was approved by the City Council on November 1st. The RHD district allows multifamily dwellings as a specific use. He mentioned that there are six other apartment complexes within a one-block radius, and they have a higher density and are all larger than the eight units that are proposed by the applicant. He presented the proposed site plan as well as photos of the subject property and surrounding land uses. The site plan showed the proposed location of the building, off-street parking, screening fence on the west and north boundaries, trees, and the garbage dumpster. He said that the proposed multifamily residential dwelling is an appropriate transitional use for the site's location. He mentioned that staff had not received any letters or calls either in opposition to or in favor of the specific use permit application.

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

Thom Earnest said that he is the architect employed by the property owner. He stated that the site plan was very preliminary and that there are still some things that could change, except for the number of units proposed. The building will have four apartments on each floor. Each apartment will have two bedrooms and two bathrooms. He noted that the site plan shows all the trees to be preserved, and that vehicular access will be provided by two driveways from Elm Street. The owner will provide additional landscaping.

Commissioner Faust asked if the building would include an elevator for handicapped access.

Mr. Earnest replied that there would be no elevator, but that an ADA accessible unit would be located on the first floor.

Mr. Gibson said that it is not mandatory that they provide an elevator when an ADA accessible unit is located on the first floor.

Chair McBride asked if there were any other speakers and, seeing none, he closed the public hearing and asked if there was any Commission discussion.

Commissioner Faust moved to approve ZC-16-15. Commissioner Nickel seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson said the next meeting is a special meeting on November 30th, and there are applications to be considered for one specific use permit and one zoning change.

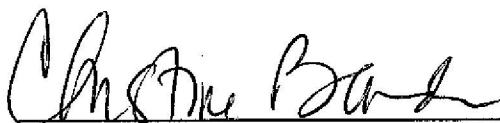
6. Adjourn.

Commissioner Ruiz moved to adjourn, and Commissioner Faust seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:20 p.m.


Approved: _____

11/30/2016

(date)



Christine Banda, Recording Secretary

 for Phil McBride

Phil McBride, Chairman