

**City of Lockhart
Planning and Zoning Commission
September 27, 2017**

MINUTES

Members Present: Phil McBride, Manuel Oliva, Marcos Villalobos, Christina Black

Members Absent: Paul Rodriguez, Mary Beth Nickel, Philip Ruiz

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Barbara Colley

1. Call meeting to order. Chair McBride called the meeting to order at 7:00 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 27, 2017 meeting.

Commissioner Black moved to approve the September 27, 2017, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 4-0.

4. SUP-17-13. Hold a PUBLIC HEARING and consider a request by Barbara Colley for a Specific Use Permit to remove the requirement for masonry on the front and sides of two duplexes approved on May 11, 2016 in Case No. SUP-16-06 as the DF-2 Duplex-Family Development Type on Lots 3 and 4, Block 6, Parkway Subdivision Section III, zoned RMD Residential Medium Density District and located at 905 and 907 Crockett Street.

Mr. Gibson explained that the applicant requests that the Commission remove the condition that the front and sides of the duplexes be masonry, as was required by an earlier specific use permit approved for a DF-2 Residential Development Type on each of the subject lots. The previous applicant planned to move existing duplex structures to the site, while the current applicant proposes to build new structures with fiber-cement siding on all four sides. Mr. Gibson showed maps and photos of the subject property and surrounding area. Most of the houses and duplexes in the neighborhood have at least some masonry on them, although the siding on all four sides of a house close to the subject property is fiber-cement. He recommended approval of the request to remove the masonry requirement.

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

Barbara Colley, of 960 Valley Way Drive in Maxwell, said that she had purchased the property last year. Architect Frank Gomillion designed the duplexes specifically to fit the narrow but deep lots. The plans include four covered parking spaces in front of each duplex, with the exterior walls being Hardiplank as an affordable alternative to brick.

Chair McBride closed the public hearing.

Commissioner Oliva moved to approve SUP-17-13. Commissioner Villalobos seconded, and the motion passed by a vote of 4-0.

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

Ms. Banda announced that the next regular meeting date is October 11th, and there is at least one specific use permit on that agenda. Mr. Gibson added that there may also be a final plat ready for consideration at that time, as well.

6. Adjourn.

Commissioner Villalobos moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:29 p.m.

Approved: 10-11-2017
(date)

Christine Banda
Christine Banda, Recording Secretary

Phil McBride, Chairman
Vice- Philipp Ruiz