

**City of Lockhart  
Planning and Zoning Commission  
December 13, 2017**

**MINUTES**

**Members Present:** Phil McBride, Philip Ruiz, Paul Rodriguez, Manuel Oliva, Mary Beth Nickel

**Members Absent:** Christina Black, Marcos Villalobos

**Staff Present:** Dan Gibson, Christine Banda, Kevin Waller

**Visitors/Citizens Addressing the Commission:** Roy Stephens

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 November 15, 2017 meeting.

*Commissioner Oliva moved to approve the November 15, 2017, minutes. Commissioner Nickel seconded, and the motion passed by a vote of 5-0.*

4. ZC-17-17. Hold a PUBLIC HEARING and consider a request by Roy Stephens, on behalf of Flores MH JV LLC, for a Zoning Change from RLD Residential Low Density District to RMD Residential Medium Density District for 23.613 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 601 Flores Street (FM 672).

Mr. Gibson explained that the subject property was the subject of a previous zoning request from RLD to MH Manufactured Home District, but that it was withdrawn by the applicant after the Planning and Zoning Commission voted to recommend denial. The current application is from RLD Residential Low Density District to RMD Residential Medium Density District, which would allow smaller lots and allow duplexes. The intent of the applicant is to develop a single-family residential subdivision. Mr. Gibson discussed the potential traffic impact of the increased density, and stated that the proposed RMD zoning classification would deviate from the future land use plan map. He mentioned the letters of opposition that had been received from owners of property within 200 feet.

Chair McBride asked for staff's recommendation.

Mr. Gibson said that staff recommends approval if there was not significant opposition, so he would let the Commission determine if the letters received is enough to be considered significant.

Chair McBride opened the public hearing.

Roy Stephens, Jr., of 1515 Blackjack Street, said that the proposed rezoning to RMD was appropriate for the subject property because it would connect to the adjacent Compress Hill Subdivision, which is already zoned RMD. He said his development would have affordable housing of a similar size as that neighborhood, and green-type construction would be used for the houses. He mentioned that public parks would be provided to meet City standards in the development.

Commissioner McBride asked if there are any regulations for subdivisions near a cemetery.

Mr. Gibson replied that he was not aware of any.

Mr. Stephens said the development would have a perimeter screening fence.

Commissioner McBride asked if there were any other speakers.

Deward Cummings, Jr., of 709 Flores Street, said he owned the property adjacent to the east of the subject property, and had lived there for over 12 years. He asked how many lots could be placed in the 23 acres.

Mr. Gibson said that the maximum density in the RMD district is seven units per acre.

Mr. Cummings said that he was concerned about traffic along Flores Street when school is being let out. It is already congested and he asked what would be done to improve traffic flow. He said he had no other objections to the zoning change.

Gigi Simon, of 500 Laredo Street, said he has one of the newest houses on the street and is concerned about existing traffic in the area, and that a new subdivision would make it even worse.

Mr. Stephens spoke again to address the traffic concerns. He said that he would meet with TxDOT to see what they would recommend to alleviate any potential traffic problems. He noted that even under the current RLD zoning classification a subdivision of single-family housing could be developed by-right, and would add to the traffic as well.

Commissioner McBride asked if anyone else wished to speak and, seeing none, he closed the public hearing and asked for discussion.

Commissioner Oliva said he still believed that the subject property would not be properly developed, and that with smaller lots the houses would most likely be used as rental property. He said that the existing RLD zoning would be a better option than the proposed RMD classification.

Commissioner McBride commented that he sees both sides of the issue, and wondered where else in the city it would be appropriate to develop affordable housing zoned RMD.

Commissioner McBride opened the public hearing again to allow a late-arriving citizen to address the Commission.

Andrew Castillo, of 213 Laredo Street, said he was concerned about drainage if more housing is built nearby because it could worsen the current problem.

Mr. Gibson added that any development will be required to comply with the City's storm-water detention standards, which would limit runoff from the property.

Commissioner McBride closed the public hearing and asked for a motion.

*Commissioner Oliva moved to deny ZC-17-17. Commissioner Ruiz seconded, and the motion passed by a vote of 4-1 with Commissioner Nickel against.*

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

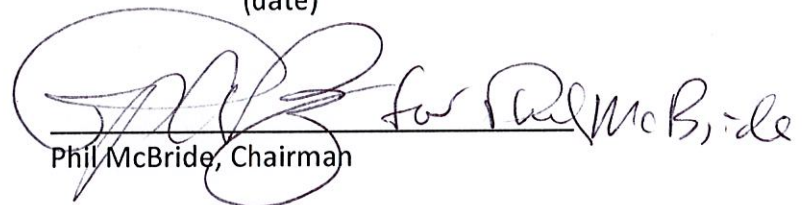
Mr. Gibson announced that the next regular meeting date is January 10, 2018.

6. Adjourn.

*Commissioner Ruiz moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:48 p.m.*

Approved: 1-10-2018  
(date)

  
Christine Banda, Recording Secretary

  
Phil McBride, Chairman