

**City of Lockhart
Planning and Zoning Commission
October 11, 2017**

MINUTES

Members Present: Philip Ruiz, Paul Rodriguez, Mary Beth Nickel, Manuel Oliva, Marcos Villalobos, Christina Black

Members Absent: Phil McBride

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Gene Mundahl, Jean Pelissero

1. Call meeting to order. Vice-Chair Ruiz 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 Oliva moved to approve the September 27, 2017, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.

4. SUP-17-15. Hold a PUBLIC HEARING and consider a request by Gene Mundahl, on behalf of Juan Montelongo, for a Specific Use Permit to allow a Manufactured Home on Lots 1 and 2, Block 2, Schuler Addition, zoned RMD Residential Medium Density District and located at 718 Hardeman Street.

Mr. Gibson explained that the applicant would like to place a 1,400 square-foot double-wide manufactured home with three bedrooms, two bathrooms, and a circular driveway on the subject property. He presented maps and photos of the site and surrounding area. He also noted that the front building setback along Hardeman Street was incorrectly shown on the site plan as 17 feet, and must be changed to at least 20 feet, which is the minimum required.

Vice-Chair Ruiz opened the public hearing and asked the applicant to come forward.

Gene Mundahl, of 4213 Todd Lane in Austin, said he is the contractor representing the owner, Juan Montelongo. He said the manufactured home would be installed in accordance with City standards, including an engineered system for the foundation. He stated that Mr. Montelongo requested a circular driveway if it was allowed by the City.

Vice-Chair Ruiz asked if the home would be owner-occupied or for rent.

Mr. Mundahl replied that the owners are retired and would like to relocate to Lockhart and live in the home.

Vice-Chair Ruiz asked for any other speakers and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson said that staff recommends approval subject to correcting the front building setback on the site plan.

Commissioner Villalobos moved to approve SUP-17-15 subject to increasing the front building setback to at least 20 feet on the site plan. Commissioner Black seconded, and the motion passed by a vote of 4-2, with commissioners Philip Ruiz and Manuel Oliva voting against.

5. FP-17-04. Consider a request by Edward C. Moore, P.E., on behalf of Larry Honea, for approval of a Final Plat of Centerpoint Meadows Subdivision, consisting of six new internal streets, 121 single-family residential lots, one lot for public park, and one lot for dual purpose storm-water detention and public park, on a total of 25.77 acres zoned RHD Residential High Density District and located south of Borchert Drive, between City Line Road and Cesar Chavez Parkway (SH 130).

Kevin Waller explained that the plat complies with all applicable standards, and that there are no deficiencies.

Vice-Chair Ruiz asked the applicant to come forward.

Jean Pelissero, of 3608 Bee Creek Road in Spicewood, said they originally wanted more residential lots but ultimately ended up with 121 lots due to the need for parkland and drainage detention dedications.

Vice-Chair Ruiz asked how long it would be before all the lots are to be built out.

Mr. Pelissero said that full development would take about two years at a rate of six houses per month.

Commissioner Rodriguez asked what type of amenities would be available at the park.

Mr. Pelissero said there was no requirement by the city for that information.

Vice-Chair Ruiz asked about the availability of vehicle parking for the parkland.

Mr. Gibson said that it had been discussed with the City Manager but that there is no design at this time. He indicated that the parking could possibly be located in the smaller parkland lot on the north side of the street.

Vice-Chair Ruiz asked for any other speakers and, seeing none, he asked for staff's recommendation.

Mr. Waller said that staff recommends approval.

Commissioner Nickel moved to approve FP-17-04. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.

6. 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 25th.

7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Villalobos seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.

Approved: 10-25-2017
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Vice-Chairman