

**City of Lockhart
Planning and Zoning Commission
May 23, 2018**

MINUTES

Members Present: Philip Ruiz, Philip McBride, Marcos Villalobos, Paul Rodriguez, Manuel Oliva

Members Absent: Mary Beth Nickel, Christina Black

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Winn Smith, Ray Lee, Mark George, Paul Galloway, James Bagwell, Randy Carter, Oscar Herrera, Denise Marquez

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 May 9, 2018 meeting.

Vice-Chair Ruiz moved to approve the May 9, 2018 minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.

4. SUP-18-03. Hold a PUBLIC HEARING and consider a request by Countywide Builders, on behalf of WM Medical Consultant's, LLC, and Amajon Healthcare Solutions, LLC, for a Specific Use Permit to allow a Hospital on 5.522 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned CMB Commercial Medium Business District and located at 150 City Line Road.

Mr. Gibson explained that a specific use permit is required for a hospital in the CMB Commercial Medium Business District, and presented maps and photos of the site and surrounding area.

Vice-Chair Ruiz asked why the address of the property was on City Line Road, while the front of the building appeared to face Borchert Drive.

Mr. Gibson replied that it's not clear on the site plan which direction the building will face since the exterior wall elevation plans had not yet been submitted.

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

Winn Smith, of 8406 Avocet Drive in Austin, said the main entrance of the building will face City Line Road, which is why the building is addressed that direction. He gave a brief overview of the proposed hospital development.

Commissioner Rodriguez asked if it would be a full service hospital.

Mr. Smith replied that it would operate as a normal hospital, with roughly 8-10 full-time beds and would be equipped with the typical medical imaging options.

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

Mr. Gibson said that staff recommended approval.

Commissioner Rodriguez moved to approve SUP-18-03. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.

5. ZC-18-08. Hold a PUBLIC HEARING and consider a request by Raymond Lee on behalf of Liberty Oaks JV, LLC, for a Zoning Change from RMD Residential Medium Density District to MH Manufactured Home District for 12.644 acres in the James George League, Abstract No. 9, located at 1517 and 1519 Blackjack Street (FM 20), and 1541 Lover's Lane.

Mr. Gibson explained the reason for the rezoning, and presented maps and photos of the site and surrounding area.

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

Ray Lee, of 14955 Doria Drive in Austin, provided some details regarding the homes that would be installed on lots in the subdivision. He said the proposed type of development is needed in Lockhart because it offers decent housing to people who might not qualify for a mortgage on a site-built home.

Chair McBride asked for any other speakers in favor and, seeing none, he asked for those in opposition to come forward.

Mark George, of 1401 Lovers Lane, spoke in opposition.

Paul Galloway, of 1429 Lovers Lane, spoke in opposition.

James Bagwell, of 1535 Lovers Lane, spoke in opposition.

Randy Carter, of 1542 Lovers Lane, spoke in opposition.

Oscar Herrera, of 1546 Lovers Lane, spoke in opposition.

Denise Marquez, of 1505 and 1509 Blackjack Street, spoke in opposition.

Mr. Lee came forward again and spoke in favor of the development.

Chair McBride closed the public hearing and asked for the staff recommendation.

Mr. Gibson stated that staff had recommended approval in the written staff report unless there was significant neighborhood opposition. Having heard the citizen comments, though, he said he had changed his recommendation to denial.

Commissioner Oliva moved to recommend denial of ZC-18-08 to City Council. Commissioner Ruiz seconded, and the motion passed by a vote of 5-0.

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

Mr. Gibson stated there were agenda items for their next meeting on June 13, 2018.

7. Adjourn.

Commissioner Villalobos moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:18 p.m.

Approved: 6-13-18
(date)

Christine Banda
Christine Banda, Recording Secretary

Philip McBride
Philip McBride-Chairman