

**City of Lockhart
Planning and Zoning Commission
June 27, 2018**

MINUTES

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

Members Absent: Christina Black

Staff Present: Dan Gibson, Christine Banda, Kevin Waller

Visitors/Citizens Addressing the Commission: Sandra Gomez

1. Call meeting to order. Chair McBride called the meeting to order at 7:0 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of June 13, 2018 meeting.

Commissioner Nickel moved to approve the June 13, 2018, minutes. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.

4. SUP-18-07. Hold a PUBLIC HEARING and consider a request by Hector and Sandra Gomez for a Specific Use Permit to allow a DF-2 Duplex-Family Development Type in the RMD Residential Medium Density District on Lots 7, 8, and the west one half of Lot 9, Block 2, compress Hill Addition, consisting of 0.16 acre and located at 415 Flores Street.

Mr. Gibson explained that a specific use permit is required for a DF-2 Duplex-Family Development Type in the RMD Residential Medium Density District, and gave the staff report, including a presentation showing photos and maps of the subject property. He said that there were two letters of support in the commissioner's packet, and one letter in opposition was received after their packet was mailed out. He stated TxDOT standards will allow only one driveway along the highway, so the off-street parking layout must be changed on the site plan.

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

Sandra Gomez of 395 Cullen Boulevard, Buda said that she purchased the lot several years ago and would like to build a duplex to use as rental property. She explained that her background is real estate, and she knows that housing of this type is needed in Lockhart. She said that she grew up in the neighborhood, and that her mother still lives there. Tenants would be subject to background checks, references, and credit history before being able to rent. Ms. Gomez stated that she prefers that the duplexes would be rented by families.

John Rodriguez, of 511 Flores Street, said he was opposed to allowing the duplex.

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 subject to the modified site plan showing an alternative parking space layout.

Commissioner Oliva moved to approve SUP-18-07 subject to modification of the site plan. Commissioner Rodriguez seconded, and the motion passed by a vote of 5-1, with Commissioner Ruiz voting against.

5. PP-18-03. Consider a request by Gallup Engineering on behalf of Hinkle Surveyors and Manumit Investment Group, LLC, for approval of a revised Preliminary Plat of Maple Park Planned Development District, consisting of 56.239 acres zoned PDD Planned Development District and located along the west side of the 700-1000 blocks of City Line Road.

Using a PowerPoint presentation, Kevin Waller explained the revision to the Preliminary Plat of Maple Park Planned Development District, and answered commissioner's questions. He mentioned that staff is recommending that the three segments of Wild Rose Loop be assigned different street names to facilitate addressing.

Commissioners were concerned about the many changes that had come before the Commission for the very same development.

Jay Remley, of 1665 FM 671, said it had been a development process, and the senior living facility that would be on one of the new proposed lots should be a sound investment. The adjacent single-family housing development in Section Two would be the next project to start after the multifamily senior housing.

Commissioner Nickel moved to approve PP-18-03, subject to renaming each of the three segments of Wild Rose Loop by changing the suffix "Loop" to "Street" or "Lane" for one of the segments, and assigning different names for the other two segments. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.

6. FP-17-03. Consider a request by Hinkle Surveyors on behalf of Grobeco, Inc., for approval of a Final Plat of Clear Fork Reserve, Section One, consisting of 2.96 acres zoned RMD Residential Medium Density District and located at 1710 Clear Fork Street.

Using a PowerPoint presentation, Kevin Waller explained the Final Plat of Clear Fork Reserve, Section One, and answered commissioner's questions. He stated that staff recommends approval of the plat subject to a payment of \$1,358.70 in lieu of parkland dedication, whereby the payment represents Section One's proportionate share.

John Grobelny, of 3715 South First Street in Austin, said he is the owner of Chateau Homes and had been waiting for the city engineer's approval of the construction plans before moving forward with this development. He stated that the homes would be similar to the ones built in Clear Fork Estates.

Commissioner Oliva moved to approve FP-17-03. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson stated there was at least one agenda item for the next meeting on July 11, 2018. Commissioner Villalobos mentioned that he would not be able to attend that meeting.

8. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:55 p.m.

Approved: July 11, 2018
(date)

Christine Banda
Christine Banda, Recording Secretary

Philip McBride
Philip McBride-Chairman