

**City of Lockhart  
Planning and Zoning Commission  
December 12, 2018**

**MINUTES**

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

**Members Absent:** None

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

**Visitors/Citizens Addressing the Commission:** Michael Hollifield, Tom Guyton, Fanny Guerrero, Raul Aranda, Bobby Ross, Joe Bruch

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 November 14, 2018 meeting.

*Commissioner Villalobos moved to approve the November 14, 2018, minutes. Commissioner Oliva seconded, and the motion passed by a vote of 6-0.*

4. ZC-18-12. Hold a PUBLIC HEARING and consider a request by Michael Hollifield on behalf of Cynthia Alvarez for a Zoning Change from CCB Commercial Central Business District and CHB Commercial Heavy Business District to CCB Commercial Central Business District on part of Lots 4 and 5, Block 23, Original Town of Lockhart, located at 115 North Commerce Street.

Mr. Gibson explained that the current zoning CHB Commercial Heavy Business was apparently needed for the dry-cleaning business that previously occupied the building due to their use of chemicals. Because the existing CHB zoning requires off-street parking, and there is inadequate access and area available for it, any use of the property would have nonconforming parking unless the zoning is changed to CCB, which does not require off-street parking. The proposed zoning change would be consistent with the future land use plan map. He presented maps and photos of the area, and said that staff recommended approval.

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

Michael Hollifield, of 119 Azolar Drive in San Marcos, said that he was the Pastor of the Promiseland Lockhart Church. They have been meeting for two years at the Lockhart Jr High School, and had been looking for a more permanent facility to hold their services and found this location. He asked the Commission to approve the zoning change request.

Commissioner McBride asked if he knew the occupancy of the building and how many members the church had.

Mr. Hollifield said he is not sure of the capacity, but that they have had at the most 120 members attend Sunday services.

Mr. Gibson said that the Fire Chief should be able to inform the church of their maximum occupancy.

Mr. Hollifield mentioned that they are considering having two services, with approximately 150 chairs in the sanctuary area.

Chair McBride asked for any other speakers to come forward.

Tom Guyton, of 507 Shelley's Cove, said he is an active member of the church and is in favor of the zoning change.

Seeing no other speakers, Chair McBride closed the public hearing.

*Commissioner Oliva moved to approve ZC-18-12. Commissioner Villalobos seconded, and the motion passed by a vote of 6-0.*

5. SUP-18-14. Hold a PUBLIC HEARING and consider a request by Fanny Melissa Guerrero Rodriguez for a Specific Use Permit to allow a Manufactured Home on 0.259 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned RMD Residential Medium Density District and located at 740 Trinity Street.

Mr. Gibson explained that a specific use permit is required for a manufactured home in the RMD Residential Medium Density District, and presented maps and photos of the area. He mentioned that one letter of opposition was received just before the meeting, and that staff recommended approval.

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

Fanny Guerrero and Raul Aranda, of 508 East Howard Lane in Austin, answered questions from the commissioners. Mr. Aranda spoke and translated for Ms. Guerrero who spoke Spanish.

Commissioner Ruiz asked if they were going to rent or live in the home.

Mr. Aranda said that she would live in the home.

Commissioner Oliva asked why they wouldn't want to construct a site-built home, since the lot is large enough.

Mr. Aranda said that Ms. Guerrero had plans for a site-built home but ran into some difficulty with the architect/engineer, and had to consider a different and more efficient option.

Chair McBride asked for any other speakers.

Joe Bruch, of 730 South Brazos Street, said that the home would be visible from his rear yard and that he did not object. He was in favor of the specific use permit.

Seeing no other speakers, Chair McBride closed the public hearing.

*Commissioner Villalobos moved to approve SUP-18-14. Chair McBride seconded, and the motion failed on a vote of 2-3-1 with Commissioner's Oliva, Ruiz, and Black against and Commissioner Rodriguez abstaining.*

*Commissioner Ruiz moved to deny SUP-18-14. Commissioner Oliva seconded, and the motion was approved on a vote of 3-2-1 with Commissioner's Villalobos and McBride against, and Commissioner Rodriguez abstaining.*

6. DP-18-01. Consider a request by Urban Civil on behalf of D & C Braun Family Holdings, LLC, for approval of a Development Plat for Alliance Self-Storage on property consisting of five acres in the Esther Berry Survey, Abstract No. 1, zoned CHB Commercial Heavy Business District and located at 1901 South Colorado Street (US 183).

Kevin Waller explained that the development plat was on the Commission agenda only because a public access easement needed to be dedicated for a sidewalk being placed within the subject property instead of in the street right-of-way. It would be a five-foot public sidewalk located between the highway drainage ditch and the stormwater detention pond on the south portion of the property, and would extend across the parking lot on the north portion. He said that staff recommended approval subject to completion of the sidewalk prior to the City's final inspection for the last new storage building constructed.

Bobby Ross, of 284 Loon Lake Drive in Kyle, said he had been working on the project for over a year with Urban Civil. He was there to answer any questions, and asked the Commission to approve the development plat.

*Commissioner Oliva moved to approve DP-18-01 subject to completion of a five-foot wide public sidewalk prior to the City's final inspection for the last new storage building constructed. Commissioner Ruiz 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 said the next Commission meeting date is January 9<sup>th</sup>.

8. Adjourn.

*Commissioner Villalobos moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:00 p.m.*

Approved: 1-9-2019  
(date)

Christine Banda  
Christine Banda, Recording Secretary

Philip McBride  
Philip McBride-Chairman