

City of Lockhart
Planning and Zoning Commission
January 23, 2019

MINUTES

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

Members Absent: None

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Ravi Sahota, Juan Mendoza

1. Call meeting to order. Chair McBride called the meeting to order at 7:00 p.m.
2. Elect Chair and Vice-Chair for 2019.

Commissioner Rodriguez moved to nominate Commissioner Ruiz as Chair. Commissioner Villalobos seconded, and the motion passed with a vote of 7-0.

Commissioner Villalobos moved to nominate Commissioner Oliva as Vice-Chair. Commissioner Ruiz seconded, and the motion passed with a vote of 7-0.

3. Citizen comments not related to an agenda item. None
4. Consider the Minutes of the January 9, 2019, meeting.

Commissioner Oliva moved to approve the January 9, 2019, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 7-0.

5. ZC-19-01. Hold a PUBLIC HEARING and consider a request by Ravi Sahota on behalf of SatCharan Holdings, LLC, for a Zoning Change from AO Agricultural-Open Space District to CMB Commercial Medium Business District on Lot 1, Block 1, Lockhart Gateway Addition consisting of 3.3 acres, located at 2201 West San Antonio Street (SH 142).

Mr. Gibson explained that applicant would like to develop a retail center and a restaurant on the subject property, but those uses are not allowed by the current AO zoning classification. The proposed CMB zoning is the same classification as property to the east and south, so this change would represent an enlargement of the existing area zoned CMB. He presented maps and photos of the property and surrounding areas, and said that the property would have a shared access with the adjacent property to the west. Mr. Gibson stated that the proposed zoning is not consistent with the future land use plan map designation of high density residential, but that the anticipated high density residential use was effectively moved westward when the adjacent property was zoned RHD for the Stanton apartment project.

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

Ravi Sahota, of 1723 Winding View in San Antonio, said he applied for the rezoning so that he can develop a commercial retail center and restaurant on the subject property. He believed that the project could benefit future residents of the new apartments that are being built on the adjacent property.

Juan Mendoza, of 503 Sabine, spoke in favor of the requested zoning change.

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

Chair Ruiz asked for the staff recommendation.

Mr. Gibson stated that staff recommends approval.

Commissioner Oliva moved to recommend approval to City Council of ZC-19-01. Commissioner McBride seconded, the motion passed by a vote of 7-0.

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

Mr. Gibson said the next Commission meeting date is February 13th. No applications had been received for that meeting, but the subdivision regulation amendments and/or a subdivision plat may be ready for consideration by then. Commissioner McBride suggested that the commissioners bring their ordinance binders to the next meeting if the subdivision regulation amendments were to be discussed.

7. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:25 p.m.

Approved: 2/27/2019
(date)


Christine Banda, Recording Secretary


Phil Ruiz-Chairman