

**City of Lockhart
Planning and Zoning Commission
September 11, 2019**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Philip McBride, Rick Arnic

Member Absent: Christina Black, Paul Rodriguez

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Ricardo Rodriguez, Joan Gabriel

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the August 28, 2019, meeting.

Commissioner Oliva moved to approve the August 28, 2019 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 4-0.

4. ZC-19-07. Hold a PUBLIC HEARING and consider a request by Ricardo Rodriguez on behalf of Rosario Rodriguez for a Zoning Change from AO Agricultural-Open Space District to RMD Residential Medium Density District for 5.001 acres in the Esther Berry Survey, Abstract No. 1, located at 2001 FM 1322.

Mr. Gibson explained that the property is within the city limits, but that the abutting segment of FM 1322 was not. The zoning change request is for a 5.001-acre parcel out of a larger tract of land, but is exempt from platting because all parts are over five acres. He explained that the requested RMD zoning would allow the applicant to apply for a specific use permit for a manufactured home, which was his intent, and that the RMD zoning was consistent with the Land Use map designation of medium density residential. Maps and photos of the subject property and surrounding area were presented.

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

Ricardo Rodriguez, of 2058 FM 1322, said that he was requesting the zoning change request so that he could apply for a manufactured home and live near his parents.

Joan Gabriel, of 93 Seawillow Road, asked what was allowed in the RMD zoning district. She also wanted to know who to speak to about drainage problems along FM 1322. She mentioned that the applicant and his parents were good neighbors, so she didn't oppose the zoning change request.

Mr. Gibson explained that the RMD district allowed single-family homes, duplexes, and patio homes by-right. There were other uses allowed with a specific use permit, which would require another public hearing. He advised Ms. Gabriel that the drainage along FM 20 was the responsibility of TxDOT.

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

Mr. Gibson said that staff recommended approval.

Commissioner McBride moved to recommend approval of ZC-19-07 to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 4-0.

5. SUP-19-08. Hold a PUBLIC HEARING and consider a request by Landersy Espinal on behalf of David Mills for a Specific Use Permit to allow Manufactured Home on Lot 6, Block 4, San Fernando Addition, consisting of 0.11-acre zoned RMD Residential Medium Density District and located at 813 Chihuahua Street. [WITHDRAWN]
6. Consider a recommendation to City Council for an amendment to the Thoroughfare Plan map (Figure 4.9) and Land Use Plan map (Figure 3.2) of the Lockhart 2020 Comprehensive Plan deleting a proposed extension of Mockingbird Lane between Clear Fork Street and State Park Road (FM 20).

Mr. Gibson explained that several people have inquired about developing the large vacant tract along the west side of Patton Road. In addition to being traversed by a future collector street, development of the property would be impacted by a segment of a proposed hike/bike trail shown on the Sidewalk/Trail Plan, the presence of an LCRA electric easement, and a dam with considerable area of the tract in the floodplain. The collector street is shown on the Thoroughfare Plan as an extension of Mockingbird Lane from Clearfork Street to State Park Road. He said staff proposed to delete the thoroughfare because the route of the street is constrained by an existing house and floodplain/floodway, as well as the substandard right-of-way of Blue Stem Drive that would form a segment of the collector street.

There was discussion between staff and the commissioners regarding alternate routes and other suggestions. Staff indicated that alternate access to the west end of the Lakeview Addition could still be accomplished by the extension of Center Street west of Patton Road to connect to a short southward extension of Blue Stem Drive. These would be considered minor streets and, therefore, would not be shown on the thoroughfare plan because it designates only collector and arterial streets.

Commissioner McBride moved to recommend approval of the proposed amendment to the Thoroughfare Plan Map (Figure 4.9) and Land Use Plan map (Figure 3.2) to the City Council. Commissioner Oliva seconded, and the motion passed by a vote of 3-1 with Chair Ruiz against.

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

Mr. Gibson said that the next Commission meeting date would be September 25th, and that applications had been received for that agenda.

8. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:02 p.m.

Approved: 9/25/2019
(date)



Christine Banda, Recording Secretary



Philip Ruiz, Chair