

**City of Lockhart
Planning and Zoning Commission
October 9, 2019**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Rick Arnic, Christina Black

Member Absent: Paul Rodriguez, Philip McBride

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Thomas Blauvelt, Justin Myers, David Bowen, Hector Rangel

1. Call meeting to order. Chair Ruiz 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 the September 25, 2019, meeting.

Commissioner Black moved to approve the September 25, 2019 minutes. Commissioner Oliva seconded, and the motion passed by a vote of 4-0.

4. SUP-19-11. Hold a PUBLIC HEARING and consider a request by David R. Bowen on behalf of Nadir Ali for a Specific Use Permit to allow a Church as a public/institutional use on 1.377 acre in the Francis Berry Survey, Abstract No. 2, zoned CHB Commercial Heavy Business District, and located in a commercial space at 1006-1012 State Park Road.

Mr. Gibson explained that the Church of Jesus Christ of Latter Day Saints wanted to expand into two additional lease spaces next to their existing their location in the Park Plaza Shopping Center. The addition will consist of six classrooms, and will not increase the size or capacity of the existing sanctuary. There is another church group that meets in a much smaller space in the building on the west side of the parking lot, and which has similar hours of operation. Mr. Gibson stated that during weekdays the parking lot appears to be almost empty, but is full when the churches meet. The staff presentation included maps and photos of the property and surrounding area.

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

Justin Myers, of 900 Rockmead Drive in Kingwood, said he is the architect for the project and that they would appreciate approval of the specific use permit.

David Bowen, of 12310 New Hampton Drive in Tomball, said he is the facilities manager and takes care of the church properties. He mentioned that they had been working with the landlord to expand their church, and that the existing tenants of the lease spaces that they wish to move into will relocate to other available spaces within Park Plaza.

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

Mr. Gibson said that staff recommended approval, and mentioned that the parking lot needed to be restriped.

There was discussion between staff and the commission about who should be responsible for restriping of the parking lot, and it was decided that staff will work with the owner to get the restriping accomplished.

Commissioner Oliva moved to approve of SUP-19-11. Commissioner Black seconded, and the motion passed by a vote of 3-1 with Commissioner Ruiz against.

5. ZC-19-09. Hold a PUBLIC HEARING and consider a request by Thomas Blauvelt on behalf of Richard Blauvelt for a Zoning Change from AO Agricultural-Open Space District to RLD Residential Low Density District for 2.749 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 1621 North Pecos Street.

Mr. Gibson explained that this is the third time that the applicant has applied for a rezoning of the subject property, but this time the requested zoning is the RLD district, which is consistent with the future Land Use Plan designation, instead of the previously requested RMD zoning. The applicant's intent is to construct one or more single-family dwellings. The portion to be rezoned is large enough to plat into two or three lots for single family residences. However, approval of a subdivision plat would be required before more than one house can be constructed, since only one dwelling per lot is allowed. Mr. Gibson noted that three letters of support had been distributed to the commissioners. He presented maps and photos of the subject property and surrounding area.

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

Thomas Blauvelt, of 1602 Magpie Cove in Austin, said that he planned to build two detached single family homes in the requested RLD district. He stated that the homes would be of high quality construction and will be visually attractive.

Chair Ruiz asked for any other speakers.

Hector Rangel, of 1407 North Pecos Street, said he is concerned about how the homes would look, and asked if the City would improve North Pecos Street if the zoning change were approved. He stated that he is opposed to the zoning change.

Mr. Gibson replied that a zoning change cannot be subject to any conditions, such as the appearance of buildings or other characteristics that the applicant may propose. He suggested to Mr. Rangel that he could express his concerns about the condition of Pecos Street to the City Council.

Chair Ruiz asked for any other speakers and, seeing none, he asked for the staff recommendation.

Mr. Gibson said that staff recommended approval.

Commissioner Arnic moved to approve SUP-19-09. Commissioner Black seconded, and the motion passed by a vote of 4-0.

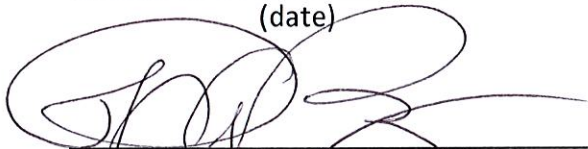
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson reported that the next Commission meeting date would be October 23rd, and that there will be at least two public hearing items on the agenda.

7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:48 p.m.


Christine Banda, Recording Secretary

Approved: 10/23/2019
(date)

Philip Ruiz, Chair