

**City of Lockhart  
Planning and Zoning Commission  
May 22, 2019**

**MINUTES**

**Members Present:** Philip Ruiz, Phil McBride, Rick Arnic, Paul Rodriguez

**Member Absent:** Manuel Oliva, Christina Black

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

**Visitors/Citizens Addressing the Commission:** Daniel Mendez

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the May 8, 2019, meeting.

*Commissioner Rodriguez moved to approve the May 8, 2019 minutes. Commissioner McBride seconded, and the motion passed by a vote of 4-0.*

4. RP-19-01. Consider a request by Daniel Mendez for approval of the Replat of Lot 6, South Addition, consisting of two new residential lots 6A and 6B on 0.482 acre zoned RMD (Residential Medium Density District) and located at 1100 South Commerce Street, and including a request for a Variance to Section 52-72(e) of the Subdivision Regulations to provide less than the required one-half of the right-of-way dedication needed to achieve the minimum required width on South Commerce Street to conform to the thoroughfare plan.

Assistant City Planner Kevin Waller presented the staff report explaining the proposed development and subdivision variance, including the use of a PowerPoint presentation, and answered the commissioner's questions. He recommended approval of the plat and variance, with no additional conditions.

Chair Ruiz pointed out that the County Clerk's name was not correct on the plat, and suggested that changing it be a condition of approval.

The applicant, Daniel Mendez, of 1500 Century Oaks, explained that he was platting the property so that a house could be constructed on each lot, and he requested approval.

Chair Ruiz asked Mr. Mendez if he understood his responsibilities with regard to the extension of Aransas Street in accordance with City standards from the current end of the paved street such that it provides at least 30 feet of frontage along his property.

Mr. Mendez replied that he understood and agreed.

Commissioner Arnic moved to approve RP-19-01, including the requested variance to Section 52-72(e). Mr. Waller reminded him about the condition to change the county clerk's name on the plat. Commissioner Arnic consented to the addition of that condition. Commissioner Rodriguez seconded, and the motion passed by a vote of 4-0.

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


Mr. Waller said that the next Commission meeting date is June 12<sup>th</sup>, and that there would be a specific use permit on the agenda.

6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:20 p.m.

Approved: 6/12/2019  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair