

**City of Lockhart  
Planning and Zoning Commission  
March 10, 2021**

**MINUTES**

**Members Present:** Philip McBride, Rick Arnic, Manuel Oliva, Ron Peterson, Bradley Lingvai (via phone)

**Member Absent:** Chris St. Leger, Philip Ruiz

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

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**Visitors/Citizens Addressing the Commission:** Hamish Macfarlane, Greg Zanghi, Luci Kempton, Winn Smith, Sean Kelley

1. Call meeting to order. Vice-Chair Oliva 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 February 10,2021.

*Commissioner Arnic moved to approve the February 10, 2021, minutes. Commissioner McBride seconded, and the motion passed by a vote of 5-0.*

4. ZC-21-02. Hold a PUBLIC HEARING and consider a request by Hamish Macfarlane, on behalf of Blackjack Block I, LLC, for a Zoning Change from AO Agricultural-Open Space District to IL Industrial Light District on Lot 1, Block 1, Iron Ox Addition, consisting of 24.575 acres located at 1205 Reed Drive.

Mr. Gibson explained that the applicant proposes to construct a commercial greenhouse on the subject property. The reason for the requested zoning change is that the current zoning only allows a maximum 30 percent building coverage on the lot, and the development may exceed that amount. The requested IL Industrial Light District allows 50 percent in building coverage, which would be sufficient. He presented maps and photos to describe the surrounding zoning and land uses.

Vice-Chair Oliva opened the public hearing and asked the applicant to come forward.

Hamish Macfarlane, of Palo Alto, California, said the project would be developed in phases, and they were almost ready to begin site work for Phase I. The greenhouse facility would start with leafy greens, and later diversify into sustainable vegetables.

Luci Kempton, of 955 Terminal Way in San Carlos, California, stated that they would start with leafy greens, and expand into strawberries, and tomatoes. They want to serve the Lockhart community, and could offer internships for high school students.

Greg Zanghi, of 955 Terminal Way in San Carlos, California, said that Iron Ox is committed to Lockhart, and intend to stay on target with their growth plans. Their mission is to provide produce closer to vendors.

Commissioner McBride asked what had brought Iron Ox to Lockhart.

Ms. Kempton replied that they were looking at the Texas triangle, and the Austin area was selected. They found Lockhart to have a strong agricultural culture, with the opportunity for development, and it was a great location for product distribution.

Vice-Chair Oliva asked for any other speakers and, seeing or hearing from none, he 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-21-02 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.*

5. FP-21-01. Consider a request by James W. Smith III for approval of a Final Plat for the Commerce Springs subdivision, consisting of 2.42 acres in the Byrd Lockhart Survey, Abstract No. 17, zoned CMB Commercial Medium Business District and located at 401 North Commerce Street, including a Variance to waive the requirement in Section 52-77(b) of the Subdivision Regulations for four-foot-wide public sidewalks along the North Main Street and North Commerce Street frontages.

Kevin Waller explained that the applicant proposes to split an unplatted tract into two lots, with the proposed Lot 1 to be donated to the City for open space and trail use. Lot 2 would remain a church facility under its current ownership. Because the applicant requested a variance to waive the sidewalk requirement along both street frontages the plat can be approved only by the Commission. Otherwise, it would have been a minor plat eligible for administrative approval. He presented maps and photos to describe the subject property and surrounding area. There are topographical constraints associated with a tributary of Plum Creek that would present challenges to constructing sidewalks along the North Main Street and North Commerce Street frontages.

Vice-Chair Oliva asked the applicant to come forward.

Winn Smith, of 8406 Avocet Drive in Austin, stated that there is an opportunity to use the property and incorporate a walking trail with the natural features. He said they would like to eventually donate the land to the City and have it properly maintained because it had been neglected for many years. He discussed compliance with the criteria for the requested variance.

Vice-Chair Oliva expressed his desire for a sidewalk along the west side of North Commerce Street so that the trail would be able to connect to it.

Mr. Smith said that their idea is for the trail to go under the North Commerce Street bridge and continue to City Park so that crossing the street at-grade would not be required. He noted that there is already a sidewalk along the east side of North Commerce Street.

Sean Kelley, Director of Public Works, said that City possession of the property would enable applying for grants to construct the trail or other improvements. The property is beautiful and has natural springs, so it could be something special for the community.

Vice-Chair Oliva asked for the staff recommendation.

Mr. Waller said that staff recommended approval of the plat and the variance.

*Commissioner Arnic moved approve FP-21-01 with the sidewalk variance. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.*

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

Mr. Gibson stated that the next regular meeting would be held on March 24, 2021, and that there would be a specific use permit on the agenda.

7. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:07 p.m.*

Approved: 3-24-2021  
(date)

  
Christine Banda, Recording Secretary

  
Manuel Oliva, Vice-Chair