

**City of Lockhart  
Planning and Zoning Commission  
April 14, 2021**

**MINUTES**

**Members Present:** Philip McBride, Rick Arnic, Chris St. Leger, Manuel Oliva, Ron Peterson, Bradley Lingvai

**Member Absent:** Philip Ruiz

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

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Vice-Chair Oliva called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of March 24,2021.

*Commissioner McBride moved to approve the March 24, 2021 minutes. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.*

4. ZC-21-03. Hold PUBLIC HEARING and consider a request by Sanjay Parikh, on behalf of Russell Smith, for a Zoning Change from CHB Commercial Heavy Business District and AO Agricultural-Open Space District to 2.13 acres CBH Commercial Heavy Business District and 8.881 acres RHD Residential High Density District on a total of 11.011 acres in the Francis Berry Survey, Abstract No. 2, located at 1820 South Colorado Street (US 183).

Mr. Gibson explained that the applicant would like to expand the current CHB zoning to 2.13 acres, and rezone the 8.881-acre remainder of the property to RHD for high density residential development. He presented information about the subject property and surrounding area, and mentioned that an email was submitted that day in opposition from Pure Castings, an abutting property owner. They were concerned that the characteristics of their industrial operation would be incompatible with any potential nearby residential uses.

Commissioner Lingvai commented that he worked near the former Pure Castings location in Austin, and knew that noise and unpleasant odors were associated with that business.

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

Don Pool, of 203 East Main Street in Round Rock, was participating remotely on the telephone, and said he represented the applicant. He stated that his client would use the front portion of the property for commercial uses, and that the rear would be developed as apartments or townhomes.

Commissioner McBride asked if the client was aware of the concerns from Pure Castings.

Mr. Pool replied that it is first they have heard of it, and he does not believe his client is aware of any noise and odors from the neighboring business. He believes good screening could help maintain such nuisance, but will discuss it with his client.

Vice-Chair Oliva asked for any other speakers and, seeing or hearing from none, he closed the public hearing and asked for commission discussion.

Both Commissioner McBride and Commissioner Arnic voiced concerns regarding incompatibility that were raised by the opposition, which they believe had a valid point.

Vice-Chair Oliva asked for staff's recommendation.

Mr. Gibson said at the time the staff report was printed no objections had been received, so he recommended approval. He had no objection if the applicant thought the project would still be feasible with the potential negative impacts from industrial businesses nearby in the industrial park.

*Commissioner McBride moved to recommend approval of 2.13 acres to CHB, and denial of 8.881 acres to RHD, for ZC-21-03 to the City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 5-1 with Commissioner Peterson against.*

5. Review Lockhart 2020 Comprehensive Plan to identify areas where updating of text and maps is needed.

Mr. Gibson explained that he had been asked to provide an overview of any needed changes or updates to the Lockhart 2020 Comprehensive Plan for consideration by the City Council. He guided the Commissioners in a chapter-by-chapter review, and they compiled a list of items that they felt needed to be addressed in any future update of the comprehensive plan. Generally, all maps and tables would probably need to be updated, with future projections based on the results of the 2020 Census. Also, the supplemental plans adopted after the original comprehensive plan was adopted in 2000 should be incorporated into a new or updated plan. These include the Sustainable Places Project and the Colorado Street Corridor Improvement Plan. The recently adopted Parks and Recreation Plan should be referenced in the comprehensive plan with a special focus on the need for an indoor multipurpose conference and recreation center. Infrastructure for future modes of transportation such as urban air mobility vehicles should be addressed. In addition, the utility plans should be updated to be consistent with updates to the water and wastewater impact fee capital improvement plans. A public internet infrastructure and public electric vehicle charging station infrastructure are new issues since 2000 that can also be included.

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 April 28, 2021, with a specific use permit and possibly a subdivision plat on the agenda. In addition, he noted that the Impact Fee Advisory Committee would meet after the Commission meeting.

7. Adjourn.

*Commissioner St. Leger moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:23 p.m.*

Approved: 4-28-2021  
(date)

  
Christine Banda, Recording Secretary

  
Manuel Oliva, Vice-Chair