

**City of Lockhart  
Planning and Zoning Commission  
September 8, 2021**

**MINUTES**

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

**Member Absent:** Phil McBride

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

**Visitors/Citizens Addressing the Commission:**

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 August 25, 2021, meeting.

*Commissioner St. Ledger moved to approve the August 25, 2021, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

*Commissioner Lingvai arrived at 7:02 p.m.*

4. SUP-21-06. Hold PUBLIC HEARING and consider a request by Lockhart Land Group, LLC, for a Specific Use Permit to allow an MF-2 Residential Development Type consisting of apartments over 12 units per acre on 8.97 acres in the Cornelius Crenshaw Byrd Survey, Abstract No. 68, zoned RHD Residential High Density District and located at 1911 West San Antonio Street (SH 142).

Dan Gibson explained that the subject property was rezoned to RHD in June of this year, with the intended use being multifamily residential. The development will have 120 dwelling units, but will have a density of 13.38 units per acres on 8.97 acres, which is over 12 units per acre that is allowed by-right as an MF-1 Residential Development Type. Over 12 units per acre is the MF-2 Residential Development Type, which requires approval of a Specific Use Permit by the Commission. He displayed a map and aerial photo of the area, and the proposed site plan, and said that no objections had been received by staff.

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

Paul Leventis, of 9007 Sandstone Drive in College Station, reminded the Commission that he had presented their master plan to them when the property was rezoned in June. He explained that originally the area to be zoned RHD was larger, and the density would not have exceeded 12 units per acre, but that staff had requested that the zoning boundary be moved.

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

Mr. Gibson said that staff recommended approval.

*Commissioner Oliva moved to approve SUP-21-06. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.*

5. SUP-21-07. Hold a PUBLIC HEARING and consider a request by Mac Jones of Estage Multifamily, on behalf of Chris Bancroft of Texas Multifamily Capital, LLC, for a Specific Use Permit to allow an MF-2 Residential Development Type consisting of apartments over 12 units per acre on 34.487 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District and located at 400 State Park Road (FM 20).

Mr. Gibson described the location of the subject property and surrounding area using a map and an aerial photo. He said the applicant planned to develop the property in two phases. The first phase will have 216 dwelling units on a 9.21-acre portion of the initial tract, which will result in a density of 23.45 units per acre. Over 12 units per acre is the MF-2 Residential Development Type, which requires approval of a Specific Use Permit by the Commission. The proposed development would include an extension of Harper's Trail connecting to an extension of Lion Country Drive. The north end of the proposed MF-2 development area is curved to accommodate the future realignment of State Park Road, which would connect directly to Blackjack Street so that FM 20 will be continuous, as shown on the City's thoroughfare plan.

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

Mac Jones, of 5946 Cape Coral Drive in Austin, said they planned to build an apartment complex across from the high school. They will screen the property where it abuts the adjacent residential zoning, and lighting from the parking lot will be directed away from the existing neighborhood adjacent to the west. The buildings in the complex are proposed to be as far away from the west boundary as possible by using the parking lot as a buffer.

Chair Ruiz asked for any other speakers.

Steffen Waltz, attending remotely by phone, said he represents the land to the south of the subject property, which is where the Golden Age assisted living facility is located. He stated that they were opposed to the Specific Use Permit, at least without knowing more about it.

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

Mr. Gibson said he leaned toward recommending approval, but would defer to the Commission since there was opposition expressed during the public hearing.

*Commissioner St. Ledger moved to approve SUP-21-07. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

6. PP-21-04. Consider a request by Matt Synatschk of Carlson, Brigance & Doering, Inc., on behalf of Ranch Road Hansford, LLC, for approval of a Preliminary Plat and Subdivision Development Plan for Hansford Subdivision consisting of 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and located at 1701 West San Antonio Street (SH 142).

Kevin Waller explained that the Hansford Subdivision Preliminary Plat and Subdivision Development Plan included 206 proposed single-family residential lots and 12 nonresidential lots to be developed in two sections. Also, eight new streets right-of-way are proposed, with three existing streets being extended into the development. Sidewalks are proposed on all internal streets. The subdivision will connect to the future Lockhart Farms development adjacent to the west via Windsor Boulevard. TxDOT is currently reviewing the Traffic Impact Analysis and had indicated that a center left-turn lane would be required for the development.

Scott Miller, from Bastrop, spoke as the project representative, and added that a five-foot sidewalk would be constructed along West San Antonio Street, and would connect to the trail that meanders through the subdivision. There will be a small public park with park amenities provided. He said they were working with the proposed Lockhart Farms development on having a shared stormwater detention facility and walking trail connection, and added that they would construct a center left-turn lane for vehicles entering the subdivision from West San Antonio Street.

Chair Ruiz asked for any other speakers and, there being none, he continued by asking staff if a note could be added to the plat elaborating what amenities would be provided by the subdivider in the proposed park.

Mr. Waller replied that staff recommended approval subject to such a note being added to the plat.

Mr. Miller said that they could meet with staff to agree on what amenities could be provided, and suggested that they would be willing to provide a playscape with a shaded pavilion, along with benches, a picnic table, and a turf play area, in addition to a granite trail and trail heads with landscaping. All amenities and the parkland would be maintained by the subdivision's Home Owner's Association.

*Commissioner Arnic moved to approve PP-21-04 subject to adding a note on the preliminary plat and final plat referring to parkland amenities that would be included (playscape, shade pavilion, benches, picnic tables, turf play area, granite trail with landscape along the trail, and trail heads, etc. to be maintained by the Home Owner's Association). Commissioner Peterson seconded, and the motion passed by a vote of 6-0.*

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


Mr. Gibson stated that the next regular meeting date is September 22<sup>nd</sup>.

8. Adjourn.

*Commissioner St. Ledger moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:10 p.m.*

Approved: 9/22/2021  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair