

**City of Lockhart
Planning and Zoning Commission
September 22, 2021**

MINUTES

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

Member Absent: None

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

Visitors/Citizens Addressing the Commission: Travis Ray, Blayne Stansberry, Nicole Burnett

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 September 8, 2021, meeting.

Commissioner Arnic moved to approve the September 8, 2021, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 7-0.

4. PP-21-05. Consider a request by Lockhart QOZ Investments, LLC, for approval of a Preliminary Plat for Golden Eagle Subdivision consisting of 20.673 acres in the Francis Berry Survey, Abstract No. 2, zoned RHD Residential High Density District and CMB Commercial Medium Business District, and located at 221 West MLK Jr. Industrial Boulevard, including a Variance to waive the requirement in Section 52-72(a) of the Subdivision Regulation requiring the width of all streets conform to the thoroughfare plan to allow a designated collector street right-of-way to be 50 feet wide instead of 60 feet wide.

Kevin Waller described the preliminary plat, which showed 23 duplex residential lots, two multifamily lots, and two commercial lots. He said the public infrastructure would be developed all in one phase. Sunset Drive and South Medina Street would be extended through the subdivision following the thoroughfare alignments shown in the Lockhart 2020 Thoroughfare Plan map. The applicant proposed that the name of the portion of South Medina Street extending through the subdivision be changed to Golden Parkway. Staff had received input from the Caldwell County 911 Coordinator and Caldwell County Appraisal Office personnel stating that changing the street name part way along its length could cause confusion in emergency response to the area, and would not comply with the street addressing guidelines from CAPCOG. He also mentioned that a subdivision variance is requested to allow the Sunset Drive right-of-way extension to be 50 feet wide, as opposed to 60 feet for a collector street as shown on the thoroughfare plan map. The proposed 50-foot right of way would match the width of the existing street. Mr. Waller said that staff believed the proposed variance qualified for approval.

Chair Ruiz asked if the applicant was present.

Travis Ray, of 1301 West 25th Street in Austin, said he is the CEO of the parent company who owns the property. They would like to begin construction of the new Golden Age Assisted Living facility in early 2022. The proposed multifamily portion of the development may be age-restricted so that residents move there first, and then transition into Golden Age Assisted Living.

Blayne Stansberry, the project engineer, offered to answer any questions the Commission might have.

Commissioner Oliva asked about stormwater drainage.

Ms. Stansberry said they would incorporate the existing channel on the property, and that the entire subdivision would comply with the City's storm drainage standards.

Chair Ruiz asked about the need for the street name change.

Nicole Burnett, of 1205 Rio Vista Cove, said she is the Director of the Golden Age Home. She believes the name change is necessary to help identify the location of the facility, and would not hinder emergency response.

Chair Ruiz asked for any other comments, and seeing nor hearing from none, he asked for the staff recommendation.

Mr. Waller recommended approval of the plat and variance, subject to the condition that the 20-foot front building setback shown for the commercial lots be changed to 25 feet to comply with the zoning ordinance, and to delete Note #8 on the plat pertaining to the 20-foot setback.

Chair Ruiz commented that he believed the proposed street name change would not be in the best interests of the city, especially with regard to emergency response. He agreed with the CAPCOG guidelines.

Commissioner Arnic agreed.

Commissioners McBride and Peterson expressed support for the street name change.

Commissioner Oliva said he was more concerned about drainage along Sunset Drive.

Commissioner Oliva moved to approve PP-21-05 and the requested concurrent variance, subject to staff's recommendation that the front yard building setback for the commercial lots be changed to 25 feet on the plat and that Note #8 be removed. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-3 with Chair Ruiz and Commissioners Arnic and Lingvai against.

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

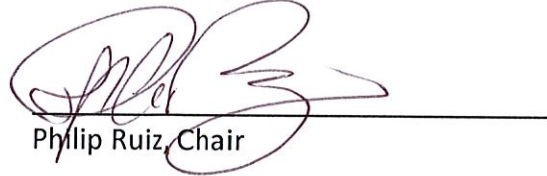
Mr. Gibson stated that the next regular meeting date is October 13th, and that there would be a full agenda.

6. Adjourn.

Commissioner St. Ledger moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:31 p.m.

Approved: 10-13-2021
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair