

**City of Lockhart
Planning and Zoning Commission
February 9, 2022**

MINUTES

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

Member Absent: Manuel Oliva

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

Visitors/Citizens Addressing the Commission: Brad Schwab, Curtis Thigpen, Gregg Andrulis, Sergio Lozano-Sanchez

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 the January 26, 2022, meeting.

Commissioner Arnic moved to approve the January 26, 2022, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.

Commissioner Peterson arrived.

4. SUP-22-02. Hold a PUBLIC HEARING and consider a request by Brad Schwab, CHG, LLC, on behalf of Lockhart Blvd Project, LLC, for a Specific Use Permit to allow the MF-2 Residential Development Type (maximum 24 units per acre) for senior apartments on Lot 2, Block 1, Lockhart Gateway Addition, consisting of 7.5 acres zoned RHD Residential High Density District and located at 2200 Block West San Antonio Street (SH 142).

Mr. Gibson explained that the property has not yet been platted, and the only public street frontage is Cesar Chavez Parkway, which is not accessible for vehicles because of the difference in grade. He described the location and site plan of the proposed assisted living facility. Vehicular access was proposed to be solely from the existing private street serving the Stanton apartments. He noted that there was already an access easement along that street to serve the property on the west side of the street. He said that staff suggested providing for a direct pedestrian and vehicular connection to West San Antonio Street through the commercially-zoned property abutting to the south. The current site plan with parking spaces along the entire south boundary would not allow such a connection. He mentioned that a Special Exception was approved by the Zoning Board of Adjustment to allow a 22% reduction in the minimum required number off-street parking spaces, as provided in the zoning ordinance for housing designed and intended for occupancy by elderly or disabled residents.

There was discussion about the dumpster locations, and where a pedestrian/vehicle connection could be located for access through the abutting commercially-zoned property.

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

Brad Schwab, with Cornerstone Housing Group, LLC, located in Omaha, Nebraska, said the project would be age-restricted. He responded that they typically like to locate dumpsters towards the rear of the property so they wouldn't detract from the appearance of the development from the street. There would be on-site maintenance personnel to help residents if they need assistance. He said that they are willing to provide an access connection to the south of the property but are not sure how to make the owner of the abutting property complete the road to San Antonio Street. If access became available, they would make arrangements to use it.

Mr. Gibson reiterated that this applicant was not being asked to construct a street through the abutting property, but only provide for a future connection to it.

Mr. Schwab agreed to provide such a connection, but with a note added to the site plan that the access location could change depending on the future layout of the adjacent commercial site. He continued by describing the planned amenities for the facility.

Gregg Andrulis, of 10200 W. Hwy. 290 in Austin, said he was the civil engineer on the project and was available if the Commission had any questions for him.

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

Mr. Gibson said staff recommended approval subject to a provision on the site plan for a future pedestrian/vehicular access to the future commercial development on abutting property to the south, with a note stating that the location may change depending on the layout of the commercial development.

Commissioner St. Ledger moved to approve SUP-22-02 subject to the conditions recommended by staff. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

5. SUP-22-03. Hold a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a Specific Use Permit to allow the DF-2 Residential Development Type on 30.864 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1908 North Cesar Chavez Parkway Northbound.

Mr. Gibson explained that the applicant proposes the DF-2 residential development type, which would allow duplexes on smaller lots and, therefore, increase the density. He reviewed the location and a conceptual plan submitted by the applicant. He said that the proposed increase in density is a concern because there is currently no sewer service available in the area. He had asked the city engineer to investigate what density of development could be served by the planned 12-inch wastewater extension to the Silent Valley Road area, and if that size of line is

not adequate what the size and cost of a larger line would be. However, such a study was going to take some time. Therefore, approval of the SUP would be premature, and the Commission could deny the application or table it until after the results of the wastewater capacity study are known.

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

Curtis Thigpen, of 1509 Old West 38th Street, Suite 3, in Austin, said that Mr. Gibson explained the case well and covered everything. The DF-1 residential development type that is allowed by-right has a limit of ten dwelling units per acre, but it is difficult to reach that limit given the minimum lot size required, and because so much land must be used for streets, parkland, and stormwater detention. He said the proposed development would actually be ten units per acre, which would be consistent with the Medium Density Residential future land use designated on the land use plan map. Dwelling units would be for rent, and all would have attached or detached garages/carports. The units would function as homes at a good rental price. He said that they understand that something needs to happen regarding the sewer service.

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

Mr. Gibson said that the DF-2 development type allows a density up to 14 units per acre, which is in high density territory, but that if the applicant was willing to limit the density to ten units per acre it would be considered medium density and, therefore, consistent with the land use plan. That could be accomplished if the Commission wishes to approve the SUP subject to a condition that the density of the development would not exceed ten units per acres.

Commissioner McBride moved to table SUP-22-03 to the March 9th meeting. Commissioner Arnic seconded, and the motion passed by a vote of 5-1, with Commissioner Peterson against.

6. ZC-22-06. Hold a PUBLIC HEARING and consider a request by Curtis Thigpen of Paravel Capital for a Zoning Change from RMD Residential Medium Density District to RHD Residential High Density District on 19.906 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1900 North Cesar Chavez Parkway Northbound.

Mr. Gibson explained that the subject property was adjacent to the north of the previous specific use case, and that the same concerns applied regarding the current lack of wastewater service to the area. The proposed RHD zoning classification would allow apartments or other high density residential development that would not be consistent with the Medium Density Residential future land use designated on the land use plan map.

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

Curtis Thigpen, of 1509 Old West 38th Street, Suite 3, in Austin, said he understands the situation with sewer service, but would like to develop apartments in this area which is why they requested the higher density zoning classification. He said there was a major need for rental property in Lockhart.

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

Mr. Gibson said that staff recommended that the zoning change be tabled to allow time for completion of the wastewater capacity study.

Commissioner Lingvai moved to table ZC-22-06 until the March 9th meeting. Commissioner St. Leger seconded, and the motion passed by a vote of 6-0.

7. PP-21-07. Consider a request by Sergio Lozano-Sanchez of LOC Consultants, on behalf of Alta Capital, Inc., for approval of a Preliminary Plat for Alta One Subdivision, vacating the Vida Skye Subdivision recorded in Plat Cabinet D, Slide 3 of the Plat Records of Caldwell County, Texas consisting of 9.259 acres zoned RLD Residential Low Density District, and located in the 1600-1700 block of Old McMahan Trail.

Kevin Waller explained that the proposed subdivision is for 30 single-family residential lots and one stormwater detention lot. A fee in lieu of parkland was already paid for the subject property with the previously recorded Vida Skye plat.

Chair Ruiz opened the floor for those wishing to speak.

Applicant Sergio Lozano-Sanchez of Alta Capital, Inc., explained that he is the project engineer, and gave a brief overview of the proposal.

Seeing no one else to speak, Chair Ruiz asked for the staff recommendation.

Mr. Waller stated that staff recommends approval.

Commissioner Arnic moved to approve PP-21-07. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.

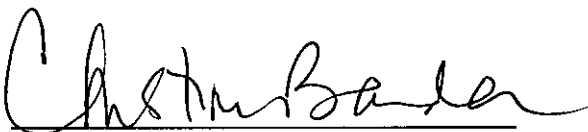
8. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

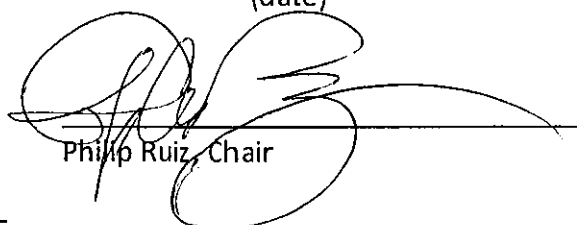
Mr. Gibson stated that the next regular meeting date was February 23rd, but there may not be any items ready for consideration on that agenda.

9. Adjourn.

Commissioner St. Leger moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:46 p.m.

Approved: 3-9-2022
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair