

City of Lockhart
Planning and Zoning Commission
July 13, 2022

MINUTES

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

Member Absent: Manuel Oliva, Rick Arnic

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

Visitors/Citizens Addressing the Commission: Garrison Welch, Chris Bancroft, Jim Meredith,
Charles Brigance

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 June 22, 2022, meeting.

Commissioner McBride moved to approve the June 22, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 4-1-1 with Commissioner Lingvai abstaining.

4. ZC-22-06. Continue 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 (SH 130). [TABLED 3-9-22 and 5-25-22].

Dan Gibson presented the staff report and explained that the applicant wished to develop an apartment complex on the subject property, which requires rezoning to RHD. The zoning change had previously been tabled several times to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the northwest area of the city. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land in the Silent Valley Road areas, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Garrison Welch, of 1509 Old West 38th Street, Suite 3, in Austin, said they were aware of what contributions would be needed to pay for the infrastructure to serve the subject property, and would collaborate with developers of nearby properties as necessary to get it done.

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 approval.

Commissioner St. Ledger moved to recommend approval of ZC-22-06 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.

5. ZC-22-09. Consider a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Alma Ewald for a Zoning Change from 23.064 acres AO Agricultural-Open Space District to 18.535 acres RHD Residential High Density District and 4.529 acres CMB Commercial Medium Business District in the Byrd Lockhart League, Abstract No. 17, located at 1650 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22]

Mr. Gibson presented the staff report and explained that the proposed zoning change would allow future development of 4.529 acres of general commercial land uses along the North Colorado Street frontage and 18.535 acres of multi-family housing behind the commercial area. The zoning is only for the portion of land within the city limits, which is 27 percent of the original tract. The zoning change had previously been tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Chris Bancroft, of 1111 West 6th Street in Austin, said they were aware of what contributions would be needed for the infrastructure to serve the subject property. They would collaborate with developers of nearby properties as necessary to get it done. He discussed the conceptual plan, which included the property adjacent to the north.

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 approval.

Commissioner McBride moved to recommend approval of ZC-22-09 to City Council. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.

6. ZC-22-10. Continue a PUBLIC HEARING and consider a request by Chris Bancroft on behalf of Earnest Ewald, Jr. for a Zoning Change from 15.906 acres AO Agricultural-Open Space District to 12.262 acres RHD Residential High Density District and 3.644 acres CMB Commercial Medium Business District in the Byrd Lockhart League, Abstract No. 17, located at 1724 North Colorado Street (US 183). [TABLED 3-23-22 and 5-25-22].

Mr. Gibson presented the staff report and explained that that this application is for the tract adjacent to the north of the previous zoning request at 1650 North Colorado Street, and is by the same applicant. Similar to the previous case, the proposed zoning change would allow future development of general commercial land uses along the North Colorado Street frontage, with multi-family housing behind the commercial area. The zoning is only for the portion of land within the city limits which is 36 percent of the original tract. The zoning change had previously been tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant would like to speak.

Chris Bancroft said he also represented this property, and that it is a continuation of the same conceptual plan with commercial property in the front along North Colorado Street and nice apartments in the rear portion of the property.

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

Mr. Gibson stated that staff recommended approval.

Commissioner Peterson moved to recommend approval of ZC-22-10 to City Council. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.

7. ZC-22-12. Continue a PUBLIC HEARING and consider a request by Jim Meredith on behalf of Robert A. Schmidt for a Zoning Change from CHB Commercial Heavy Business District to RHD Residential High Density District on 14.57 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 101 East China Street. [TABLED 4-13-22 and 5-25-22]

David Fowler presented the staff report and explained that the applicant proposed multiple detached single-family residences on one large common lot. As with the previous zoning changes on the agenda, this item was previously tabled to allow time for the city engineer to do a wastewater capacity study to determine the cost of extending wastewater service to the North Colorado Street corridor. He said the city engineer's study was now completed and that the total cost, as well as the amount of the cost that would need to be shared by developers of land along a portion of the east side of North Colorado Street, had been determined.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

Jim Meredith, of 4301 Westbank Drive in Austin, said he understood that, as a developer, they would need to contribute funding for the wastewater infrastructure. He clarified that the single-family dwellings would have a condominium form of ownership where the homes are individually owned, but the land and amenities would be owned in common.

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

Mr. Fowler said that staff recommends approval.

Commissioner Lingvai moved to recommend approval of ZC-22-10 to City Council. Commissioner McBride seconded, and the motion passed by a vote of 5-0.

8. PP-22-04. Consider a request by Matt Synatschk, on behalf of Ranch Road Hansford, LLC, for approval of a revised 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 presented the staff report and explained that the Hansford Subdivision Preliminary Plat and Subdivision Development Plan included 206 proposed single-family residential lots and ten nonresidential lots, to be developed in two phases. The subdivision would extend three existing streets, which are Monte Vista Drive, Richland Drive and Windsor Boulevard. There would also be a community park and a six-foot wide greenbelt trail through the subdivision. Stormwater detention facilities were proposed to be shared with the Lockhart Farms and The Stanton apartment developments. The developer will construct turning lane improvements in West San Antonio Street as required by TxDOT.

Chair Ruiz asked if the applicant would like to speak.

Charles Brigance, of 5501 West William Cannon Street in Austin, said he was the civil engineer on the project. He addressed the hike and bike trail's location within the subdivision, and confirmed that there would be a shared detention pond with the Lockhart Farms and The Stanton apartment developments. He reported that a Traffic Impact Analysis had been done for TxDOT, which resulted in the need for a turning lane, but not a traffic light, for traffic safety.

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

Mr. Waller said that staff recommended approval.

Commissioner St. Leger moved to approve PP-22-04. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.

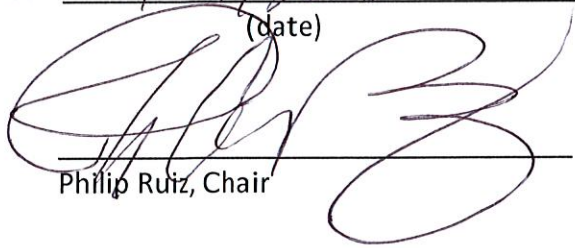
9. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson reported that the next regular meeting date is July 27th, and that there would be at least one zoning case and one subdivision plat on the agenda.

10. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner St. Leger seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:55 p.m.


Christine Banda, Recording Secretary

Approved: 7/27/2022
(date)

Philip Ruiz, Chair