

**City of Lockhart**  
**Planning and Zoning Commission**  
**July 27, 2022**

**MINUTES**

**Members Present:** Philip Ruiz, Bradley Lingvai, Ron Peterson, Phil McBride, Manuel Oliva, Rick Arnic

**Member Absent:** Chris St. Ledger

**Staff Present:** Christine Banda, Dan Gibson, David Fowler, Kevin Waller (via speakerphone)

**Visitors/Citizens Addressing the Commission:** Javier Barajas

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 July 13, 2022, meeting.

*Commissioner McBride moved to approve the July 13, 2022, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.*

Commissioner Arnic arrived at 7:03 p.m.

4. ZC-22-19. Continue a PUBLIC HEARING and consider a request by SSPC Development, LLC, for a Zoning Change from AO Agricultural-Open Space District to CHB Commercial Heavy Business District on 8.827 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 1717 North Colorado Street (US 183).

David Fowler explained that the applicant would like to rezone the property to CHB Commercial Heavy Business District to increase its value for marketing purposes. They currently do not have a specific commercial development in mind. He reviewed the zoning and land use conditions in the area around the site, and said that no objections had been reported.

Chair Ruiz open the public hearing and asked if the applicant wished to speak. No one was present to speak on this item, so he closed the public hearing and asked for the staff recommendation.

*Commissioner Lingvai moved to recommend approval of ZC-22-19 to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 5-1 with Chair Ruiz against.*

5. PP-22-03. Consider a request by Javier Barajas, P.E., on behalf of Amar Gulhane, for approval of a Preliminary Plat for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, and including Part of Lot 2, Block B, and Part of Lot 1, Block C, Plantation Park Estates, collectively zoned CLB Commercial Light Business District, RMD Residential Medium Density District, and RLD Residential Low Density District, and located at 900 State Park Road (FM 20 West).

David Fowler explained that the preliminary plat included 121 single-family lots, eight duplex lots, 16 patio home lots, four commercial lots and one joint public parkland and stormwater detention lot. There will be six new streets in addition to three existing streets that would be extended into the development. Sidewalks are proposed on both sides of all streets. Opaque perimeter fencing would be provided between the commercial and residential lots. The amount of parkland provided, its location, and the fee-in-lieu payment for a portion of the parkland obligation were approved by the Parks and Recreation director.

Chair Ruiz asked if anyone in the audience wished to speak.

Javier Barajas, of 175 Katie Drive in Austin, said he is the project engineer, and he agreed with everything stated in the staff presentation. They have begun work on the engineering plans. He said that drainage, in particular, is a challenge because the property is so flat. Underground stormwater detention is planned to be at the park location. He stated that the project is being designed in accordance with City standards, and would not increase the rate of existing runoff from the property.

Commissioner McBride asked if a children's playscape was planned to be provided in the park.

Chair Ruiz added that the Commission would hold them accountable to build a playscape.

Mr. Barajas replied that he would ask the owner if he would agree to provide a playscape in the parkland area.

Chair Ruiz said he had an issue with patio homes being proposed, and asked if the applicant would consider constructing some other residential type in that location.

Mr. Barajas said he is not sure because of the size of the area, and only patio homes would fit.

Commissioner McBride asked for the difference between a patio home, townhouse, and condominium.

Mr. Gibson explained that a patio home is a form of detached single-family dwelling where the house is simply constructed up to one side property line, with the other side having an extra wide setback to provide a more usable side yard. A condominium refers to a form of ownership where there are multiple dwelling units and the residents own their individual unit, but the land is owned and maintained as common area by management. A townhouse is an attached dwelling unit where the resident owns and maintains both the unit and the individual platted lot under the structure.

Chair Ruiz asked for the staff recommendation.

Mr. Fowler said that staff recommended approval of the preliminary plat subject to subsequent approval of a specific use permit to allow the PH-2 patio home development type, which will be possible only after Appendix I of the Zoning ordinance is amended to delete the current restriction that the PH-1 and PH-2 patio home residential development types are allowed only on lots existing prior to the date of Ordinance 90-30.

*Commissioner Oliva moved to recommended approval of PP-22-03 subject to the conditions recommended by staff. Commissioner Peterson seconded, and the motion passed by a vote of 6-0.*

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

Mr. Gibson stated that the next regular meeting date is August 10<sup>th</sup>, and that there would be

7. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:45 p.m.*

Approved: August 10, 2022  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair