

**City of Lockhart
Planning and Zoning Commission
July 26, 2023**

MINUTES

Members Present: Philip Ruiz, Manuel Oliva, Bradley Lingvai, Rick Arnic, Ron Peterson, Julia Haug

Members Absent: Phil McBride

Staff Present: David Fowler, Kevin Waller, Steve Lewis

Visitors/Citizens Addressing the Commission: Listed under each item.

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the June 28, 2023, meeting.

Commissioner Oliva moved to approve the June 28, 2023, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. SUP-23-07. Hold a PUBLIC HEARING and consider a request by Lockhart I.S.D for a Specific Use Permit to allow a *Public-School Expansion* at Lockhart High School on 32.14 acres in the Francis Berry Survey Abstract No. 2, zoned PI, Public and Institutional, and located at 906 Center Street.

David Fowler presented the application, noting that three additions to the high school were proposed, with the largest being a two-story, approximately 36,000 square foot classroom wing near the corner of Center Street and Lion Country Drive. He noted the proposed classroom addition's location only 1.5 feet from the building setback along Lion Country Drive. Also, the proposed additions would leave the school 157 spaces short of what would be needed according to their adopted parking ratio. Mr. Fowler said he had received two phone calls that were in potential opposition to the project due to flooding along Medina Street that callers claimed has worsened since the most recent high school addition.

Chair Ruiz stated that he thought the existing sidewalk along Lion Country Drive would be too narrow after the proposed addition is completed. He also stated that the unpaved student parking lots east of Lion Country Drive should be paved, as had been promised with a previous high school addition. Manuel Oliva had asked about the width between the edge of pavement along Lion country Drive and the inside edge of the sidewalk to see how far from the street the building addition would be located.

John Flores of 1011 Medina Street stated he didn't necessarily oppose the project, but raised concerns regarding flooding along Medina Street that he thinks has gotten worse since the most recent high school addition. He also stated that high school students are parking on Medina Street, which creates issues for residents along that street.

Jack Wittle, a consultant on the project for the school district, stated that there was 7-8 feet from the edge of pavement to the inside edge of the sidewalk. The building would be located about 4.5 feet inside the sidewalk. Regarding the parking issue, he stated that the ISD's standard of parking is based on Austin ISD parking ratios, leaving the high school 157 spaces short after the proposed expansion.

Jeremiah Chapman with Lockhart ISD stated that while he understood the concern regarding the construction project, there is not a budget for paving more of the parking area along Lion Country Drive. He also stated that the student parking found on Medina Street is more because of the location of specialized classrooms such as the shop and ag classrooms being more convenient to Medina Street than an overall shortage of parking spaces.

Commissioner Peterson stated he was not comfortable making the school district spend funds beyond what was planned for the project.

Mr. Fowler stated that staff recommended approval of the SUP with the condition that the school district address the parking and drainage issues that had been identified in a manner acceptable to the Commission.

Commissioner Oliva made a motion to approve the SUP as proposed. This motion failed for lack of a second.

Commissioner Lingvai moved to approve the SUP with the condition that an extra 1 foot of sidewalk was added to the existing sidewalk along Lion Country Drive. Commissioner Oliva seconded, and the motion passed with a vote of 5-1, with Chair Ruiz in opposition.

5. PV-23-03. Consider a request by Steven Lewis, President of Lockhart Economic Development Corporation, for approval of a Plat Variance to allow construction of the required hike and bike trail per Section 52-77(b) of the Subdivision Regulations until after the Final Plat is recorded, for Lockhart Industrial Park III Section 2 on 37.820 acres, zoned IL, Industrial Light, and located within the 500 block of F.M. 2720.

Kevin Waller showed the location of the plat, including the area in which the subject trail would be located.

The applicant, Steve Lewis, Lockhart City Manager and EDC President, stated that the EDC is the owner of the property at this time. The EDC's intent was not to be excused from the requirement to build the trail along SH 130, but to delay the construction until neighboring properties have developed, since if it was built at this time, it would not connect to any neighboring trails or sidewalks.

Mr. Waller said that staff recommends approval of the requested variance.

Commissioner Lingvai stated he generally opposed not building the trail now, as it might be difficult to get it built later. Steve Lewis assured that it would get built when the conditions in the request came about.

Commissioner Arnic moved to approve the variance. Commissioner Peterson seconded, and the motion passed with a vote of 6-0.

6. PP-22-06. Consider a request by John Pickens of Kimley-Horn and Associates, Inc., for approval of a Preliminary Plat and Subdivision Development Plan for Juniper Springs Subdivision, consisting of 484.653 acres in the John B. Gray Survey, Abstract No. 116, and the William House Survey, Abstract No. 15, located partially within the Lockhart Extraterritorial Jurisdiction (ETJ), and partially within the Caldwell County jurisdiction outside the ETJ, at 2814 Borchert Loop and 3000 Borchert Loop.

Mr. Waller presented the plat, stating it was the preliminary plat for a master-planned subdivision being built on the territory of a MUD created in 2019. The plat showed 1,486 lots, of which 1,422 are residential. The parkland created in the MUD would be private, to be maintained by the HOA.

Commissioner Haug asked how the lot sizes in the development were permitted and whether they met the requirements of agreements with Caldwell County and the City. Chair Ruiz had concern regarding why the school lot would not be dedicated until phase 16. The chair also had a question regarding under which standards the subdivision's roads would be built.

John Pickens from Kimley-Horn, an engineer for the project, stated that TxDot is reviewing the road improvements at the intersection of SH 142 and the County is reviewing other road impacts. Borchert Loop would be built to county standards, while internal streets would be built to city standards.

Mike Mintyre of Perry Homes stated that 30 percent of the plat's area would be park or open space due to the existence of significant floodplain within the plat area. He stated that the cul-de-sac variance request was due to the presence of a pipeline easement through the property, making it difficult to locate some street entrances in the area.

There were questions regarding why a variance to the school dedication was being deferred until the 16th phase. The applicant verbally withdrew this requested variance after discussing the merits of the variance request.

Mr. Waller said that staff recommends approval of the plat with only the cul-de-sac variance due to the applicant withdrawing the other variance request. He also stated that the longer than permitted block lengths in several sections would need to be amended, or a variance requested, prior to approval of the final plat.

Commissioner Haug moved to approve PP-22-06, including the request for the cul-de-sac variance, and with a condition that the lots are checked for the lot width ratios found in the Caldwell County development agreement, and that the number of lots of each type are included on the plat. Commissioner Oliva seconded, and the motion passed with a vote of 6-0.

7. PP-23-02. Consider a request by James Cotton of 2401 C.R. 219, LLC for approval of a Preliminary Plat for Blackjack Grove Subdivision, consisting of 13.761 acres in the James George Survey, Abstract No. 9, and Lot 2, Reyna Acres, zoned RMD, Residential Medium Density, and located at 1519 Blackjack Street and 1541 Lover's Lane.

Mr. Waller presented the subdivision. He stated that the plat was originally intended to be larger but was reduced to its current size of 57 lots when the parcel to the north along Lovers Lane was denied for rezoning to RMD. Mr. Waller noted that a variance to the block length was requested due to no stub-outs being planned for the already-developed western side of the development between Blackjack Street and the planned First Street extension. There would be two cul-de-sacs on the east side of the development.

Chair Ruiz expressed concern regarding the lack of turnarounds for emergency vehicles, Mr. Waller stated that the cul-de-sac streets could provide this opportunity. Commission Haug noted the substandard condition of Lovers Lane to the east of the project. She asked if speed bumps could be placed along the street to slow down through traffic. She also questioned why the subdivision would not have any parkland. Mr. Waller stated that the Parks Director had approved fee-in-lieu of parkland for the subdivision due to its small size, layout, and location.

Karch Bickham, the civil engineer on the project, stated that he was working with TxDOT to design turn lanes into the property and that there would effectively be a lane connecting Old Kelley Road with the new street accessing the subdivision from Blackjack Street. .

Mr. Waller said that staff recommends approval., including the request for the block length variance.

Commissioner Arnic moved to approve RP-23-01. Commissioner Lingvai seconded, and the motion passed with a vote of 4-2 with Chair Ruiz and Vice-Chair Oliva against.

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

Mr. Fowler said that the next meeting will be August 9, with one zoning change and one SUP.

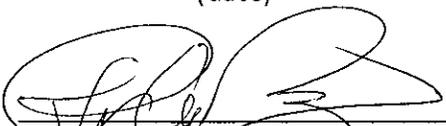
9. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:49 p.m.

Approved: August 9, 2023
(date)



David Fowler, Recording Secretary



Philip Ruiz, Chair