

**City of Lockhart
Planning and Zoning Commission
October 25, 2023**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bradley Lingvai, Rick Arnic, Ron Peterson, Julia Haug

Members Absent: Manuel Oliva

Staff Present: David Fowler, Evan Olszewski, Christine Banda

Visitors/Citizens Addressing the Commission: Susan Schneider, Joel Castro, Franciso Rangel, Mike Gurunath

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 October 11, 2023, meeting.

Commissioner Arnic moved to approve the October 11, 2023, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. SUP-23-15. Hold a PUBLIC HEARING and consider a request by Bakers Signs & Manufacturing on behalf of Mohammed Ali Dhanani for a Specific Use Permit to allow a High-Profile Sign in the CHB Commercial Heavy Business District on 2.346 acres located at 1130 South Colorado Street.

Evan Olszewski presented the staff report. He said the applicant would like approval of a 29-foot ½-inch freestanding pylon sign for the Wendy's restaurant currently under construction. He also detailed the heights of nearby signs in his presentation. The proposed sign and its location were also described for the commissioners.

Chair Ruiz opened the public hearing.

Susan Schneider with Bakers Signs said that their client is requesting the higher height because they want the sign to be seen prior to approaching the intersection. She stated by contrast the Whataburger sign was hard to see from a distance due to its lower height.

Joel Castro said he is the project manager with Dezynd who is constructing the Wendy's sign. They have safety concerns with the lower medium profile height in regard to pedestrians and vehicles because of the lower height of the bottom of the main sign on the pole if 20 feet or less in height.

Francisco Rangel of 1204 South Commerce Street said the town is too small for big signs. He stated he is against the SUP.

Chair Ruiz closed the public hearing after seeing no other speakers.

Mr. Olszewski said that City staff recommends approval.

Commissioner McBride commented that just because we have a SUP process does not mean that every sign should be allowed to be high profile.

Commissioner Haug commented that she got a consensus from some local residents having asked them if they used signs to locate businesses and most said they did not.

Commissioner Peterson moved to approve SUP-23-15. Commissioner Lingvai seconded, and the motion failed to gain approval by a vote of 3-3 with Commissioners McBride, Haug, and Arnic against.

5. SUP-23-16. Hold a PUBLIC HEARING and consider a request by Mothafar Mahmoud on behalf of Realview Development LLC for a Specific Use Permit to allow the DF-2 Duplex Family 2 Development Type in the RMD Residential Medium Density District in the Byrd Lockhart League Subdivision, located at 715 East Live Oak Street.

Mr. Olszewski presented the staff report. He said the applicant is proposing a duplex that would front Sycamore with one unit and the other addressed on East Live Oak Street. The duplex would be connected by a breezeway. Each unit would have four bedrooms with a single garage and two driveway spaces, they would meet parking requirements.

Chair Ruiz opened the public hearing.

Mike Gurunath said he was here on behalf of the applicant to answer any questions.

There were no questions. Chair Ruiz closed the public hearing and moved to staff recommendation.

Mr. Olszewski said that staff recommended approval.

Commissioner Arnic moved to approve SUP-23-16. Commissioner Lingvai seconded, and the motion passed with a vote of 4-2 with Commissioner McBride and Haug against.

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

David Fowler said that their next meeting would be held on Tuesday, November 14th. An SUP, a text amendment for Planned Development Districts and a possible plat were anticipated for that meeting.

7. Adjourn.

Commissioner Peterson moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:32 p.m.

Approved: 11-19-2023
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair