

City of Lockhart
Planning and Zoning Commission
June 12, 2024

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Evan Olszewski, Christine Banda

Visitors/Citizens Addressing the Commission: Charlotte Hodges, Jim Gallegos, Patrick Davis

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the May 8, 2024, meeting.

Commissioner Arnic moved to approve the May 8, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.

Commissioner Oliva arrived at 7:03 p.m.

4. ZC-24-04. Hold a PUBLIC HEARING and consider a request by Charlotte Hodges of Carlson, Brigance & Doering, Inc on behalf of Cerulean Dog Investments for a Zoning Change from AO Agricultural-Open Space District to RHD Residential High Density District on a total of 8.6442 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 351 City Line Road.

Evan Olszewski presented the staff report. He gave an overview of the location of the subject property. He said that the applicant would like to rezone the property from AO Agriculture Open Space District to RHD Residential High Density District to allow a multi-family development. The property adjacent to the north of the subject property is zoned RHD so there would be no concerns for spot zoning. The proposed MF development would require a 6-foot screening adjacent to the property to the north which the subdivision has already provided with each new home built. The proposed RHD zoning classification is not consistent with the Future Land Use plan, which designates the subject property as RMD. The two zoning classifications are only one step apart in terms of allowed density. He stated that staff believes the proposed rezoning to RHD is an acceptable solution since the property abuts South Cesar Chavez Parkway that runs along Toll 130. He said that no opposition was received.

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

Charlotte Hodges of 5501 West William Cannon Dr., Austin said they are proposing a MF-2 type development with 20 units per acre within a three-story building.

Commissioner McBride expressed his concerns with apartment building being located so close to schools which usually lead to drugs and truancy issues.

Vice-Chair Oliva asked how committed they were to the project.

Ms. Hodges stated they are ready to move forward the engineering team.

Chair Ruiz asked for any other speakers.

Jim Gallegos of 22 Tiburon, Lakeway, said they would like to provide more housing options to those working in South Austin where they can easily access the Toll 130 from their living area which is the reason for the location of the subject property.

Chair Ruiz closed the public hearing and asked for staff recommendation.

Mr. Olszewski said that staff recommends approval.

Commissioner McBride moved to recommend RMD to RMD zoning change for ZC-24-04 to City Council. Commissioner Ruiz seconded, and the motion passed with a vote of 4-3 with Vice-Chair Oliva, Commissioners Haug and Lingvai against.

5. RP-24-01. Consider a request by Hally Thacher of 506, LLC, for approval of House Port Addition, a Resubdivision Plat of Lots 8, 9, and 10, Block 5, F&S Annex, and 2.0 acres in the James George Survey, Abstract No. 9, zoned RMD Residential Medium Density District and located at 1414 Fifth Street and 1308 Torres Street, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-75(d), to allow a lot ratio beyond the maximum 4:1 ratio established in this section for one of the proposed lots, being an approximately 5:1 ratio.

Kevin Waller presented the staff report. He gave an overview of the location of the subject property. He explained that the subject property includes reconfiguration of four existing parcels of land, including three platted lots and one unplatted parcel of land into four newly configured lots. The plat would provide sidewalks along with a parkland fee and the applicant is requesting a variance to the lot depth for Lot 4.

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

Patrick Davis of 120 Black Ankle said he is assisting Ms. Thacher with the proposed plat. They felt this layout of property provided a better area for the types of homes she proposed to build on the lots. She has already built two homes in Lockhart all with the same building layout. She is working on another now on Torres Street. The homes that are built are longer than most but are made very efficiently. She will live on Lot 4, which is the largest lot.

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

Mr. Waller said that staff recommends approval of the plat and variance request.

Commissioner Oliva moved to approve RP-24-01 along with the variance. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

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

Mr. Fowler stated that their next meeting would be on Wednesday, June 26th. And the Impact Fee Advisory Committee will meet at 6:30 p.m. prior to the next regular meeting. Commissioner Haug mentioned that she will not attend the next meeting.

7. Adjourn.

Vice- Chair Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:52 p.m.

Approved: 6-26-2024
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair