

**City of Lockhart
Planning and Zoning Commission
June 26, 2024**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bradley Lingvai, Ron Peterson

Members Absent: Manuel Oliva, Julia Haug, Rick Arnic

Staff Present: David Fowler, Evan Olszewski, Christine Banda, Romy Brossman

Visitors/Citizens Addressing the Commission: Buddy Preston, Kacie Brown, Larry Jackson, Genaro Tovar, Samuel Rosson, Holly Ruggiere, Dean Young, Kimberly Smith, Tamara Menke-Rosson

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 12, 2024, meeting.

Commissioner McBride moved to approve the June 12, 2024, minutes. Commissioner Peterson seconded, and the motion passed by a vote of 4-0.

4. SUP-24-05. Hold a PUBLIC HEARING and consider a request by Olivia Leyva, for a Specific Use Permit to allow a Manufactured Home on 0.17 acres in the Hunters Pointe Subdivision, Block 3, Lot 4, zoned RMD Residential Medium Density District and located at 1503 Hunters Road.

Evan Olszewski presented the staff report. He gave an overview of the location of the subject property. He said the applicant would like to place a manufactured home on the subject property, which is zoned RMD. The home would be 14 feet wide by 66 feet long, which is 924 square feet. The home would need to be placed with the long edge perpendicular to Hunters Road because the lot width is only 60 feet wide. He mentioned that the site plan shows the home encroaching the required front yard building setback and that the side yard setback to the west side may need to be revised to allow for a stoop or deck for the second entrance to the home. He said that staff discovered the deed restrictions recorded in volume 40 and page 209 which clearly states that manufactured homes are prohibited in the subdivision. Staff received numerous calls and letters received in opposition to the SUP request.

Commissioner Lingvai asked staff who would enforce the deed restrictions.

Mr. Olszewski said the property owners in this community have the right to uphold the deed restrictions.

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

The applicant was not present.

Chair Ruiz asked for anyone in favor of the sup to please come forward. Seeing none he asked for those in opposition.

Buddy Preston of 1515 Hunters Rd said he opposes the manufactured home and showed his copy of the deed restrictions where it clearly states that such homes are not allowed in the subdivision.

Kacie Brown of 1504 Hunters Road said she opposes the specific use permit and would prefer to see a site-built house on the property.

Larry Jackson of 1502 Hunters Road stated he opposed the specific use permit.

Genaro Tovar of 1501 Hunters Road stated he opposed the specific use permit.

Sam Rosson of 1507 Hunters Road said he opposed the specific use permit.

Holly Ruggiere of 1510 Hunters Rd said she opposed the specific use permit and if this were approved it would set a precedent allowing for others to be able to be placed on either side of her home where there are vacant lots.

Dean Young of 1522 Hunters Road said he opposed the specific use permit.

Kimberly Smith of 1500 Hunters Road said she opposed the specific use permit.

Tamara Menke-Rosson of 1507 Hunters Road said she opposed the specific use permit and staff mentioned that they would use gravel for the driveway which would be worrisome for runoff.

Chair Ruiz asked for any other speakers, seeing none he moved to staff recommendations.

Mr. Olszewski corrected his statement about the proposed driveway and that the site plan shows a concrete driveway and not gravel. He said that staff recommends denial.

Commissioner Peterson moved to deny SUP-24-05. Commissioner Lingvai seconded, and the motion passed with a vote of 4-0.

5. Hold a PUBLIC HEARING and consider a text amendment to Chapter 64 "Zoning" of the Lockhart Code of Ordinances, as follows: Amend Article I "In General", Section 64-2 "Definitions", and Article VII "Zoning Districts and Standards", Section 64-196 "Establishment of zoning districts," to add additional zoning use definitions and assign newly-defined uses to existing zoning districts.

David Fowler came forward to present the proposed text amendments. He explained that there were numerous land uses that are not defined, missing, or not listed in the zoning ordinance that needed to be added. Also, a new table was created to list all the uses with their zoning and if they are permitted or allowed. Staff also found that the sight triangle diagram needed to be added to the ordinance and Illustration 64-2 was updated to be legible. He went over some uses that were added or clarified with the commissioners and explained the terms allowed and permitted. He asked for the commissioner's recommendation to City Council.

Commissioner McBride moved to recommend approval of the text amendments submitted by staff to City Council. Commissioner Lingvai seconded, and the motion passed with a vote of 4-0.

6. Planning Director's report.

Mr. Fowler mentioned that the Seawillow Development was approved. With this project the water and wastewater would be extended, and a new water tower would be built for the area. The Seawillow Development is projected to be built out in ten years. In a separate item, the City's ETJ had recently been expanded to include the entirety of the Juniper Springs project.

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

Mr. Fowler stated that the next meeting would be held on Wednesday, July 10th with one plat.

8. Adjournment.

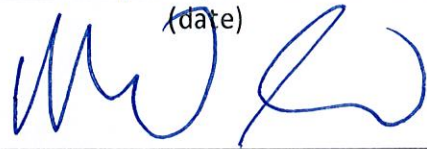
Commissioner Lingvai moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:46 p.m.

Approved: 7/10/2024

(date)



Christine Banda, Recording Secretary



~~Philip Ruiz, Chair~~

Manuel Oliva Chair