

City of Lockhart
Planning and Zoning Commission
July 24, 2024

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Evan Olszewski, Romy Brossman

Visitors/Citizens Addressing the Commission: Winn Smith, Travis Krause,

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 10, 2024, meeting.

Commissioner Arnic with correction moved to approve the July 10, 2024, minutes. Commissioner Peterson seconded, and the motion passed by a vote of 7-0.

Chair Ruiz thanked Vice Chair Oliva for leading the July 10, 2024 Planning and Zoning Commission Meeting.

4. **ZC-24-05 and PDD-24-03.** Hold a PUBLIC HEARING and consider a request by Winn Smith on behalf of Mainsprings LLC., for a **Zoning Change** from PDD Planned Development District to PDD Planned Development District including a **revised PDD Development Plan** for the Main Springs Subdivision Planned Development, on a total of 1.778 acres in the Main Springs Planned Development Subdivision, Block 1, Lot 1, located at 416 North Church Street.

Evan Olszewski came forward to present his staff report, which included location maps, aerials, photos, and renderings of proposed buildings and 17 vacation cabin rentals. The residential condominium units originally planned for phase two have been removed, to be replaced with additional vacations rental units. The retail buildings originally planned for the site were still intact, but the live/work units had been removed and replaced with the of the vacation rental units. The site plan also included an outdoor, grassy area and stage as well as a 20-foot private driveway through phase two of the property. The site plan showed 47 parking spaces, four more than required by City code, mostly located along Church Street as head-in parking. It was noted that a portion of mixed-use building B would be situated in the flood plain but raised above grade on piers.

Mr. Olszewski stated he received one phone call from a resident requesting more information about the project and reporting concern about noise levels from the outdoor special events area.

Chair Ruiz asked about life/safety access to which Mr. Olszewski confirmed emergency vehicles will have access to the private thru drive.

Commissioner Lingvai indicated head-in parking is not generally accepted as presented on Church St. Mr. Fowler confirmed this parking type is possible due to the PDD.

Applicant Winn Smith, of 3901 Turkey Creek Dr. Austin, TX came forward. He recognized in the audience Cameron Goldsmith from Lake Flato Architects. He stated that after continued study of the site they determined the original townhome concept would be detrimental to their project goals, including impeding views, risking the viability and sustainability of the spring fed creek, as well as eliminating trees. He and his team believe the proposed vacation cabins and mixed commercial use is more sustainable, aligns better with their goals and will provide further economic and retail benefits to the city and community.

Commissioner Oliva asked if the restaurant would serve alcohol and if so, has the restaurant's proximity to the catholic church been considered?

Mr. Smith informed the commission the restaurant will serve alcohol and that the property is more than 300 feet from St. Mary's front door on Blanco, using the measurement method detailed in City code.

Commissioner Oliva asked a question about sidewalks and walkability to nearby attractions.

Mr. Smith reported there are currently no sidewalks and that Main St is currently underdeveloped. It is hoped increased development will spur the City to make improvements to the street. The project will include a sidewalk along Church Street, connecting to Pecan Street.

Commissioner Peterson asked if the restaurant will be accessible to the public to which Mr. Winn confirmed the restaurant, retail and lawn will be accessible to the public.

The Chair asked if there have been any changes or impacts to the flood plain.

Mr. Smith stated grass was planted in the flood plain, but the flood plain grade has not been altered.

Chair Ruiz asked if anyone from the public would like to speak.

Resident Matt Lingvai of 418 N. Church Street, Lockhart, voiced concern about parking on Church St. He believes the street is not adequate in size to accommodate head-in parking of large vehicles, specifically trucks.

Staff noted that the parking along Church Street on the proposed PDD plan was unchanged from the existing PDD.

Mr. Olszewski reported that staff recommends approval of the plan which offers additional lodging and recreation options and maintains enhanced design with the original development.

Commissioner Lingvai motioned to change head-in parking to angled parking. The motion was held to hear the applicant's response.

Mr. Winn responded that the previous City Planner had requested the development have ninety-degree parking and that angled parking would force drivers onto Locust St. and through the neighborhood instead of allowing them to choose to go left or right.

Commissioner Lingvai responded that Church Street is an underdeveloped road with a bridge only as wide as the road and suggested other parking options be considered. .

Commissioner Oliva stated that he's not concerned with the head in parking because no parking will be on the other side of the road.

Commissioner Peterson moved to approve ZC-24-05 and PDD-24-03. Commissioner Arnica seconded, and the motion passed with a vote of 7 - 0.

5. Hold a PUBLIC HEARING and consider a recommendation to the City Council for a proposed **Zoning Text Amendment** to Chapter 64, "Zoning" of the Lockhart Code of Ordinances, Appendix II, "Specific requirements for commercial districts", to adjust the maximum height within the CHB Commercial Heavy Business district and to add a required parking minimum for the "Hotel" use within the CHB Commercial Heavy Business district.

David Fowler stated that most modern hotels located near highways are four stories and that three story hotels generally are considerably less common among recent construction. Despite being the heaviest commercial district, CHB has a lower height limit (three stories, 40 feet) compared to CCB and CMB, which have 5-story, 60-foot height limits. Hotels are not allowed in CMB but are allowed by right in the CHB district and with an SUP in the CCB district. The zoning for the new proposed hotel near City Line Rd. and 142 (behind Fashion Glass and Mirror) is CHB. As the City is interested in attracting more hotels, changes in the zoning text are proposed to accommodate the 4-story hotel height trend.

The proposal also includes new separate parking minimums for hotels requiring 1.2 parking spaces per room for hotel uses in the CHB district. Staff surveyed other Texas cities' parking requirements and found they range between 0.8 and 1 space per room with added spaces assessed either by hotel convention room square footage or by the number of employees. Staff proposes requiring 1.2 parking spaces per room and no special rate for accommodating proposed convention space or employees.

Commissioner Haug moved to approve Zoning Text Amendment to Chapter 64, "Zoning" related to building height in the CHB zoning district and minimum parking for hotels with staff's conditions. Commissioner Lingvai seconded, and the motion passed with a vote of 7 - 0.

Commissioner Haug then made a recommendation for the commission to study potentially lowering the maximum height in the CCB district from five stories to 3 stories. Commissioner Oliva agreed to the recommendation.

6. **FP-24-01.** Consider a request by Travis Krause of Patton 3, LLC, for approval of a **Final Plat** for Lockhart Place Townhomes Planned Development District Phase 1, consisting of 11.547 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD (Planned Development District), and located at 903 State Park Road (FM 20).

Kevin Waller presented his staff report, making a correction to where the staff report stated that the entirety of Patton Rd. (from State Park Rd. to Center St.) will be reconstructed during Phase 1 of construction. The Final Plat for Phase 1 includes 123 proposed lots including: 104 residential townhouse lots, 2 greenspace/parkland lots and 17 lots designated for greenspace, public amenity and utility purposes. The 2 greenspace and public amenity lots will be owned by the City and maintained by the Homeowners' Association. The 17 greenspace/public, amenity/utility lots will be owned and maintained by the HOA. Four new street rights-of-way are proposed within the development, as well as the extension of Westward Drive into the development to connect to Patton Road.

Applicant James Travis Krause, of 1950 County Rd. 146, Georgetown, TX spoke. He stated overall they have kept to the plan discussed when the project was first presented. Two to four lots were lost from the original master plan, from 200 lots to 196. For Phase 1, he and his team have focused on walkability, parks and increased public parking in the community. The biggest plan change is the partnership with his company, a neighbor and the City which would relocate water detention onto the neighbor's property. This relocation increases the space for parks in the community and would provide the neighbor with a desired lake.

Mr. Krause acknowledged his promise to mow the property at the beginning of the month, but due to recent rains has had difficulty scheduling the work.

Commissioner McBride inquired about townhomes and if the product will be for sale or rent.

Mr. Krause clarified that the original intent was to sell the homes, but due to market conditions his company are considering both selling and leasing units.

Commissioner Arnic asked if LCRA was contacted and if they gave approval for the width of easements on the plat?

Mr. Krause confirmed LCRA reviewed and approved the development plans, which is also true for the gas utility along Patton Rd.

Mr. Waller approached the podium and stated that staff recommends approval with conditions: labeling of right-of-way widths for all streets with a constant width on the plat drawing; the addition of a new Plat Note 13 for a separate easement instrument to be recorded for the offsite stormwater detention pond at or prior to the recording of the final plat; the addition of a new Plat Note 14 to address the maintenance responsibilities of the offsite detention pond (HOA); the addition of a new Plat Note 12 as a condition of approval to read: "Turning lane improvements along State Park Road (FM 20) shall be constructed in accordance with the

donation agreement with TxDot dated _____, with the subdivision's public improvements prior to recordation of this plat."

Commissioner McBride moved to approve FP-24-01 with staff's conditions. Commissioner Haug seconded, and the motion passed with a vote of 7 - 0.

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

Mr. Fowler stated there is a Zoning Case and an SUP case to be presented at the August 14, 2024 meeting. This meeting was subsequently postponed to August 28th.

8. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:27 p.m.

Approved: 8-28-2024
(date)



Philip Ruiz, Chair


Romy Brosman, Recording Secretary