

**City of Lockhart
Planning and Zoning Commission
September 11, 2024**

MINUTES

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

Members Absent: Manuel Oliva

Staff Present: David Fowler, Evan Olszewski, Romy Brossman

Visitors/Citizens Addressing the Commission:

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 August 28, 2024, meeting.

Commissioner Arnic moved to approve the August 28, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.

4. **SUP-24-09.** Hold a PUBLIC HEARING and consider a request by Stan Jones of Oxeye Investments, LLC on behalf of Paravel Lockhart I, LLC for a **Specific Use Permit** to allow a *MF-2 Residential Development Type* on 13 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located at 1900 North Cesar Chavez Parkway Northbound.

Evan Olszewski presented the case. The applicant proposes to build a 288-unit apartment complex on the site. The applicant has proposed the MF-2 development type, which allows for up to 24 units per acre. This development type requires an SUP in the RHD zoning district. The characteristics of high-density multi-family residential would not have unusual adverse impacts. The site plan includes all major elements required to meet the applicable zoning standards. The subject parcel is not platted, so a subdivision plat, including streets and utility extensions must be approved and the improvements constructed prior to a building permit being submitted. The MF-2 design standards in Section 64-199(i)(2) will apply to the site. According to the submitted documents, the project would meet the parking and building requirements. The applicant has stated that the project will meet the 8% recreation space requirement of Section 64-199(i)(2), but that is not clear from the submitted plans. The site plan shows two planned entrances to Stueve Lane. The applicant must complete an extension of Stueve Lane from North Cesar Chavez parkway to the southern property line. Both water and wastewater infrastructure must be extended to the site by the developer.

Applicant Stan Jones, 21750 Hardy Oak Blvd. San Antonio, TX, provided an overview of the proposed project including a description of the location and amenities.

Commissioner McBride asked why there wasn't a playscape for kids.

Mr. Jones stated that his company had created a large astro turf area with outdoor beanbags where movies are shown near the pool at their Seguin project. He stated his company generally no longer installs playscapes due to lack of use during hot weather and due to high insurance costs. He stated the subject project would have a nice pool, bike paths and several things other than playscapes for the kids to do.

Commissioner Haug asked if there would be a dedicated kiddie pool or splashpad.

Mr. Jones stated that In Seguin his company built a large pool shelf with chairs and things which is the toddler area. He stated they don't have a splashpad in the plans, but said they could certainly look into one.

Chair Ruiz stated that playscapes are a high priority to the Commission. He noted the Commission has the authority to add conditions including a playscape.

Mr. Jones stated he is not opposed to a playscape by any means. He didn't know that was such a high priority, but if the Commission wanted one as a condition of approval, he would be happy to build one.

Chair Ruiz asked the applicant to confirm the 8% recreational space would be met as required in Section 64-199(i)(2)?

Mr. Jones stated yes, he had worked with an architect to make sure that amount of space was reserved on the site plan.

McBride asked how accessible the dumpsters would be for every apartment.

Mr. Jones stated there would be large compactors on site with valet trash pick-up. Tenants put their bag of garbage outside their door, and staff picks them up to take to the compactor.

Chair Ruiz reiterated to Commissions interest in the playscape and splashpad suggested by the other Commissioners.

Evan Olszewski stated that City staff recommended approval of this request, subject to the condition that the applicant confirms that the 8% recreational space requirement of Section 64-197(i)(2) is met as well as any other conditions the Commission requires.

Mr. Jones stated that the site plan was conceptual at this stage in terms of how some of the pieces fit together, but that the site plan will meet one hundred percent of that, we will meet the 8% threshold.

Commissioner McBride made a motion to approve SUP-24-09 with the conditions that the 8 percent recreational space requirement of Section 64-197(i)(2) is met and the conditions of adding a children's five function playscape with shade canopy.

Commissioner McBride moved to approve SUP-24-09. Commissioner Arnic seconded, and the motion passed with a vote of 6 - 0.

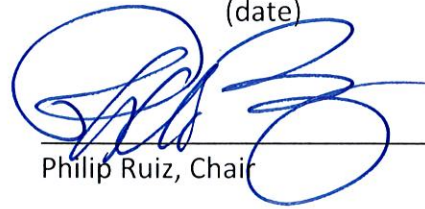
5. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

David Fowler stated the draft of the Lockhart Looking Forward Comprehensive Plan will be presented at the next meeting, along with possibly one or two subdivision plats.

6. Adjournment.

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

Approved: 9-25-2024
(date)



Philip Ruiz, Chair


Romy Brossman, Recording Secretary