

**City of Lockhart
Planning and Zoning Commission
November 13, 2024**

MINUTES

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

Members Absent: Phil McBride

Staff Present: David Fowler, 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 October 23, 2024, meeting.

Commissioner Oliva moved to approve the October 23, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6 - 0.

4. ZC-24-07. Hold a PUBLIC HEARING and consider a request by Mirza Tahir Baig on behalf of Buckhorn Holdings LLC for a Zoning Change from IL Industrial Light District to CHB Commercial Heavy Business District on a total of 2.321 acres known as Lockhart Industrial Park II, Lots 12 and 13, Resubdivision 2, located at 1701 and 1705 South Commerce Street.

David Fowler came forward to present the staff report which included location maps and aerials. He reported that the purpose of the zoning change is to allow development on 2.321 acres on the southwest corner of East Martin Luther King Industrial Boulevard and South Commerce Street (FM 1322). The proposed rezoning has been submitted because the applicant intends developing the property with retail uses that are not permitted in the site's current IL zoning. The site is vacant land with few if any trees and no flood plain present. No correspondence in opposition to or in support of the zoning change was received.

Applicant and civil engineer Mirza Baig came to the podium. He introduced himself as the developer's representative. He stated his client wants to develop a gas station, convenience store and general retail building. He stated, based on the studies done by his client, the site would be a good location for a gas station, especially with the coming residential growth in the area. He stated he has been in contact with TxDOT regarding future traffic access and improvements.

Mr. Fowler reported that staff recommended approval as the requested zoning would be compatible with nearby uses as well as emerging uses along that corridor.

Commissioner Oliva inquired about water runoff, specifically to where it would drain.

Mr. Fowler showed the location of a nearby water retention lot as a possibility or there might be on-site water detention. He also noted substantial traffic improvements coming, including traffic lights and turning lanes, as a result of future housing developments. There will be a traffic light at MLK Boulevard, Blackjack Road and possibly Bufkin Lane.

Commissioner Oliva moved to recommend approval of ZC-24-07. Commissioner Lingvai 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.

Mr. Fowler reminded the Commission of the next meeting scheduled on December 11th. The Impact Fee meeting will occur the same day starting at 6:30 followed by the 7:00 Planning and Zoning meeting.

6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:27 p.m.

Approved: _____

12/11/2024
(date)

Romy Brossman, Recording Secretary

Philip Ruiz, Chair