

City of Lockhart
Planning and Zoning Commission
January 22, 2025

MINUTES

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

Members Absent: Julia Haug

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Election of Officers for 2025.

Commissioner Peterson moved to nominate Chair Ruiz and Vice-Chair Oliva to continue as Chair and Vice-Chair. Member Arnic seconded, and the motion passed with a vote of 6 - 0.

3. Citizen comments not related to an agenda item. None
4. Consider the Minutes of the December 11, 2024 meeting.

Commissioner Arnic moved to approve the December 11, 2024, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6 - 0.

4. FP-24-09. Consider a request by Blayne Stansberry for approval of a revised **Final Plat** for GAH Subdivision, consisting of 21.4366 acres on property in the Francis Berry Survey, Abstract No. 2, zoned CLB (Commercial Light Business) and RHD (Residential High Density), and located at 1505 S. Main St. and 221 W. MLK Jr. Industrial Blvd., including a Variance to Chapter 52, "Subdivision Regulations," Section 52-76(d), to allow two flag lots in place of the one flag lot limitation.

Kevin Waller presented the proposed plat. The proposed layout had two lots, one of which includes the existing Golden Age Home building and the other being undeveloped land. A new Golden Age Home facility is proposed to be constructed on the vacant lot with the existing facility to be repurposed or redeveloped in the future. According to Plat Note 9, four-foot-wide public sidewalks will be constructed along the subdivision frontages with the future South Medina Street and Sunset Drive extensions. In addition, a variance has been requested by the applicant to allow both proposed lots to be flag lots with less than the minimum required lot frontage along South Main Street. The current plat and variance request revises the plat and variance that was approved by the Commission in April 2022, the approval period of which expired in April 2023. The revised plat increases the depth of Lot 1 westward to the eastern boundary of the planned right-of-way extension of South Medina Street. A City Council hearing

will take place on Tuesday, January 21 for the abandonment of undeveloped rights-of-way, one of which currently exists on the western portion of proposed Lot 1 and was originally part of the development plans of a previous owner.

Upon review of the variance request, Staff believes it warrants approval since the only way to allow for access and development of the vacant area proposed as Lot 1 is to allow both lots as flag lots. The South Medina Street extension to the immediate west of the subdivision will occur at some point in the future, thereby providing additional access to the new Golden Age Home facility, which might not happen until after the new facility is constructed and in operation.

Blayne Stansberry of Stansberry Engineering Co., 605 Arroyo Vista Dr. Manchaca, TX, showed her own presentation of the existing plat and proposed plat. If the revised plat and variance are denied, it would prohibit Golden Age Home the option of selling the existing building for which they have no future plans. Maintenance of the 1950's era building would be expensive and would force Golden Age Home to be a landlord diverting their focus from elder care.

Chair Ruiz asked if another lot configuration is possible, why the flag lot configuration?

Ms. Stansberry responded this could not be done according to code because each lot must have frontage on a right-of-way. That may be available at a later date, but it can't be done currently. The only way to submit a site plan for this building is to have a legal lot which would be subdivided and a flag lot. In the future, with the extension of South Medina, there will be additional right-of-way access.

Mr. Waller reported that staff recommends approval of the plat and variance with two conditions including 1) abandonment of the right-of-way intersecting the west portion of Lot 1 and 2) revise Plat Note 9 to read - four foot wide public sidewalks shall be constructed along the Lot 1 frontage of the future South Medina Street extension and along the Lot 1 frontage of the future Sunset Drive extension by the owner of Lot 1 at the time the street extensions are constructed.

Commissioner Lingvai expressed concern of a property owner's desire to build a sidewalk adjacent to another contractor building a street. He asked if it would be possible to set aside the money in a fund so that whoever builds the street also builds the sidewalk?

David Fowler reported that most likely the street will be built by the same applicant as the plat. It will just be later and if not, whoever builds the street will build the sidewalk. A "fee in lieu of" for the sidewalk could be done though costs may inflate at a later date. Another option is to pre-build the sidewalk at the time a new building is constructed.

The Commission discussed other possibilities regarding who will fund and construct the sidewalk and the South Medina Street extension.

Commissioner Peterson moved to approve FP-24-09 with the two recommended conditions including (1) abandonment of the right-of-way traversing the west portion of proposed Lot 1 at today's (January 23, 2025) City Council meeting; and (2) the revision of Plat Note 9 to require that sidewalks along the future South Medina Street and Sunset Drive extensions be constructed

only at the time of the street extension construction. *Commissioner Lingvai seconded, and the motion passed with a vote of 6 - 0.*

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


David Fowler came forward to state the next Planning and Zoning Meeting is scheduled for February 12th. There were no items yet scheduled for that meeting, but there is a zoning case scheduled for February 26th.

7. Adjournment.

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



Romy Brossman, Recording Secretary

Approved: 2-12-2025
(date)


Philip Ruiz, Chair