

**City of Lockhart  
Planning and Zoning Commission  
November 15, 2017**

**MINUTES**

**Members Present:** Phil McBride, Philip Ruiz, Paul Rodriguez, Manuel Oliva

**Members Absent:** Mary Beth Nickel, Christina Black, Marcos Villalobos

**Staff Present:** Dan Gibson, Christine Banda, Kevin Waller

**Visitors/Citizens Addressing the Commission:** Dennis Young, Doug Spillman

1. Call meeting to order. Chair McBride 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 25, 2017 meeting.

*Commissioner Ruiz moved to approve the October 25, 2017, minutes. Commissioner Rodriguez seconded, and the motion passed by a vote of 4-0.*

4. FP-17-02. Consider a request by Dennis Young on behalf of High Rustler Ventures, LLC, for approval of a Final Plat for The Stanton Development, consisting of two lots and a new public street on 18.626 acres in the Cornelius Crenshaw Survey, Abstract 68, zoned RHD Residential High Density District and CMB Commercial Medium Business District, and located at 2111 West San Antonio Street (SH 142).

Kevin Waller explained that the applicant proposes to develop a 136-unit apartment complex on Lot 1, Block B, while Lot 1, Block A is planned for a future commercial use. The new street, Windsor Boulevard, will be an extension of the realigned segment City Line Road. He said that the plat complied with all applicable subdivision standards, including the provision of public sidewalks, and noted that the City Engineer had approved the subdivision construction plans. He recommended approval of the plat.

Commissioner Ruiz suggested that the note regarding storm water detention in the city engineer's letter be added to the recorded plat.

Dennis Young, of 709 Clayton Lane in Taylor, spoke on behalf of The Stanton Development. He said that they have spent a lot of time on the site plan and look forward to providing another housing option for the community. The complex will have a small play area for children, a swimming pool, and a dog park for the residents.

Commissioner Oliva moved to approve FP-17-02 subject to adding a Note 7 to the plat stating: "Lot 1, Block A (1.816 acre), and north 3.518 acres of Lot 1, Block B, are not included in the detention pond analysis. Any future development in these lots will require additional storm water detention." Commissioner Ruiz seconded, and the motion passed by a vote of 4-0.

5. Continue review of a proposed amendment to the Thoroughfare Plan Map (Figure 4.9) and Land Use Map (Figure 3.2) of the Lockhart 2020 Comprehensive Plan for the extension of City Line Road to be named Windsor Boulevard, the extension of North Mockingbird Lane, and the extension and/or realignment of Silent Valley Road (FM 2001), and consider a recommendation to City Council. [Tabled 8-23-17]

Dan Gibson presented four different thoroughfare options that could be considered.

Doug Spillman, of 1701 Silent Valley Road, who owns land parcels that could be affected by the thoroughfare plan, said that he had reviewed all the options with Mr. Gibson and was not too sure which he preferred. He stated that he would not develop his large acreage, but his children could later sell it to a developer. He believed that delaying recommendation of an option to the city council would be best because no one really knows what the future holds.

Mr. Gibson reminded the commission that it was necessary to have future thoroughfares identified on an official map so that the subdivision regulation standards could be enforced when subdivisions are proposed and can be required to dedicate and construct segments within the development.

Commission members discussed the different options. It was pointed out that Option D might be difficult because much of the Mockingbird Lane extension to Silent Valley Road was in the Town Branch Creek floodplain.

Commissioner Ruiz moved to recommend adopting Option B to City Council. Commissioner Oliva seconded, and the motion passed by a vote of 3-1, with Commissioner Rodriguez against.

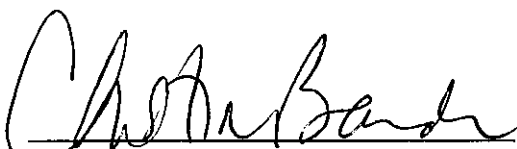
6. Discuss the date and agenda of next meeting, including Commission requests for agenda items.

Mr. Gibson announced that the next regular meeting date is December 13<sup>th</sup>.

7. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:04 p.m.

Approved: 12/13/2017  
(date)

  
Christine Banda, Recording Secretary

  
Phil McBride, Chairman