

**City of Lockhart**  
**Planning and Zoning Commission**  
**May 9, 2018**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Mary Beth Nickel, Christina Black, Marcos Villalobos, Paul Rodriguez

**Members Absent:** Manuel Oliva

**Staff Present:** Dan Gibson, Kevin Waller, Yvette Aguado

**Visitors/Citizens Addressing the Commission:** Chris Van Heerde, Tu Anh Cloteaux, Dan Brouillette, Bruce Rabalais, Randy Williams, Dave Studer, Tim Schuelke, Mary Eisenberg, James Starks, Robert Steinbomer, Jamie Burkland, Bill Stanley, Carol Schuelke, Brittany Fogle

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 April 11, 2018 meeting.

*Commissioner Villalobos moved to approve the April 11, 2018 minutes. Commissioner Ruiz seconded, and the motion passed by a vote of 6-0.*

4. ZC-18-07 and PDD-18-02. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying, on behalf of Cottonwood Commons, LLC, for a Zoning Change from RLD Residential Low Density District to PDD Planned Development District, including PDD-18-02, a Planned Development District Development Plan, for Vintage Springs Subdivision PDD, a Replat of Lot 1, Block 2 and Lot 2, Block 1, Texas Heritage Subdivision, consisting of a total of 67.17 acres located at 300 and 411 Mockingbird Lane.

Mr. Gibson gave the staff report explaining the proposed rezoning and development, including the use of a PowerPoint presentation, and answered commissioner's questions.

Chair McBride opened the public hearing and asked the applicant to come forward.

Chris Van Heerde, 8535 Collingwood in Universal City, is a professional engineer with HMT Engineering and Surveying. He described the proposed features of the subdivision, and answered commissioner's questions.

Dan Brouillette 2010 Lakeway Blvd, Lakeway, representing the homebuilder, DR Horton, described the homes that were proposed for the development.

Tu Anh Cloteaux, 2918 North FM 620 in Austin, representing the homebuilder, DR Horton, provided additional information about the proposed homes, and answered commissioner's questions.

Chair McBride asked if there were anyone wishing to speak for or against the zoning change.

Bruce Rabalais, 1320 West San Antonio Street, was concerned about the hike and bike trail shown terminating at the northeast corner of the proposed development where a future extension would be very close to the shop in his back yard.

Dave Studer, 100 Hummingbird Lane, spoke in opposition.

Randy Williams, 500 St. Thomas Street, spoke in opposition.

Tim Schuelke, 502 St. Thomas Street, spoke in opposition.

Mary Eisenberg, 1021 Spruce Street, spoke in opposition.

James Starks, 401 San Jacinto Street, spoke in opposition.

Robert Steinbomer, 321 San Jacinto, spoke in opposition.

Jamie Burkland, 516 Christopher's Cove, spoke in opposition.

Bill Stanley, 1232 Spruce Street, spoke in opposition.

Carol Schuelke, 1222 Spruce Street, spoke in opposition.

Brittany Fogle, 416 Connolly Circle, spoke in opposition.

Mr. Brouillette and Mr. Van Heerde addressed some of the concerns expressed by those in opposition.

Chair McBride closed the public hearing and asked for the staff recommendation.

Mr. Gibson stated the staff recommends approval, and provided an explanation.

There was discussion.

*Commissioner Nickel moved to recommend approval of ZC-18-07 and PDD-18-02 to City Council with corrections to the sidewalk note. Commissioner Black seconded, and the motion passed by a vote of 4-2 (Chair McBride and Vice-Chair Ruiz against).*

5. PP-18-02. Consider a request by HMT Engineering & Surveying, on behalf of Cottonwood Commons, LLC, for approval of a Preliminary Plat and Subdivision Development Plan for Vintage Springs Subdivision PDD, consisting of 67.17 acres to be zoned PDD Planned Development District and located at 300 and 411 Mockingbird Lane.

Kevin Waller gave the staff report explaining the proposed rezoning and development, including the use of a PowerPoint presentation, and answered commissioner's questions.

Chris Van Heerde of HMT Engineering, the project engineer, answered commissioner's questions.

Tu Anh Cloteaux of DR Horton, the homebuilder, answered commissioner's questions.

*Commissioner Nickel moved to approve PP-18-02 with addition of a requirement for fencing along the rear of all residential lots abutting storm-water detention ponds, and subject to corrections to the sidewalk statement and adding the block numbers. Commissioner Black seconded, and the motion passed by a vote of 4-2 (Chair McBride and Vice-Chair Ruiz against).*

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

Mr. Gibson stated there were items for the next meeting on May 23, 2018.

7. Adjourn.

*Commissioner Rodriguez moved to adjourn, and Commissioner Villalobos seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:16 p.m.*

Approved: 5/23/2018  
(date)

Christine Banda  
Christine Banda, Recording Secretary

Philip McBride  
Philip McBride-Chairman