

**City of Lockhart  
Planning and Zoning Commission  
March 28, 2018**

**MINUTES**

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

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

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

**Visitors/Citizens Addressing the Commission:** John Gutman, Jay Remley

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 March 14, 2018 meeting.

*Commissioner Ruiz moved to approve the March 14, 2018 minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.*

4. ZC-18-03 and PDD-18-01. Hold a PUBLIC HEARING and consider a request by Manumit Investment Group, LLC, for a Zoning Change from PDD Planned Development District to PDD Planned Development District, including PDD-18-01, a revised Planned Development District Development Plan for Maple Park, a proposed mixed-use development on 56.239 acres in the Frances Berry Survey, Abstract No. 2, located along the west side of the 700-1000 blocks of City Line Road.

Mr. Gibson explained that the subject property was rezoned from AO to PDD in 2012 concurrently with adoption of the associated PDD Development Plan for a mixed-use project. In 2017 a similar rezoning from PDD to PDD was approved for changing an area designated as apartments to 103 small single-family homes on very small lots that were well below the minimum size required in the conventional zoning districts. He said that the owner now wishes to make another change to the proposed land uses which again alters the PDD Development Plan and requires a rezoning from the existing PDD to the revised PDD. The proposed change replaces the office-warehouse area with multifamily residential for senior housing, and reduces the number of single -family lots from 103 to 100. He said that staff recommended approval of the zoning change and the PDD Development Plan.

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

John Gutman, of 421 West 3<sup>rd</sup> Street, Apt. 1615, in Austin, said he is representing the developer of the senior apartments, Maplewood Senior Village, LP. The project is 48 units with an age restriction of 55 and above. He said they plan to start construction by the end of the year. The apartments will be single-story cottage style with 4, 6, and 8-plex units, and a mix of one and two bedrooms.

Chair McBride closed the public hearing.

*Commissioner Oliva moved to approve ZC-18-03 and PDD-18-01. Commissioner Rodriguez seconded, and the motion passed by a vote of 5-0.*

5. PP-17-04. Consider a request by R. Anne Gallup on behalf of Manumit Investment Group, LLC, for approval of a revised Preliminary Plat of Maple Park Planned Development District, consisting of 56.239 acres zoned PDD Planned Development District and located along the west side of the 700-1000 blocks of City Line Road.

Kevin Waller explained that there is a revised development configuration which require a new preliminary plat to go along with the zoning change and PDD development plan. He described the preliminary plat contained 100 single-family lots, two multi-family lots, 11 general commercial lots, four light-medium commercial lots, one storm-water detention lot with parkland, another storm-water detention only lot, and four new streets in the single-family residential area which was not shown on the previous preliminary plat. He said that the applicant would voluntarily construct an internal hike and bike trail in addition to all sidewalks and a trail segment along SH 130 that are required by the subdivision standards. Lincoln Lane is being constructed in Section One. He recommended approval of the preliminary plat. The applicant had addressed most of the corrections requested by staff except one regarding the acreage. The acreage should be 56.239 instead of the 56.691 acres stated on the plat.

There was discussion about the need for a playscape or other recreational improvements in the parkland area.

Jay Remley, of 1665 FM 671, said he understands that they were expected to install some type of playscape.

Chair McBride asked if it was in writing somewhere on the plat.

Mr. Gibson said that it was not, but could be added.

Mr. Remley said that they would do some research as to what kind of equipment would be appropriate in the area designated for parkland. He mentioned there all kinds of options available and he had not decided on anything specific yet.

Chair McBride asked if they could include a requirement to add a note to the plat in the motion.

Commissioner Oliva moved to approve PP-17-04 subject to correcting the acreage and adding a sentence to Note #9 stating that appropriate recreational facilities approved by the City will be provided in the dedicated parkland. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.

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 April 11<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 7:52 p.m.

Approved: 4-11-2018  
(date)

  
Christine Banda, Recording Secretary

 for Phil McBride  
Phil McBride Chairman