

City of Lockhart
Planning and Zoning Commission
April 10, 2019

MINUTES

Members Present: Philip Ruiz, Philip McBride, Marcos Villalobos, Christina Black, Manuel Oliva, Rick Arnic

Member Absent: Paul Rodriguez

Staff Present: Dan Gibson, Kevin Waller, Christine Banda

Visitors/Citizens Addressing the Commission: Victor Ostiguin (applicant Keith Schauer's representative, Agenda Item 4)

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the March 27, 2019, meeting.

Commissioner Villalobos moved to approve the March 27, 2019 minutes. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.

Commissioner Oliva arrived at 7:04 p.m. after approval of the minutes.

4. FP-18-01. Consider a request by Doucet & Associates on behalf of Lockhart I Partners, Ltd., for approval of the Final Plant of Summerside Section 3A, consisting of 85 single-family residential lots and two parkland lots on 21.972 acres zoned RMD (Residential Medium Density District) and located at 2219 FM 1322.

Kevin Waller explained that this proposed new section of Summerside Subdivision will have 85 single-family lots, with two lots dedicated as parkland. He said there are a few conditions requested by the City Engineer which need to be addressed prior to recording the plat. The original developer of Summerside was to submit a Letter of Map Revision (LOMR) to FEMA for drainage work that altered the floodplain in Section Two, but that was never done, so it must be taken care of prior to recording this plat. An off-site easement must be recorded with the County Clerk's Office for drainage from this Section 3A to the existing off-site detention pond. Lastly, a Traffic Impact Analysis (TIA) was requested by TxDOT to determine the impacts to F.M. 1322 and U.S. 183, which TxDOT must approve prior to recording this plat. Mr. Waller stated that the plat met all requirements for approval in terms of form and content.

There was discussion among the Commission and Staff regarding the LOMR from FEMA, adding a children's playscape and shade trees in the parkland lots, and a new pedestrian access easement from Halfmoon Drive to the parkland in the vicinity of Lot 28, Block 12.

Victor Ostiguin, E.I.T., of Doucet & Associates, said he represented the applicant and was present to answer any questions the Commission may have.

Commissioner McBride asked if they are willing to add a playscape, trees, and another pedestrian access point for the parkland area.

Mr. Ostiguin replied that he could not give an answer without getting confirmation from the owner. He also explained that there are oil and gas easements in the parkland area which would prohibit structures.

Mr. Gibson concurred with Mr. Ostiguin's statement about the easements.

There was additional discussion about a pedestrian access easement from Halfmoon Drive to the parkland.

Chair Ruiz declared a ten-minute recess so Mr. Ostiguin could make a phone call regarding the parkland questions.

Chair Ruiz reopened the meeting.

Mr. Ostiguin said that they believe they have met all requirements for the plat, and are asking for the Commission's approval so that they may move forward with construction. He gave a brief description of the letter from FEMA. He said that a Conditional Letter of Map Revision (CLOMR), which includes calculations and models that show the proposed changes to the floodplain, was previously approved by FEMA. The Letter of Map Revision (LOMR) is the final approval by FEMA of the completed improvements that results in changes to the floodplain maps.

Mr. Gibson reminded the Commission that, in accordance with State law, they must either approve or deny the final plat within 30 days from staff's acceptance of the plat and the city engineer's approval of the construction plans. Because the Commission's next meeting is within the 30-day period, it is possible to table the item so that the owner/developer will have time to consider making the requested changes regarding the parkland improvements and pedestrian access.

Chair Ruiz asked for a motion.

Commissioner Oliva moved to table FP-18-01 to the Commission's April 24, 2019 meeting. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson said that the next Commission meeting date is April 24th for continued consideration of the Summerside Subdivision Plat, and that the Commission would also meet as the Impact Fee Advisory Committee that evening.

6. Adjourn.

Commissioner Villalobos moved to adjourn, and Commissioner McBride seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:52 p.m.

Approved: 4-24-2019
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair