

**City of Lockhart**  
**Planning and Zoning Commission**  
**January 27, 2021**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva, Bradley Lingvai (via phone)

**Member Absent:** Chris St. Leger

**Staff Present:** Dan Gibson, Christine Banda (via phone), Kevin Waller

**Visitors/Citizens Addressing the Commission:** Scott Miller, Edward Moore

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.

2. Elect Chair and Vice-Chair for 2021.

*Commissioner McBride moved to nominate Philip Ruiz for Chair and Manuel Oliva for Vice-Chair. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

3. Citizen comments not related to an agenda item. None.

4. Consider the Minutes of the January 13, 2021, meeting.

*Commissioner Arnic moved to approve the January 13, 2021 minutes. Commissioner Oliva seconded, and the motion passed by a vote of 5-0.*

5. ZC-21-20. Hold a PUBLIC HEARING and consider a request by Scott Miller on behalf of Benny Hilburn for a Zoning Change from RLD Residential Low Density District, RMD Residential Medium Density District, and AO Agricultural-Open Space District to RMD Residential Medium Density District on 50.745 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 1701 West San Antonio street..

Mr. Gibson explained that the applicant proposes to develop a single-family residential subdivision similar to the adjacent Windridge Subdivision. The proposed subdivision layout includes one internal street intersecting West San Antonio Street opposite Richland Drive, and other internal streets stubbed out to connect to the Windridge Subdivision to the east and the vacant property adjacent to the west. The subdivision will include a public park, and there will be a landscape buffer along West San Antonio Street. RMD zoning is necessary to accommodate the proposed lot sizes. Most of the property is already zoned RMD, except for a strip at the front of the property that is currently zoned RLD Residential Low Density District, and an area at the rear that is zoned AO Agricultural Open-Space District.

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

Scott Miller, of 106 Fallow Way in Bastrop, said that Mr. Gibson covered pretty much everything in his presentation. He said the subdivision would be constructed in two phases, and would look similar to the Windridge Subdivision. There would be a trail through the neighborhood that would connect to the park, which will be built in the first phase. A traffic study is being done so that TxDOT can determine whether or not safety improvements will be required for the new street intersection along West San Antonio Street.

Chair Ruiz asked for any other speakers and, seeing or hearing from none, he closed the public hearing and asked for the staff recommendation.

Mr. Gibson replied that staff recommended approval.

*Commissioner Oliva moved to recommend approval of ZC-21-01 to City Council. Commissioner Arnic seconded, and the motion passed by a vote of 5-0.*

6. FP-20-03. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a Final Plat for Centerpoint Meadows Subdivision, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located along the 200 Block of City Line Road.

Mr. Waller explained that the plat was originally considered by the Commission at their previous meeting held on January 13, 2021, but was statutorily denied due to additional information needed for approval. He mentioned that since the last meeting the developer had decided to install shade trees with an irrigation system to satisfy the request by the commissioners for parkland improvements. There would also be a gateway sign added to the park area. In addition, the project engineer submitted revised engineering plans to the City Engineer on January 19, 2021, for review. However, the City Engineer was out on leave and not available, so the plans have not been approved and remains a condition of the plat approval.

Commissioner McBride spoke about what he thought park improvements should be, and that he did not agree that the shade trees and irrigation system being proposed were what the Commission intended as park improvements, such as a children's playscape.

Mr. Gibson reiterated that, although proposed amendments to the subdivision regulations include a requirement for subdividers to be responsible for a certain amount and type of parkland improvements, the amendments have not yet been adopted and cannot legally be enforced for this plat.

Chair Ruiz asked for the staff recommendation.

Mr. Waller replied that staff recommended approval the plat subject to the following conditions: (1) approval of the engineering plans by the City Engineer; and (2) consultation with TxDOT on whether a traffic impact analysis is needed, and the construction of any safety improvements required by TxDOT as a result of the traffic impact analysis prior to recordation of the final plat.

Mr. Waller also noted that in addition to the internal streets and sidewalks, four-foot wide public sidewalks would be constructed along the City Line Road and Borchert Drive frontages, and a five-foot wide public sidewalk would be constructed along the South Cesar Chavez Parkway Northbound frontage.

Edward Moore, the project engineer, was attending the meeting remotely on the phone and said he was participating to represent the applicant. He stated that the developer initially liked the playscape concept, but after looking at the cost he determined that the shade trees and irrigation system would be more affordable. He said that he was not an expert in amenities for parks but believed that, in the long-term, shade trees would make a more attractive entrance to the subdivision. He reiterated that his client proposes the shade trees with an irrigation system to satisfy the Commission's wish for parkland improvements worth a total of at least \$100 per lot.

Commissioner Oliva asked what the cost of the amenities would be.

Mr. Moore said the cost of the trees and irrigation system would be approximately \$12,100. He was not sure what a playscape costs, but that it was considered.

Mr. Gibson said that the Public Works director had previously estimated that \$30,000 was at the lower end of the price range for a decent playscape.

Commissioner McBride again expressed his displeasure with the proposed parkland improvements.

Mr. Gibson reminded the commissioners that they were obligated to approve a plat if it meets the minimum standards of the subdivision regulations. Because parkland improvements were not specifically required, they could not deny the plat, but were welcome to encourage the subdivider to provide whatever amenities the Commission thought were appropriate.

Chair Ruiz stated that he believed that the Commission had made it clear what their expectations are for parkland improvements in future developments.

*Commissioner Oliva moved to approve FP-20-06 subject to the conditions outlined by staff, plus a recommendation that the applicant consider at least a children's playscape as a parkland improvement. Commissioner Arnic seconded, and the motion passed by a vote of 4-1 with Commissioner McBride against.*

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

Mr. Gibson stated that the next regular meeting would be held on February 10, 2021, and that there would be a zoning text amendment on the agenda.

8. Adjourn.

*Commissioner McBride moved to adjourn, and Commissioner Oliva seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:57 p.m.*

Approved: 2/10/2021  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair