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**City of Lockhart  
Planning and Zoning Commission  
March 8, 2023**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Phil McBride, Bradley Lingvai, Rick Arnic, Chris St. Ledger

**Member Absent:** Ron Peterson

**Staff Present:** David Fowler, Christine Banda, Kevin Waller

**Visitors/Citizens Addressing the Commission:** Luke Caraway

1. Call meeting to order. Chair Ruiz 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 February 8, 2023, meeting.

*Commissioner Oliva moved to approve the February 8, 2023, minutes. Commissioner McBride seconded, and the motion passed by a vote of 6-0.*

4. PP-22-08. Consider a request by Dan Ross of Red Oak Development Group for approval of a Preliminary Plat for Seawillow Ranch Subdivision, consisting of 89.775 acres in the John A. Neill Survey, Abstract No. 20, zoned RMD Residential Medium Density District, and located at 2400 F. M. 1322.

Kevin Waller presented the plat to the commission. He stated it would have 417 single family residential lots and eight nonresidential lots consisting of a mixture of parkland and stormwater detention areas. The property is located east of the Summerside Subdivision along FM 1322. The subdivision would be developed as the SF-2 single family development type within Residential Medium Density zoning. The applicant informed staff that a traffic impact analysis has been prepared and would be submitted to TxDOT for review in the next few weeks.

Chair Ruiz asked for the applicant to speak regarding the project.

Luke Caraway introduced himself as the project engineer for the subdivision. He mentioned that they would be working with TxDOT to refine the access to and from FM 1322. He stated that he believed the subdivision meets all the city requirements.

Commissioner McBride asked where they plan on placing the playscapes.

Mr. Caraway pointed out the greenspace at the northwestern portion of the subdivision is the most likely location for a playscape. He said that the larger detention area could also be utilized for a park with a field used for soccer. He stated that they have allocated for \$200,000 - \$250,000 for park improvements.

Commissioner McBride said that with such a dense community, the commission would like to see an attractive playscape for the kids and the greenspace/parkland lot should be made more accessible for the neighborhood and not rely so much on the detention area for play area because it would hold water for some time.

Mr. Caraway stated the detention area should only hold water for 24 hours.

Chair Ruiz asked for any other speakers, and seeing none, he stated that he has an issue with the parkland being co-located with the stormwater detention area. He asked if he could require handicap accessibility parking for the parkland.

Mr. Fowler said it is up to the commission to decide what parkland and improvements are to be deemed suitable for the city, based on the language in the subdivision ordinance.

After discussions regarding the location of the park and playscape, the commission agreed upon the following conditions for the applicant and staff for the plat.

1. Lots 2 and 3, Block 4 shall be dissolved into Lot 1, Block 4 to accommodate parking for the parkland on Lot 1, as described in Condition 2 below. All references to Lots 2 and 3 on the plat shall be removed, and the enlarged size of Lot 1 referenced where appropriate. In addition, the Park/Open Space Table on Sheet 2 shall be updated from 4.064 acres to 4.191 acres for Lot 1, Block 4, which is half of the area of the revised Lot 1 acreage that will be counted toward parkland. The total parkland area at the bottom of the table shall then be updated from 8.279 acres to 8.406 acres.
2. A new plat note 11 shall be added to state the following: "Lot 1, Block 16 (parkland/greenspace) shall contain a multi-function playscape, in a location outside of the identified 90-foot-wide Alliance Regional Water Authority easement. Lot 1, Block 4 (joint parkland/stormwater detention) shall also contain a multi-function playscape with different activity components from the playscape on Lot 1, Block 16, outside of the area to contain the stormwater detention features. The combined value of both playscapes on Lot 1, Block 16 and Lot 1, Block 4 shall be a minimum of \$150,000, with evidence submitted to the Planning Department at the time of installation. In addition, a minimum of 10 off-street parking spaces for the park in Lot 1, Block 4, to also include one handicapped space, shall be provided in the southwest corner of that lot along the O'Connor Pass street frontage. The design of the two playscapes and the off-street parking lot shall be submitted to the Planning Department prior to construction. Planning will consult with the Parks Department for review and approval of the improvements. The playscapes and parking lot shall be constructed by the subdivider with the subdivision improvements, prior to recordation of the final plat." Note that the

parking lot will be located where Lots 2 and 3, Block 4 (to be dissolved) are currently shown.

*Commissioner Oliva moved to approve PP-22-08 with the suggested conditions staff went over. Commissioner St. Ledger seconded, and the motion was approved with a vote of 6-0.*

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

It was announced that the Commission's next regular meeting date would be March 22, 2023, with a specific use permit.

6. Adjourn.

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

Approved: 3/22/2023  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair