

**City of Lockhart
Planning and Zoning Commission
August 10, 2022**

MINUTES

Members Present: Philip Ruiz, Bradley Lingvai, Ron Peterson, Phil McBride, Manuel Oliva, Chris St. Ledger

Member Absent: Rick Arnic

Staff Present: Christine Banda, Kevin Waller, David Fowler

Visitors/Citizens Addressing the Commission:

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 July 27, 2022, meeting.

Commissioner Oliva moved to approve the July 27, 2022, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. FP-22-04. Continue a request by Paul Leventis on behalf of Lockhart Land Group, LLC, for approval of a Final Plat for Lockhart Farms Addition, Phase 2, consisting of 36.18 acres in the Cornelius Crenshaw Survey, Abstract No. 68, zoned RMD Residential Medium Density District and CMB Commercial Medium Business District, and located in the 2000 block of West San Antonio Street (SH 142).

Kevin Waller stated that the final plat of Phase 1 was conditionally approved in November 2021. The subject final plat was for Phase 2 of Lockhart Farms Addition. He described the plat as 147 single-family residential lots and two commercial lots located on West San Antonio Street. Both Windsor Boulevard and Mesquite Street will have sidewalks on both sides of the street. The extension of Windsor Boulevard will continue through the subdivision. Parkland would be provided within the regional detention pond location that would be utilized by both Lockhart Farms and The Stanton Development. Lockhart Farms would pay a fee in lieu of the parkland requirement because the park would be privately owned and maintained. The applicant proposes a playscape in the private park area but there was not a note stating that on the final plat.

Chair Ruiz asked if they could add a note on the final plat regarding the playscape.

Mr. Waller replied that it can be a condition added to the plat.

Chair Ruiz asked if the applicant would like to speak.

Paul Leventis, the applicant, of 9007 Sandstone Drive in College Station, was present to answer any questions.

Chair Ruiz asked if he could confirm that park improvements would be located in the detention area.

Mr. Leventis explained that the park improvements would be included in the site plan submission for The Stanton apartments. He stated they plan to make the pond bigger and provide a walking trail around the pond.

Chair Ruiz asked if the applicant could add a note on the final plat regarding the park improvements.

Mr. Leventis replied they would add a note on the final plat.

Joel Pollack, of 19240 Redland Road in San Antonio, said he is a partner with Lockhart Farms and helps to provide playscapes for other developments in and around Texas. They are usually valued at \$30,000-\$45,000. All playscapes would be ADA compliant.

Commissioner Oliva asked who owned the detention area.

Mr. Pollack replied that Lockhart Farms is the sole owner, but it will be shared with two other developments. The HOA will oversee maintaining the area.

Chair Ruiz asked for any other speakers, and seeing none, he asked for staff's recommendation.

Mr. Waller recommended approval, subject to the condition of adding a note about a playscape for the parkland area.

Commissioner Oliva moved to approve FP-22-04. Commissioner McBride seconded, and the motion passed by a vote of 6-0.

5. FP-22-05. Consider a request by Adair Rucker for approval of a Final Plat for Rucker Acres Addition, consisting of 22.848 acres in the Francis Berry Survey, Abstract NO. 2, located at 3244 Westwood Road (County Road 215) in the Lockhart Extraterritorial Jurisdiction; including Variances to Chapter 52, "Subdivision Regulations" waiving the requirement in Section 52-77(b) for construction of a public sidewalk along the abutting street (Westwood Road) designated as a future arterial street, waiving the requirements in Sections 52-112(a)(2) and 52-113(a)(2) to dedicate or pay a fee in lieu of dedication of parkland for a residential subdivision, and waiving the requirement in Section 52-141(a) that public improvements be designed and constructed in accordance with City's construction standards (specifically the minimum water flow standard for fire hydrants).

Mr. Waller explained that the applicant, Mr. Rucker, would like to subdivide his 22.848-acre parcel to create a separate one-acre lot. The owner requested variances to the subdivision ordinance because of the location of the property in relation to the city limits. There are no existing sidewalks along Westwood Road, and the water lines are not adequate to meet City standards for fire suppression. The applicant also requested a variance from the parkland dedication and/or fee in lieu of parkland dedication requirement.

Chair Ruiz asked if the applicant would like to speak.

Adair Rucker of 3422 Westwood Road, called into the meeting to speak. He said he did not know it would be so difficult to subdivide his land. He stated he just wanted to sell an acre to a friend who would like to move from Houston to live near him. He stated he does not have the money for the fee, and that the city should obtain the parkland or fee in the future when the property is developed.

Chair Ruiz asked if there were any other speakers.

Linda Hinkle, the surveyor of the property, stated she had informed Mr. Rucker that he would have to go through the City's platting process, and that it would require variances. She reiterated that he only wanted to sell an acre to a friend, and that he is not looking to develop the remainder of his property. She said that a portion of the property along Westwood Road must be dedicated for future right-of-way, so they are already giving up property for future development of the road.

Chair Ruiz asked for any other speakers, and seeing none, he asked for staff's recommendation.

Mr. Waller recommended approval of the plat and the variances to the sidewalk and fire suppression, but recommended denial of the variance request for the parkland dedication or fee in lieu of dedication.

Following discussion between the Commission and Mr. Waller about the parkland variance and the exact fee required, the Commission determined they needed more information before making a decision.

Commissioner McBride moved to table FP-22-05 to the August 24, 2022, meeting. Commissioner St. Ledger seconded, and the motion passed by a vote of 6-0.

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

Mr. Waller stated that the next regular meeting date is August 24th and that there will items for that meeting's agenda.

7. Adjourn.

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

Approved: 8/24/2022
(date)

Christine Banda
Christine Banda, Recording Secretary

Manuel Olis
Philip Ruiz, Chair *on behalf of -*