

**City of Lockhart
Planning and Zoning Commission
February 28, 2024**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Bradley Lingvai, Julia Haug, Manuel Oliva, Ron Peterson, Rick Arnic

Members Absent: None

Staff Present: David Fowler, Evan Olszewski, Kevin Waller, Christine Banda

Visitors/Citizens Addressing the Commission: Amar Gulhane, Chris Elizondo

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 14, 2024, meeting.

Commissioner McBride moved to approve the February 14, 2024. Commissioner Haug seconded, and the motion passed by a vote of 7-0.

4. Consider a request by Javier Barajas of Trine Engineering for approval of a second 6-month extension of the Preliminary Plat approval period (PP-22-03) for Ramendu Subdivision, consisting of 44.563 acres in the Francis Berry Survey, Abstract No. 2, zoned RLD Residential Low Density, RMD Residential Medium Density and CLB Commercial Light Business District and located at 900 State Park Road (FM 20).

Kevin Waller presented the staff report. He said that the applicant is requesting their second extension for the subdivision for an additional six months. The applicant is working on obtaining an offsite drainage easement from an adjacent property. He mentioned that the current extension approval period expires on March 14, 2024, and if the commission approves this second extension request it would allow the plat to remain valid until September 13, 2024. If the Final Plat for the first proposed phase is not submitted by the September 13th deadline, a new Preliminary Plat application must be submitted for consideration by the Commission since no more than two 6-month extensions are allowed.

Amar Gulhane introduces himself as the representative of the developer. The development team are trying hard to work out obtaining a drainage easement from an adjacent property owner, which is why we are asking for the extension. He mentioned that they have made an offer to the owner, but they are still reluctant to sell at this moment.

Chair Ruiz asked for any other speakers, and seeing none he moved to staff recommendation.

Mr. Waller said that planning staff recommends approval.

Commissioner Oliva moved to approve the second 6-month plat extension. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.

5. FP-23-06. Consider a request by Jimbo Cotton for approval of a Final Plat for Blackjack Grove Subdivision, consisting of 13.761 acres in the James George Survey, Abstract No. 9, and Lot 2, Reyna Acres, zoned RMD Residential Medium Density and located at 1519 Blackjack Street and 1541 Lover's Lane.

Mr. Waller came forward with the staff report. He said the preliminary plat was approved by the commission on July 26, 2023, along with the subdivision variance to the maximum block length in Block C. The Final Plat includes a total of 57 single family lots and one storm water detention lot to be developed in one phase. Three new street rights-of-way are proposed with two being cul-de-sacs. In addition, First Street will be extended through the subdivision as shown in the Lockhart 2020 Thoroughfare Plan map. The applicant has proposed to pay a fee in lieu of the parkland dedication, to which the Parks Director has agreed. There will be sidewalks on both sides of all streets within the subdivision.

Chris Elizondo with Cuatro Consultants said that the parkland fee would be the required five percent of the market value of the undeveloped property. He is here to answer questions any other questions.

Commissioner McBride asked how they decided on the street names.

Mr. Elizondo said that the developer is a golfer and used family for street names.

Commissioner Arnic asked how quickly they are looking to start construction.

Mr. Elizondo said the timeline depends on local builders.

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

Mr. Waller said that staff recommends approval.

Commissioner Oliva moved to approve FP-23-06. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

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

David Fowler said that the next meeting would be held on Wednesday, March 13th. He mentioned that there had been an appeal of the SUP approval for the events center at 703 W. San Antonio Street that the Commission approved at the January 10, 2024 meeting that was

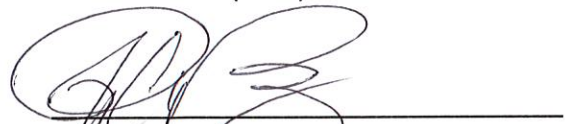
heard at the City Council meeting on February 20th. The Council approved the Lodging and Boarding House use but denied the Special Events Center use. The zoning change case at 1820 S. Colorado Street the Commission heard at the February 14th meeting was approved by City Council, as was the lighting ordinance.

7. Adjourn.

Commissioner Arnic moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:24 p.m.

Approved: 3-13-2024
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair