

**City of Lockhart
Planning and Zoning Commission
February 24, 2016**

MINUTES

Members Present: Philip Ruiz, Bill Faust, Manuel Oliva, Adam Rodriguez, Steve Visage, Christine Black

Members Absent: Phil McBride

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Glenn Synnott, Linda Johnston

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.
2. Citizen comments not related to a public hearing item. None
3. Consider the Minutes of the January 27, 2016 meeting.

Commissioner Faust moved to approve the January 27, 2016, minutes. Commissioner Visage seconded, and the motion passed by a vote of 6-0.

4. PP-16-01. Consider a request by Linda Johnston for approval of a Preliminary Plat for Jesco Subdivision, consisting of a new public street, 34 residential lots, and one lot for combined storm water detention and public park, on 9.186 acres in the James George League, Abstract No. 9, zoned RMD Residential Medium Density District and located on the east side of the 900 block of Trinity Street.

Mr. Gibson reminded the Commission that they had previously denied an application for a Specific Use Permit for the subject property where the applicant proposed a mixture of duplexes on smaller lots, and four-plexes. The applicant revised the plans to eliminate the four-plex lots, and convert all lots to accommodate the DF-1 residential development type, which consists of duplexes on larger lots than were originally proposed. One lot is designated for a public park and a storm water detention pond. Mr. Gibson pointed out that only one correction is needed on the preliminary plat. The street name on the eastern segment of White Oak Circle is missing the word "Circle".

Commissioner Faust had concerns about the detention pond.

Mr. Gibson said that the detention pond had not been designed yet, but would be included in the engineering plans for the subdivision.

Commissioner Oliva asked about the difference between detention and retention.

Mr. Gibson replied that detention temporarily holds stormwater runoff and releases it at a controlled rate, whereas retention is a pond that holds water indefinitely.

Vice-Chair Ruiz expressed his opinion that White Oak Circle was a cul-de-sac and should have sidewalks on both sides of the street instead of just one.

Commissioner Faust asked if there were any variances to the plat.

Mr. Gibson said that no variances were requested.

Vice-Chair Ruiz asked the applicant to come forward.

Glenn Synnott of 106 Wamel Way, Cedar Creek, Texas, said that he planned to develop the nine-acre lot with duplexes and would appreciate for the Commissions' approval.

Vice-Chair Ruiz asked if he would be willing to be put sidewalks on both sides of White Oak Circle.

Mr. Synnott said that the project is already marginal and, if it is not required, he would not want to put sidewalks on both sides of White Oak Circle.

Vice-Chair Ruiz asked if the applicant would go on record as to not wanting to install sidewalks on both sides of the street.

Mr. Synnott replied that he would comply with all minimum required plat requirements.

Vice-Chair Ruiz asked if there were any other speakers.

Linda Johnston said that she is the architect working on the project, and that the intent was to minimize pavement and maximize green space in the subdivision. The duplexes would be two-bedroom, two-bath units that are each roughly 1,200 square feet, and would be quite suitable for families.

Commissioner Faust asked if the duplexes would have garages or carports.

Ms. Johnston replied that, thus far, the plans do not include garages or carports, but that there would be porches.

Vice-Chair Ruiz asked if there were any other speakers and, seeing none, he asked for the staff recommendation.

Mr. Gibson said that the street proposed on the plat is a minor residential street and only requires a sidewalk on one side to fulfill the plat requirements. And he stated that staff recommends approval with the correction to add the word "Circle" on the eastern segment of the internal street.

Vice-Chair Ruiz asked on what grounds the Commission could deny the plat.

Mr. Gibson replied that a plat can be denied only if it failed to meet the minimum standards listed in the subdivision regulations. In this case, there are no deficiencies in the format and content of the plat, except for the street name label that is easily corrected, so it is eligible for approval.

Commissioner Faust moved to approve PP-16-01 subject to staff's recommendation to add the word "Circle" to the street name label on the eastern segment of the loop. Commissioner Visage seconded, and the motion passed by a vote of 5-1, with Commissioner Rodriguez abstaining.

5. Update by staff on the status of the Assistant City Planner position.

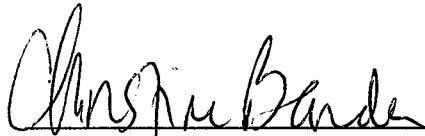
Mr. Gibson said that Laura Rouse-DeVore had been hired for the position, and she will start on Monday, February 29. He summarized her qualifications and work experience for the Commission.

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

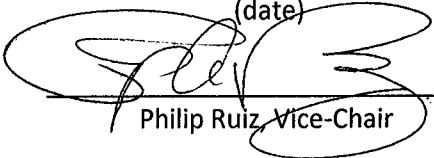
Mr. Gibson informed the Commission that no applications had been submitted for their next meeting on March 9, 2016.

7. Adjourn.

Commissioner Faust moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:28 p.m.



Christine Banda, Recording Secretary

Approved: March 9, 2016
(date)


Philip Ruiz, Vice-Chair