

**City of Lockhart
Planning and Zoning Commission
April 12, 2017**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Mark Villalobos, Christina Black, Manuel Oliva

Members Absent: Bill Faust, Mary Beth Nickel

Staff Present: Dan Gibson, Christine Banda

Visitors/Citizens Addressing the Commission: Joshua Valenta, Oscar Fogle

1. Call meeting to order. Chair McBride 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 March 22, 2017 meeting.

Commissioner Black moved to approve the March 22, 2017, minutes. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.

4. FP-16-03. Consider a request by Joshua Valenta, P.E., on behalf on Dane Braun for approval of a Final Plat for Meadows at Clear Fork Subdivision, Section 3, consisting of 75 single-family residential lots and associated pubic street right-of-way on a total of 17.463 acres in the Francis Berry Survey, Abstract No. 2, zoned PDD Planned Development District and located generally along the south side of the 1500 and 1600 blocks of Maple Street.

Mr. Gibson reminded the Commission that they had approved the preliminary plat last year for the Meadows at Clear Fork Subdivision, Section 3, and that this is the final plat. He mentioned that the item mentioned in the Form and Content section of the staff report had been corrected on the plat and resubmitted since the agenda packet was mailed. He stated that, as usual, that the plat would not be recorded until all public infrastructure is constructed and accepted by the City. Mr. Gibson recommended approval of the final plat.

Vice-Chair Ruiz pointed out a discrepancy with the plat note pertaining to the perimeter fencing.

Mr. Gibson agreed that is was an error that staff missed, and that a condition could be added to the motion approving the plat that it be corrected before it's recorded at the County Clerk's office.

Commissioner Oliva asked about how the storm-water drainage was to be addressed, since he didn't see a detention pond on the plat.

Mr. Gibson replied that two detention ponds had been constructed in Section 1 to handle the runoff for all three proposed sections of the subdivision, but that the project engineer was present if additional information is needed.

Chair McBride asked the applicant to come forward.

Joshua Valenta, P.E., the project engineer, confirmed Mr. Gibson's statement. He said that the plat of this section contained the necessary easements and channels to convey storm-water flow to the detention ponds.

Chair McBride asked if the City was holding money received from the first section of the subdivision to complete the public sidewalk along Clear Fork Street.

Mr. Valenta replied that they are in a bond, and that Section 2, for which a final plat has not yet been submitted, will be handled similarly for its frontage along Clear Fork Street.

Mr. Gibson added that the reason the public sidewalk was not constructed with the Section 1 improvements was that Clear Fork Street was to be reconstructed and widened in the future, and that might require changes in elevation of the sidewalk.

Chair McBride asked if there were any storm-water detention improvements.

Mr. Valenta replied that one of the existing detention ponds is actually within the Section 2 area, and it would be enlarged with some improvements when Section 2 is platted and constructed. He concluded by saying that construction of Section 3 should start within a few weeks.

Commissioner Villalobos moved to approve FP-16-03 subject to correction of the perimeter fencing note. Commissioner Ruiz seconded, and the motion passed by a vote of 5-0.

5. As provided in Chapter 12 "Buildings and Building Regulations", Section 12-491(3), of the Lockhart Code of Ordinances, consider a request by First United Methodist Church for approval of an extension of a six-foot tall wood fence five feet along the east property line into the minimum required front setback of the property zoned CMB Commercial Medium Business District and located at 313 West Sa Antonio Street (SH 142).

Chair McBride stated for full disclosure that he was a member of the First United Methodist Church, but did not have a financial conflict of interest in this item.

Mr. Gibson said that the church would like to extend their fence five feet into the front building setback area along the east line of their property. Any fence in the front setback area of property having a commercial zoning classification requires approval from the Commission. In this case, they wished to hide an old existing chain-link fence on the neighboring AT&T property. In addition, because the proposed fence extension would be 100 percent opaque, it requires a variance from the requirement that it be no more than 50 percent opaque. An application had already been submitted for the variance, and it was to be considered at the May 1st meeting of the Zoning Board of Adjustment.

Chair McBride asked the applicant to come forward.

Oscar Fogle, of 3146 Westwood Road, said he is on the Board of Trustees for the church and would appreciate the Commission's approval of extending the fence along the east property line five feet into the front setback area.

Commissioner Oliva moved to approve extending the fence five feet into the front yard building setback. Commissioner Villalobos seconded, and the motion passed by a vote of 5-0.

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

Mr. Gibson announced that the next regular meeting date is April 26th.

7. Adjourn.

Commissioner Villalobos moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:30 p.m.

Approved: 4/26/2017
(date)

Christine Banda
Christine Banda, Recording Secretary

Phil McBride
Phil McBride, Chairman