

**City of Lockhart  
Planning and Zoning Commission  
July 25, 2018**

**MINUTES**

**Members Present:** Philip Ruiz, Philip McBride, Mary Beth Nickel, Christina Black

**Members Absent:** Marcos Villalobos, Paul Rodriguez, Manuel Oliva

**Staff Present:** Dan Gibson, Christine Banda, Kevin Waller

**Visitors/Citizens Addressing the Commission:** Chris Van Heerde, Tu Anh Cloteaux, Roy Loveday,  
Jason Eeds, James Starks, Bill Stanley, Dan Brouillette

1. Call meeting to order. Chair McBride called the meeting to order at 7:10 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of July 11, 2018 meeting.

*Vice-Chair Ruiz moved to approve the July 11, 2018, minutes. Commissioner Nickel seconded, and the motion passed by a vote of 4-0.*

4. ZC-18-10 and PDD-18-03. Hold a PUBLIC HEARING and consider a request by HMT Engineering & Surveying, on behalf of Cottonwood Commons, LLC, for a Zoning Change from RLD Residential Low Density District to PDD Planned Development District, including a Planned Development District Development Plan for Vintage Springs PDD, a Replat of Lot 1, Block 2, and Lot 2, Block 1, Texas Heritage Subdivision, consisting of a total of 66.7 acres located at 300 and 411 Mockingbird Lane.

Mr. Gibson explained that the Commission originally recommended approval of this zoning change and PDD development plan, but that it was not approved by the city council when a 5-2 vote in favor lacked the minimum of six affirmative votes (super-majority) required for approval due to written protest by the owners of more than 20 percent of the land area within 200 feet. The plan was subsequently modified, primarily by increasing the width of the residential lots from 45 feet to 50 feet, and resubmitted as a new application. The increase in lot width resulted in a reduction in the number of lots from 279 to 259. He continued with the staff presentation, including maps and other information. He said that staff recommended approval. The condition recommended in the written staff report regarding removal of the second sentence in the Monument Sign section of the Residential Development Standards table had been met already and no longer was an issue.

Chair McBride opened the public hearing and asked the applicant to come forward.

Chris Van Heerde, of 8535 Collingwood in Universal City, said he is the professional engineer on the project. He stated that the stormwater detention features in the subdivision would help improve drainage in the surrounding neighborhood.

Chair McBride commented that he would like the parkland area to be larger, and asked if trees would be planted in the common areas. He inquired about the price range of the homes and amount of HOA (Home Owners' Association) fees, and whether or not the houses would have masonry exteriors.

Mr. Van Heerde replied that trees would be planted along the hike and bike trail and generally on the other landscape and park lots. He referred the questions regarding pricing and HOA fees to the DR Horton representative.

Tu Anh Cloteaux, of 2918 North FM 620 in Austin, represented DR Horton and said that they have ten floor plans available, all with double garages. She noted that the proposed Residential Development Standards limit the number of snout-houses with the garage extending more than ten feet in front of the front of the house or porch to a maximum of 40 percent of the homes. The price-point target is \$220,000 to \$230,000 for the homes, and the HOA will be professionally managed under DR Horton until the last home is sold.

Roy Loveday, of 8210 State Park Road, said he was the general manager of Garage Door Services which is a local business. They have a good working relationship with DR Horton. He was in favor of the PDD zoning change and development plan.

Jason Eeds, of 307 San Jacinto Street, said that he believed the new subdivision would reduce flooding on his property, and he supported the PDD zoning change and development plan.

James Starks, of 401 San Jacinto Street, spoke in opposition to the PDD zoning change and development plan.

Bill Stanley, of 1232 Spruce Street, spoke in opposition to the PDD zoning change and development plan.

Dan Brouillette, of 2010 Lakeway Blvd in Lakeway, said he represented DR Horton. He stated that they are doing their best to make Vintage Springs a wonderful subdivision. There would be a playscape for children, and postal boxes would be near the small parking lot next to a portion of the parkland. He said that if the extreme snout houses are reduced to less than 40 percent, they would not be able to sell as many of their best-selling floor plans. He was in favor of the PDD zoning change and development plan.

Chair McBride closed the public hearing.

The Commission discussed the need for a note addressing the provision of trees in the common open space areas, and their desire to further limit the percentage of homes that could have garages extending more than ten feet from the front of the house or porch.

Commissioner Ruiz moved to recommend approval of ZC-18-10 and PDD-18-03 subject to adding a note that shade trees will be planted along the hike/bike trail and within the parkland and landscape lots, and subject to reducing the 40% to 35% in the Garage Location section of the Residential Development Standards table. Commissioner Black seconded, and the motion passed by a vote of 4-0.

5. PP-18-02. Consider a request by HMT Engineering & Surveying, on behalf of Cottonwood Commons, LLC, for approval of a Revised Preliminary Plat and Subdivision Development Plan of Vintage Springs Subdivision, a replat of Lot 1, Block 2, and Lot 2, Block 1, Texas Heritage Subdivision, consisting of 66.7 acres to be zoned PDD Planned Development District and located at 300 and 411 Mockingbird Lane.

Using a PowerPoint presentation, Kevin Waller explained that the plat is very similar to the previous version except that the number of lots was reduced to 259. He said that staff recommended approval.

Commissioner Black moved to approve PP-18-02. Commissioner Nickel seconded, and the motion passed by a vote of 4-0.

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

Mr. Gibson stated that if there are any items for the agenda, the next meeting date would be August 8<sup>th</sup>.

7. Adjourn.

Commissioner Nickel moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:45 p.m.

Approved: 9-12-2018  
(date)

Christine Banda  
Christine Banda, Recording Secretary

Philip McBride  
Philip McBride-Chairman