

**City of Lockhart  
Planning and Zoning Commission  
July 24, 2019**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Christina Black, Philip McBride

**Member Absent:** Rick Arnic, Paul Rodriguez

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

**Visitors/Citizens Addressing the Commission:** John Guttman, Jay Remley

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the July 10, 2019, meeting.

*Commissioner Oliva moved to approve the July 10, 2019, minutes. Commissioner Ruiz seconded, and the motion passed by a vote of 4-0.*

4. ZC-19-04 and PDD-19-01. Hold a PUBLIC HEARING and consider a request by JES Development Company, Inc., on behalf of Manumit Investment Group, LLC, for a Zoning Change from PDD Planned Development District to PDD Planned Development District, including PDD-19-01, a revised Planned Development District Development Plan for Maple Park, a proposed mixed-use development on 56.239 acres in the Francis Berry Survey, Abstract No. 2, located along the west side of the 700-1000 blocks of City Line Road.

Mr. Gibson, city planner, explained that this case was tabled from one month ago because the applicant was not ready to present the changes for their Planned Development District. He continued with the presentation of maps and photos of the subject property and the surrounding area. The owner is increasing the total number of multifamily units to 86, and the senior housing to 56, which requires revising the PDD development plan. Because the PDD development plan is adopted with the zoning classification, a change in the plan also triggers the rezoning process. This change also affects the preliminary plat, which was also revised and on the agenda for approval.

Kevin Waller, assistant city planner, explained that the major changes to the PDD development plan included revising the land use table to show the increase in the number of multifamily dwelling units, revising the boundaries between some sections, and simplifying the labeling of commercial land uses by using general categories instead of the names of specific land uses.

Chair Ruiz opened the public hearing and asked if the applicant wished to speak.

John Guttman, of 1203 Marcy Street, Unit A, in Austin, was present on behalf of JES Development Company, and said he represented the proposed senior housing development in Section Three-A.

Commissioner McBride asked if these were stand-alone units, and not assisted living senior housing.

Mr. Guttman replied affirmatively, saying that the units would be senior apartment living for residents age 55 years and older.

Jay Remley, of 11165 FM 671, was present on behalf of Manumit Investment Group, LLC, and said that the PDD development plan meets all City requirements, and they are confident that the project will be developed as planned.

Chair Ruiz asked Mr. Remley if he could provide an explanation as to why the sidewalks are only on one side of the street in the single-family residential portion of the development, and if they could explain what type of parkland amenities the developer would provide.

Mr. Remley replied that it could be a problem to redesign for the sidewalks right now but they might be able to make the change at the time of the final plat. He said the parkland would be accessible, and asked how much money the commissioners wanted to be provided for the parkland improvements.

Commissioner McBride explained his reasoning for wanting sidewalks on both sides, and said he would like to know how much money the applicant would be willing to provide for the parkland amenities.

Mr. Remley said that they would provide sidewalks as required by City standards.

Mr. Gibson verified that the subdivision regulations require a sidewalk along only one side of minor residential streets.

There was further discussion about the provision of park improvements, with a recent example for a different subdivision being a \$10,000 contribution by the subdivider. The Commission suggested \$20,000 in this case.

Mr. Remley agreed with that amount and said they would add a note that the developer would provide parkland amenities worth at least \$20,000.

Chair Ruiz asked staff if they could request that the applicant add definitions of the proposed general commercial and light-medium commercial classifications labeled on the PDD development plan.

There was discussion amongst the commissioner's and staff on how to define the proposed commercial areas, resulting in a consensus that light-medium commercial would include all uses allowed by-right in the CMB district, and general commercial would include all uses allowed by-right in the CHB district.

Chair Ruiz closed the public hearing and asked for the staff recommendation.

Mr. Gibson recommended approval subject to adding the agreed-upon definitions of the commercial land use categories, and subject to adding a note concerning the subdivider's responsibility for parkland improvements.

*Commissioner Oliva moved to recommend approval of ZC-19-04 and PDD-19-01 to City Council subject to adding the agreed-upon definitions of General Commercial and Light-Medium Commercial, adding a note stating that the subdivider would provide a minimum \$20,000 for parkland amenities. Commissioner McBride seconded, and the motion passed by a vote of 4-0.*

5. PP-19-01. Consider a request by R. Anne Gallup on behalf of Hinkle Surveyors and Manumit Investment Group, LLC, for approval of a revised Preliminary Plat of Maple Park Planned Development District, consisting of 56.239 acres zoned PDD Planned Development District and located along the west side of the 700-1000 blocks of City Line Road.

Kevin Waller explained that the preliminary plat was revised to be consistent with the changes on the PDD development plan. He reviewed the most substantive changes.

Commissioner McBride asked again why public sidewalks were specified on only one side of the residential streets in Section Two.

Mr. Waller replied that the subdivision regulations require public sidewalks on only one side of minor residential streets, and that the preliminary plat met that standard. He said that staff recommends approval of the preliminary plat.

*Commissioner McBride moved to approve PP-19-01 and Commissioner Black seconded. 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 said that the next Commission meeting date is August 14<sup>th</sup>, and that there was one application for a specific use permit.

7. Adjourn.

*Commissioner Oliva moved to adjourn, and Commissioner Black seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:32 p.m.*

Approved: 8/14/2019

(date)



Christine Banda, Recording Secretary



Philip Ruiz, Chair