

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

MINUTES

Members Present: Philip Ruiz, Christina Black, Manuel Oliva, Paul Rodriguez

Member Absent: Phil McBride, Rick Arnic

Staff Present: Dan Gibson, Kevin Waller, Christine Banda

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:14 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the April 10, 2019, meeting.

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

4. FP-18-01. Continue consideration of a request by Doucet & Associates on behalf of Lockhart I Partners, Ltd., for approval of the Final Plat of Summerside Section 3A, consisting of 85 single-family residential lots and two parkland lots on 21.972 acres zoned RMD (Residential Medium Density District) and located at 2219 FM 1322. [Tabled 4-10-2019]

Kevin Waller reminded the Commission that the plat was tabled at the previous meeting, and explained that the developer had agreed to provide improvements to the parkland area worth \$10,000. The developer did not agree to provide the new pedestrian access from Halfmoon Drive to the parkland that had been suggested by the Commission. He said that staff recommends approval subject to the following five conditions.

- a. The City Engineer requested that, prior recording of the plat, easement documents for the off-site drainage on the adjacent property must be recorded.
- b. The City Engineer requested that a Letter of Map Revision (LOMR) must be provided to the City from FEMA reflecting the proposed development prior to the recording of the plat.
- c. TxDOT requested a Traffic Impact Analysis (TIA) to determine the impacts to F.M 1322 and U.S. 183. The TIA must be approved by TxDOT's traffic section prior to recording of the plat.

- d. A note must be added to the final plat prior to recording which states: *"The owner shall provide parkland improvements worth up to \$10,000 in one of the public parkland areas identified on this plat. The amenities shall be located in the portion outside of the 50-foot wide oil and gas easements identified on the plat. Improvements will include picnic tables and shade structures that collectively do not exceed the specified monetary amount. Construction of the improvements shall be completed with the subdivision infrastructure, prior to recording the plat."* The City will provide and plant appropriate shade trees in the parkland area. The owner may suggest a name for the park if they wish.
- e. The oil and gas pipeline easements must be shown and labeled within Lot 17, Block 12, and Lot 1, Block 13, prior to recording the plat.

Chair Ruiz asked the applicant to come forward.

J. Keith Schauer with Doucet & Associates, Inc., said he was present to answer any questions the Commission might have. He confirmed that the developer had agreed to provide park improvements not costing more than \$10,000. He said that the plat met all the requirements for a final plat. He requested the Commission's approval of the plat, and agreed with the conditions suggested by city staff.

Commissioner Oliva moved to approve FP-18-01. Commissioner Black seconded, and the motion passed by a vote of 4-0.

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

Mr. Gibson said that the next Commission meeting date is May 8th, with a zoning change and possibly a final plat on the agenda.

- 6. Adjourn.

Commissioner Oliva moved to adjourn, and Commissioner Rodriguez seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:32 p.m.

Approved: 5-8-2019
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair