

City of Lockhart
Planning and Zoning Commission
January 13, 2021

MINUTES

Members Present: Philip Ruiz, Philip McBride, Rick Arnic, Manuel Oliva, Bradley Lingvai (via phone), Chris St. Leger (via phone)

Member Absent: Paul Rodriguez

Staff Present: Dan Gibson, Kevin Waller, Yvette Aguado

Visitors/Citizens Addressing the Commission: Ed Moore

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None.
3. Consider the Minutes of the December 9, 2020, meeting.

Commissioner McBride moved to approve the December 9, 2020, minutes as presented. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. FP-20-06. Consider a request by Moore Group Engineering and Surveying on behalf of Lockhart 130 North/South, LTD, for approval of a Final Plat for Centerpoint Meadows Subdivision, on 25.77 acres in Cornelius Crenshaw Survey, Abstract No. 68, zoned RHD Residential High Density District and located along the 200 Block of City Line Road.

Mr. Waller explained that the final plat was approved by the Commission in October 2017, but after the expiration of both the one-year final plat approval period and one-time 6-month extension, a new application was required. The proposal includes 121 single-family residential lots with two parkland areas located in the southwest corner of the subdivision. One area of parkland is approximately two acres, and a smaller area of parkland is across the street. Because the 60-day time clock will run out the Friday following the Commission meeting, and the construction plans have not yet been approved by the city engineer, Mr. Waller stated that approval of the plat must be subject to approval of the construction plans. In October 2017, when subdivision was originally approved, TXDOT did not require traffic impact analyses for new subdivisions along State right-of-way as they do now, so staff suggests that the applicant to consult with TXDOT regarding the need for a traffic impact analysis and construction of any safety improvements that TxDOT may require at the Weld Drive intersection. In addition to internal streets and sidewalks, four-foot wide public sidewalks will be constructed along the City Line Road and Borchert Drive frontages, and a five-foot wide public sidewalk is to be constructed along the South Cesar Chavez Parkway frontage.

Chair Ruiz asked the other Commissioners if they had any questions.

Commissioner McBride asked if a preliminary plat could be approved with lots that have less than the minimum frontage required. He pointed out that several lots appeared to be substandard.

Mr. Gibson replied that the minimum lot width required for the SF-2 development type in the RHD district is 50 feet. After looking at the plat to address Commissioner McBride's concerns, he said that those lots were okay because the lot width is the average of the front and rear lot lines. However, he discovered that ten lots in Block D along Teller Drive appeared to average 49.995 feet wide because the front lot lines were each one hundredth of a foot short. He apologized for staff missing that during the review process, and said that those discrepancies would need to be corrected as a condition of approval of the plat.

Chair Ruiz asked for any other questions from the Commission and, hearing none, he invited the applicant to speak.

Ed Moore, engineer of record on the project, stated that the plat had already been approved by the Commission once, and he believed that all requirements had been met. He added that after the engineering approval was given three years ago, they were now being asked to add a sidewalk in the Borchert Drive right-of-way. That is the last item to be completed for city engineer approval of the construction plans.

Chair Ruiz asked if there was anyone else on the phone who wished to speak. There were none.

Mr. Waller stated that there were now three suggested conditions of approval.

Chair Ruiz asked him what they were.

Mr. Waller listed them as: 1) verifying that all lot widths average at least 50 feet; 2) approval of the engineering plans by the city engineer; and, 3) coordinating with TXDOT regarding the need for a traffic impact analysis and highway traffic safety improvements at the intersection of Weld Drive and South Cesar Chavez Parkway.

Chair Ruiz asked for the Commission's opinion regarding whether to approve the plat as is, approve with conditions, or deny the plat.

Commissioner McBride asked about improvements for the park.

Mr. Waller replied that the park improvements were not requested when the plat was previously approved, but could be suggested at this time. The applicant has not proposed any amenities, nor are they required by the subdivision regulations.

Commissioner McBride asked the engineer whether or not the developer would be willing to donate funds for park amenities that could be used by the children living in the homes.

Mr. Moore stated that he could recommend the suggestions to the developer, but could not predict what the response will be.

Chair Ruiz asked if this condition could be added to the motion.

Mr. Gibson replied that the actual provision of amenities or donation of funds for amenities could not be added as a condition of approval because it's not mandated by the subdivision regulations. However, it could be recommended in the motion that the engineer discuss the issue with the developer and encourage them to contribute.

Chair Ruiz reminded the Commission that the plat is a new application, and is not necessarily limited to what was reviewed and approved in October 2017.

Mr. Gibson reiterated that the widths of Lots 17 through 26 in Block D are each one-hundredth of a foot short, so they must be widened by that much. The total adjustment would constitute only one tenth of a foot, and it could be absorbed by another lot on the same block-face.

There was discussion regarding the possibility of statutory denial, in lieu of conditional approval. It would allow the Commission to confirm the conditions are met in a subsequent meeting without requiring the submittal of a new application and fee.

Commissioner McBride moved to statutorily deny FP-20-06 to provide more time for the applicant to address the three issues of the traffic study, lot widths, and park amenities. Commissioner St. Leger seconded, and the motion passed by a vote of 6-0.

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

Mr. Gibson stated there will be a zoning change on the January 27th agenda, as well as election of Commission officers for 2021.

Chair Ruiz asked for the status of the city attorney's review of the draft subdivision ordinance amendments.

Mr. Gibson responded that the city attorney had suggested changes in addition to items staff and commission had previously discussed. Due to staff's heavy workload, the final revisions to the draft amendments had not yet been completed, but are still a high priority.

6. Adjourn.

Commissioner McBride moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:45 p.m.


Yvette Aguado, Recording Secretary

Approved: 1-27-2021
(date)

Philip Ruiz, Chair