

**City of Lockhart  
Planning and Zoning Commission  
September 25, 2024**

**MINUTES**

**Members Present:** Philip Ruiz, Manuel Oliva, Ron Peterson, Phil McBride, Julia Haug, Rick Arnic, Bradley Lingvai,

**Members Absent:** None

**Staff Present:** David Fowler, Kevin Fowler, Romy Brossman

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz 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 September 11, 2024, meeting.

*Commissioner Arnic moved to approve the September 11, 2024, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7-0.*

4. FP 24-04. Consider a request by Christopher Terry of Doucet & Associates on behalf of TCL Land Bank 4, for approval of a Final Plat for Summerside Section 7, consisting of 27.936 acres in the Esther Berry Survey, Abstract 1, zoned RMD (Residential Medium Density), and located on the 2100 Block of FM 1322

Staff member Kevin Waller introduced the subject property with maps, ariels and photos. Summerside Sections 7 is located between Summmerside Section 6 to the west with public improvements currently under constructions, and Section 8 to the east, also to be considered at the September 25th Commission meeting. The proposal includes 117 single-family residential lots, two parkland lots in the west portion of the subdivision, two GBRA utility lots along much of the north boundary of the subdivision, and 7 new public streets. Sidewalks will be provided on one side of all internal streets and a ten foot wide public hike and bike trail will be constructed on the south side of Silvercloud Drive in accordance with the City's adopted Sidewalk and Trail plan. The trail will also extend southward from Silvercloud Drive through the larger park lot and follow a portion of the south boundary of the subdivision to provide an access point to Section Three-A, as well as a south access point for Section 6. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will primarily be located in the northern portion of the subdivision, which better corresponds with the proposed lot and street layouts. The two parkland lots in the west portion of the subdivision will be open to the public and owned and maintained by the City.

A multi-function playscape will be installed on the larger park lot, outside of the oil and gas pipeline easements traversing that lot.

Commission Arnic asked for details regarding the GBRA utility lots.

Mr. Waller answered, it is for the water utility company which has underground transmission lines that will be running through those two vacant lots.

Keith Schauer with Doucet and Associates, the engineer for the project stated he was available to answer any project questions.

Commission Oliva asked, where stormwater would be captured

Mr. Schauer responded that all the drainage would be conveyed to the big pond in Section 6. There's a big retention pond in Sections 5 and 6, which has been constructed. Sections 7 and 8 would drain into that same pond.

Mr. Waller stated that Staff recommends approval with the condition to revise plat note 9 to be consistent with the plat drawing and specify a 20 foot wide natural gas pipeline easement to correct the 50 foot easement currently specified on the plat.

*Commissioner Oliva moved to approve FP-24-04. Commissioner Arnic seconded, and the motion passed with a vote of 7 - 0.*

5. **FP 24-05. Consider a request by Christopher Terry of Doucet & Associates on behalf of TCL Land Bank 4, for approval of a Final Plat for Summerside Section 8, consisting of 19.813 acres in the Esther Berry Survey, Abstract 1, zoned RMD (Residential Medium Density), and located on the 2100 Block of FM 1322.**

Kevin Waller stated Summerside Section 8 is located between Summerside Section 7 to the west, which was considered in the previous agenda item, and F.M. 1322 to the east. The proposal includes 104 single-family residential lots, two GBRA utility lots along the north boundary of the subdivision and 6 new public streets. Sidewalks will be provided on one side of all internal streets, and a ten-foot-wide public hike and bike trail will be constructed on the south side of Silvercloud Drive, in accordance with the City's adopted Sidewalk and Trail Plan. Although the Sidewalk and Trail Plan identifies the future Hike and Bike Trail along the south side of the subject property, the proposed trail alignment will be located in the northern portion of the subdivision which better corresponds with the proposed lot and street layouts. Parkland requirements for Section 8 have been provided within the boundaries of previous sections of the overall subdivision, according to a review of the approved Preliminary Plat. Highway turning lane improvements along FM 1322 into the subdivision, in the form of a southbound deceleration lane, will be constructed in accordance with TxDOT requirements, prior to the recording of the Section 8 plat as specified in General Note 11 on Sheet 2.

Keith Schauer with Doucet and Associates, reintroduced himself.

Commissioner McBride questioned the grid pattern of the lots and asked why are there no cul-de-sacs?

Mr. Schauer responded it was the most efficient way to lay it out, the layout it similar to Section 4.

Mr. Waller stated Staff recommends approval without additional conditions.

*Commissioner Oliva moved to approve FP-24-05. Commissioner Peterson seconded, and the motion passed with a vote of 7 - 0.*

6. Hold a Public Hearing, presentation, discussion, and possible action regarding the draft Lockhart Looking Forward Comprehensive Plan.

Caitlin Admire of Freese and Nichols made a presentation regarding the intent and use of the comprehensive plan, emphasizing that it is not a legally binding document but serves as a high-level guide for policy and decision-making. She stated the plan aims to align growth with community values and needs. She clarified the comprehensive plan's role in guiding discussions and decisions within the planning and zoning commission. She summarized the project timeline, noting the extensive community engagement that has occurred over the past year and a half.

Chair Ruiz raised several concerns about the environmental justice policy and the thoroughfare plan's connectivity, suggesting a need for more detailed policy statements. Feedback included a desire for more detailed identity within the six proposed districts, as well as concerns about the narrow streets and parking reductions in the central business district. He posed questions regarding the methodology used for neighborhood assessments and the lack of mention of fair housing in the plan. The need for a hospital was highlighted, with a call for recognition of this priority in the goals section. He also raised concerns regarding the impact of growth on water and wastewater systems, with specific figures mentioned regarding necessary improvements. The implementation of the plan was questioned, particularly regarding the capacity of development services to manage the large number of proposed goals that had been assigned to that department.

Ms. Admire responded that many of the concerns are outside the scope of a comprehensive plan or are the result of choices made by City staff and the consultant. Small area planning is intended as a separate effort after the comprehensive plan, which is covered in the goals. The downtown, parks, and water/wastewater master plans are separate. This is meant to be high level or an umbrella plan.

Commissioner Lingvai asked for confirmation on the number of typical multi-family developments allowed per acre without a Specific Use Permit.

Mr. Fowler answered, without a Specific Use Permit it's 12, with a Special Use Permit is 24.

Commissioner Lingvai inquired, how would higher density be achieved in specific districts, particularly in the Central District, which has a maximum density of 24 units per acre?

Ms. Admire responded, you can get up to 24 units per acre with a townhome community.

Commissioner Lingvai inquired about the potential for higher density developments, with some districts allowing up to 32 units per acre.

The Commission as a group expressed a desire to explore how to achieve these density goals effectively.

Ms. Admire reiterated that the comprehensive plan is a guide during policy and decision making. She requested a list of Chair Ruiz's 17 comments and questions. She confirmed the Chair's concerns will be tracked, responses will be made and those responses will be provided to Council.

*Commissioner Peterson moved to approve The Lockhart Looking Forward Comprehensive Plan. Commissioner Arnic seconded, and the motion passed with a vote of 6 – 0 with 1 abstention.*

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

Mr. Fowler stated the next meeting will be held October 9<sup>th</sup>. At that meeting a revised SUP for 1408 S. Colorado St. and one plat will be presented.

8. Adjournment.

*Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:30 p.m.*

Approved: 10-9-2024  
(date)

  
Philip Ruiz, Chair

  
Romy Brossman, Recording Secretary