

**City of Lockhart  
Planning and Zoning Commission  
February 26, 2025**

**MINUTES**

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

**Members Absent:** Ron Peterson

**Staff Present:** David Fowler, Kevin Waller, Evan Olszewski, Romy Brossman

**Visitors/Citizens Addressing the Commission:**

1. Call meeting to order. Chair Ruiz called the meeting to order at 6:59 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the February 12, 2025 meeting.

*Commissioner Arnic moved to approve the February 12, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6 - 0.*

4. **ZC-24-09 and PDD-24-04.** Hold a PUBLIC HEARING and consider a request by Michele Haussmann of Land Use Solutions on behalf of Manumit Investments Group, LLC for a **Zoning Change** from PDD Planned Development District to PDD Planned Development District and the approval of a **Planned Development District Development Plan** on a total of 23.395 acres in the Francis Berry Survey, Abstract No. 2, located on the 1800 block of Maple Street and the 700 block of City Line Road.

Planning Director David Fowler came forward to present the case. Utilizing aerials, maps and renderings, he gave an overview of the subject property and the proposed one-story, single-family development consisting of 150 rental units. All units will consist of 2 bedrooms, 2 bathrooms, 2 car garages and 2 driveway parking spaces. Zoning Change ZC-24-09 is a request for rezoning from an existing PDD to a new PDD. The case is to be considered simultaneously with Planned Development District case PDD-24-04, which is a new Planned Development District Development Plan called One Living. The property's current zoning is PDD under the Maple Park PDD (PDD-19-01.) The proposed PDD would remove the subject property from the Maple Park PDD and make it the sole area of a new PDD. The zoning change and PDD development plan must be considered concurrently, since the zoning is conditional upon the project being developed as depicted on the plan.

The 23.395-acre project is proposed to be designed and managed similarly to how multi-family projects are, but with a single-family neighborhood appearance. The site plan shows 0.654 acres of accessory uses, for purposes like amenities, a pool, and the mailroom. Additionally, 5.95 acres are designated for private open space. Circulation is provided by private drives, pedestrian paths and connections to City Line Road, Maple Street and the future Lincoln Lane. The proposed

project will have a continuous perimeter fence along the public right-of-way, with breaks for project entry points.

The proposed use is consistent with the Single-Family attached or Large Multi-Family land use categories in the *Lockhart Looking Forward Comprehensive Plan*. Both land uses are considered appropriate within the City Line District in which the property is located. The PDD Development Plan conforms to all minimum requirements for form and content. There are no deficiencies.

Commissioner Oliva asked if the property has been sold.

Mr. Fowler answered, he believed it's still in the same hands, but it will be sold if the cases are approved.

Commissioner Lingvai inquired about the perimeter fence setbacks and trees.

Mr. Fowler confirmed the fence setback will be approximately 15 feet from the right-of-way with trees planted every 40 feet between the sidewalk and the fence.

Mr. Lingvai asked what the plan is for the construction of adjacent roads.

Mr. Fowler responded that a widening of Maple Street will be required, City Line Road is part of an upcoming county bond, and Lincoln Lane will be constructed by the subdivider who owns the rest of the land.

Michele Haussmann, 5612 Parade Ridge, Austin TX, came to the podium. She briefly introduced colleagues in the audience and presented a PowerPoint presentation providing an overview of the property and product. She reported having had a positive meeting about the proposed project with the Meadows at Clearfork neighborhood association. She also stated that no one in the neighborhood has voiced opposition. The community is designed for empty nesters and young professionals who want to live a maintenance free lifestyle, in a quiet environment with on-site management. All units in the community including sidewalks will be ADA compliant.

Commissioner McBride asked about fences for backyards.

Ms. Haussmann stated there will only be fencing on the perimeter, not internal. All green areas are meant to be community spaces. Once a person steps off their patio, they would be on shared community spaces. This project is similar to other townhome or multi-family communities.

Commissioner McBride and Chair Ruiz expressed concern that a playscape, a dog park and fenced yards would not be provided for children and pets.

Zoe Kimmelman, of 7007 E. Pleasant Valley Rd. Independence, Ohio, stated the lease covers rules and regulations on maintaining pets within your leased property and or on leashes. He claimed they typically do not have issues with pets in their other communities.

Chair Ruiz asked about the existence of an amenity pool and the possible liability of kiddie pools purchased by tenants.

Ms. Kimmelman responded that there will be a community pool and amenity center.

Commissioner Haug shared her experience that the rental agreement will most likely specify anything purchased by the tenant must stay on the tenant's patio. Tenants most likely won't purchase portable pools due to the size of the patios.

Commissioner McBride inquired about accessibility features in units for seniors and playscapes for children.

Ms. Kimmelman answered her communities are well oriented to seniors, so the majority of our renters are above 55 years old. All units are single-story, there are no stairs. Their projects are often regarded as senior living communities. All units are ADA accessible.

Gregory Thurman, 20 Village Sq. Cincinnati, OH, came to the podium. Once a tenant steps off their patio, they are in common space, not a private yard. These are not subdivided lots. We have pet stations along all sidewalks and streets. Residents walk their dogs every night. In our communities there are typically seven to ten school-age children per 100 dwellings. We have a very low growing family ratio in our communities.

Chair Ruiz reminded the applicant that a playscape may be a condition of approval.

Mr. Thurman commented that he understands that fact. He then expanded on the ADA compliance standards provided in the units, community subdivision and parking spaces.

Ms. Haussman returned to the podium to conclude her presentation. She reiterated that City Staff recommends approval, the project fits well with the City of Lockhart Comprehensive Plan, and the use is compatible with surrounding zoning and land uses, among other positive aspects.

Commissioner McBride asked the applicant for confirmation that the community will not look monotonous or "cookie-cutter."

Ms. Haussmann confirmed the community will be built in clusters of two, four and six units which will provide variety in appearance.

Chair Ruiz asked if anyone was present in opposition.

Jordan Ely, 700 City Line Rd. Lockhart, TX, came to the podium in opposition but stated he is also open-minded, specifically about the fencing. Some of his concerns include the property's maintenance and appearance over the long term. Also, the possibility that the owner of the community would sell the property to another entity in the future. Mr. Ely reported he would prefer that the project included single family homes with resident ownership.

Ms. Kimmelman came forward to respond. She stated her company is a long-term owner of 21,000 homes which they built over 30 years. On-site management and maintenance technicians are present to address any tenant issues and repairs.

Mr. Fowler came returned to the podium, and stated that staff recommends approval with the condition that sidewalks are required along all existing and future street frontages.

Chair Ruiz asked for staff's opinion on the deficiency of a playscape.

Mr. Fowler pointed out that the units are two bedroom, two baths, which is not conducive for a large or growing family. Single parents or parents with a small child, young professionals and seniors are likely residents of this community. A small playscape for younger children may be an option.

Commissioner Haug commented, there are people who prefer quiet communities. She also pointed out there are local parks that residents and visitors can use.

Commissioner Lingvai noted there is green space in the community for residents to use, just not a playscape.

After further discussion, the Commission turned to voting on the items.

*Commissioner McBride made a motion to add an amendment to **ZC-24-09 and PDD-24-04** requiring a playscape with access to green space. Chair Ruiz seconded the amendment. The amendment was defeated with a vote of 4 – 2.*

*Commissioner Oliva moved to approve **ZC-24-09 and PDD-24-04**. Commissioner Arnic seconded, and the motion passed with a vote of 4 – 2 with the condition of sidewalks along public streets*

5. **PP-25-01. Consider a request by Michele Haussmann of Land Use Solutions for approval of a Preliminary Plat for One Living Planned Development, consisting of 23.395 acres in the Francis Berry Survey, Abstract No. 2, proposed to be rezoned from PDD (Planned Development District) to PDD (Planned Development District), and located at 711 City line Road.**

Kevin Waller presented the case. The One Living Planned Development Preliminary Plat accompanies the PDD Development Plan and Zoning Change request (PDD-24-04 and ZC-24-09, respectively) from PDD (Planned Development District) to PDD for the same property. The subject property is located within the former boundaries of Phases 2 and 4 of Maple Park Planned Development that was previously approved for single-family residential and commercial uses, respectively. The proposed One Living plat includes two lots each contain single-story multifamily residential rental uses. Four-foot-wide public sidewalks will be constructed along the property's Maple Street and future Lincoln Lane frontages, with a six-foot sidewalk to be constructed along the City Line Road frontage. A fee in-lieu of parkland dedication as well as a fee in-lieu of construction of park facility improvements is proposed to be paid to the City by the subdivider, prior to recordation of the final plat. The fees in-lieu have been determined to be acceptable by the Parks Department Director. The segment of Maple Street abutting the subdivision, between City Line Road and Lincoln Lane, will be improved to Collector Street standards by the subdivider prior to recordation of the final plat.

Mr. Waller recommended condition of approval to revise Plat Note 4 to require the construction a six-foot-wide public sidewalk along the property's City Line Road frontage in place of the four-foot sidewalk currently shown. With this condition, the proposed development will meet all

applicable subdivision standards, including the reconstruction of Maple Street, sidewalks, utilities and parkland ( to be covered by a fee in-lieu.)

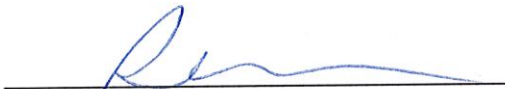
*Commissioner Lingvai moved to approve PP-25-01. Commissioner Haug seconded, and the motion passed with a vote of 4 - 2.*


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

Mr. Fowler confirmed the next meeting will be March 12<sup>th</sup> though no items have been submitted. Therefore, the meeting may be canceled.

7. Adjournment.

*Commissioner Haug moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:29 p.m.*

  
Romy Brossman, Recording Secretary

Approved: 3/12/2025  
(date)  
  
Philip Ruiz, Chair