

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen

Council absent:

Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Travis Hughes, Parks and Recreation Director

Christine Demirs, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Will Wachel, City Engineer (TRC)

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 6:30 p.m.

ITEM 2-A. DISCUSSION AND PRESENTATION FROM HILLWOOD COMMUNITIES REGARDING A PROPOSED MASTER PLANNED COMMUNITY TO BE LOCATED EAST OF US 183 AND WEST OF DRY CREEK ROAD ON APPROXIMATELY 966 ACRES.

Bryan Carlock of Hillwood Communities introduced several members of the Hillwood team, they provided information and there was discussion about the proposed Master Planned Community topics as follows:

- Hilltop Communities specializes in developing properties to create a safe and nice residential neighborhood.
- Development includes parks, detention pond(s), infrastructure, and selection of builders that will construction quality homes and/or townhomes.
- The school district has been approached to add an Elementary school in the development project.
- The team will generate plans to keep the flood plain section of the development aesthetically pleasing for the neighborhood.
- Creating a Municipal Utility District (MUD) allows the costs of the homes to be affordable for the average wage household. The MUD would fund the infrastructure for the project.
- Strategic Partnership Agreement.
- Conditional City Consent would allow Hilltop Communities to begin the process for the creation of the MUD, and to continue negotiations of the Development Agreement and other agreements required for the project.
- Development agreement would provide that the city provides water and sewer utilities with the MUD reimbursing the city.
- After completion of the development, the city would generate revenue on water and wastewater.
- Goal is to have the project completed by the end of 2027.
- Proposed retail businesses in the development.

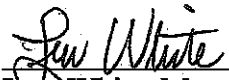
Mr. Lewis stated that the city's legal advisor would review all proposed agreements prior to the Council's consideration.

ITEM 3. ADJOURNMENT

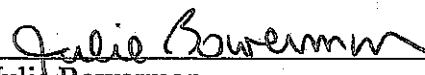
Councilmember Mendoza made a motion to adjourn the meeting. Councilmember Westmoreland seconded. The motion passed by a vote of 6-0. The meeting was adjourned at 8:15 p.m.

PASSED and APPROVED this the 20th day of January, 2026.

CITY OF LOCKHART


Lew White, Mayor

ATTEST:


Julie Bowermon
City Secretary

