

**City of Lockhart  
Planning and Zoning Commission  
December 13, 2023**

**MINUTES**

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

**Members Absent:** None

**Staff Present:** David Fowler, Evan Olszewski, Christine Banda

**Visitors/Citizens Addressing the Commission:** Scott Wuest

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:03 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the November 14, 2023, meeting.

*Commissioner Haug moved to approve the November 14, 2023, minutes. Commissioner McBride seconded, and the motion passed by a vote of 7-0.*

4. ZC-23-08. Hold a PUBLIC HEARING and consider a request by Caroline Eckert with Wuest Group on behalf of Lockhart 130 North/South LTD for a Zoning Change from RHD Residential High Density District to CHB Commercial Heavy Business District on a total of 2.102 acres in the Cornelius Crenshaw Survey, Abstract No. 68, located at 2500 West San Antonio Street (SH 142).

David Fowler presented the case. He said the applicant stated a need to expand the CHB zoning district to allow enough commercial lot depth for a major convenience store chain development. He confirmed that the zoning change request is consistent with the future land use plan. He said no opposition had been received.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Scott Wuest represented the project as the applicant's engineer. He agreed with what Mr. Fowler stated that the depth of the zoning district needed expansion to accommodate a proposed 7-Eleven at the subject property.

Chair Ruiz closed the public hearing and asked for staff recommendation.

Mr. Fowler said that staff recommends approval.

Commissioner Arnic moved to approve ZC-23-08. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

5. Planning Director's Report.

Mr. Fowler stated that the apartment complex which the commission recently approved their sup was denied at City Council. He mentioned that the applicant will continue with their development with the allowed units by right. The comprehensive plan will continue in the new year and the steering committee should meet in late January or Early February. The Commission should see the development agreement and PDD for the proposed Red Oak Development soon. He also asked the Commission if the City should change the zoning code to no longer allow manufactured homes in the RMD district. Most of the Commissioners expressed interest in having him look into removing them from that zoning district. He will seek a consultation from the city attorney regarding how to make the change without creating any legal issues.

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

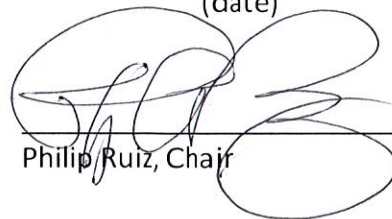
David Fowler said that their next meeting would be held on Wednesday, January 10th.

7. Adjourn.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:35 p.m.

Approved: 1-10-2024  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair