

**City of Lockhart  
Planning and Zoning Commission  
March 13, 2024**

**MINUTES**

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

**Members Absent:** None

**Staff Present:** David Fowler, Kevin Waller, Christine Banda

**Visitors/Citizens Addressing the Commission:** Pete Hoyt (applicant's representative, Agenda Item 4), Katherine Loayza (applicant's representative, Agenda Item 5)

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 February 28, 2024, meeting.

*Commissioner Arnic moved to approve the February 28, 2024 meeting minutes. Commissioner Peterson seconded, and the motion passed by a vote of 5-0.*

4. PV-24-01. Consider a request by Brian Parker, P.E., of Kimley-Horn and Associates, Inc., for approval of a Plat Variance to allow a 6-month extension to October 11, 2024, after a six-month extension to April 12, 2024, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on October 12, 2022, of the Final Plat of Calvary Subdivision on 34.512 acres, zoned RHD Residential High Density District and located at 400 State Park Road.

Commissioners Oliva and Lingvai arrived at 7:03 p.m.

Planning Staff Kevin Waller came forward for the staff report. He stated that the applicant is requesting their second extension for the subdivision for an additional six months. Mr. Waller mentioned that the Commission had recently approved a similar request for both Sections 5 and 6 of Summerside Subdivision. The applicant informed Staff that it had been difficult securing contractors as the primary reason for the variance request. The applicant's current deadline for the start of construction is April 12, 2024, pursuant to the first extension approval.

Chair Ruiz asked for the applicant to come forward.

Mr. Waller stated that Staff recommends approval of the final plat.

*Commissioner Peterson moved to approve FP-24-02. Commissioner Arnic seconded, and the motion passed with a vote of 7-0.*

6. Planning Director's report.

Mr. Fowler reminded the Commission of the upcoming Open House Meeting for the Comprehensive Plan on March 18<sup>th</sup>. He informed the Commission that the City Council did approve the Lighting Ordinance, but because of a 2021 update to the Local Government Code affecting building materials, the city must now apply for DarkSky Certification to officially adopt the Lighting Ordinance. Fowler also mentioned that the Commission will see some of the PDD developments coming back to them for approval and changes. He also stated that Staff is working on updates to the definitions for the various uses in the Zoning Ordinance to ensure that each is clearly and completely articulated, and for internal consistency.

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

Mr. Fowler stated that the next regularly scheduled meeting would be held on Wednesday, March 27<sup>th</sup>, with the possibility of one subdivision plat on the agenda.

8. Adjournment.

*Commissioner Haug moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote (7-0), and the meeting adjourned at 7:33 p.m.*

Approved: 4-24-2024  
(date)

Christine Banda  
Christine Banda, Recording Secretary

Philip Ruiz  
Philip Ruiz, Chair