

**City of Lockhart  
Planning and Zoning Commission  
September 28, 2022**

**MINUTES**

**Members Present:** Philip Ruiz, Bradley Lingvai, Ron Peterson, Phil McBride, Chris St. Ledger

**Members Absent:** Manuel Oliva, Rick Arnic

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

**Visitors/Citizens Addressing the Commission:** Rebecca Briceno, Scottie Pendergrass, Adam Pendergrass

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:02 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the September 14, 2022, meeting.

*Commissioner McBride moved to approve the September 14, 2022, minutes. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.*

4. ZC-22-23. Hold a PUBLIC HEARING and consider a request by Rebecca Briceno for a Zoning Change from CLB Commercial Light Business District to RMD Residential Medium Density District on a total of 0.586 acre in the Byrd Lockhart League, Abstract No. 17, located at 915 Red River Street.

Senior Planner David Fowler presented the staff report. He explained that the subject property originally had been the site of a washateria, which is why it was commercially zoned. Since the closing of the business, the building has been converted into a duplex where the property owner resides. Staff received two letters regarding the proposed zoning change, both of which were in favor of the zoning change, provided any future development is well-maintained new construction. Mr. Fowler stated the applicant is interested in subdividing the property into two lots after the zoning change is approved. She will need to submit for a Specific Use Permit if she decides she would like to install a manufactured home on the new lot

Chair Ruiz opened the public hearing and asked if the applicant would like to speak.

Rebecca Briceno, of 925-B Red River Street, the property owner, said she would like to rezone the property so that she could subdivide it and place a new manufactured home in which one of her children could live on the new lot.

Chair Ruiz asked if any other members of the public would like to speak and, seeing none, he closed the public hearing and asked for the staff recommendation.

Mr. Fowler said that staff recommended approval of the proposed zoning change.

*Commissioner Peterson moved to recommend approval of ZC-22-23 to City Council. Commissioner Lingvai seconded, and the motion passed by a vote of 5-0.*

5. PV-22-03. Consider a request by Scottie Pendergrass for a Variance to Chapter 52 "Subdivision Regulations", Section 52-31(a) "Plat Required", to waive the subdivision plat requirement for a family land grant dividing a two-acre parcel out of a 49.778-acre tract in the Francis Berry Survey, Abstract No. 2, and located at 2219 Old Fentress Road (CR 217).

Kevin Waller gave the staff report and explained that the owner would like to give two acres out of his 49 acres to his son so he could live close to him and help him maintain the property. The owner requested the city's platting requirement be waived so he could apply for a Family Land Grant through Caldwell County.

Chair Ruiz asked if the applicant wished to speak.

Scottie Pendergrass introduced himself as the owner of the subject property. He stated would like to give his son two acres so that he can build a home for his family. He felt that since he is getting older it would be nice for his son to be around to help.

Adam Pendergrass said he was Scottie Pendergrass' son. He stated he would like to build a small two-bedroom home for his family on the two acres his father would gift to him.

Chair Ruiz asked if any other members of the public would like to speak, and seeing none, he asked for the staff recommendation.

Mr. Waller stated that staff recommended approval if the Commission finds that the required criteria were met for a variance.

*Commissioner McBride moved to approve PV-22-03. Commissioner St. Ledger seconded, and the motion passed by a vote of 5-0.*

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

It was announced that the Commission's next regular meeting date would be October 12th, and there will be numerous items for that agenda.

7. Adjourn.

*Commissioner Lingvai moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:21 p.m.*

Approved: 10-12-2022  
(date)

  
Christine Banda, Recording Secretary

  
Philip Ruiz, Chair