

**City of Lockhart**  
**Planning and Zoning Commission**  
**July 10, 2024**

**MINUTES**

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

**Members Absent:** Philip Ruiz

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

**Visitors/Citizens Addressing the Commission:** Tamara Carlisle

1. Call meeting to order. Vice-Chair Oliva called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the June 26, 2024, meeting.

*Commissioner McBride moved to approve the June 26, 2024, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.*

4. FP-24-03. Consider a request by Tamara Carlisle of The Lumberyard Lockhart, LLC, for approval of a Final Plat for Lockhart Lumberyard Addition, consisting of 0.562 acre on property identified as Lot 24 and part of Lot 22, A.R. Chews Addition, zoned RMD Residential Medium Density and located at 508, 510, 512, and 514 West Market Street, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-72(e), to allow for five feet of right-of-way dedication along the property's West Market Street frontage where 10 feet would normally be required, and no right-of-way dedication along the Cibilo Street frontage, in place of the required 11.7 feet.

Kevin Waller came forward to present his staff report which included location maps and aerials. He said the applicant is requesting two variances to the right-of-way dedication requirements along West Market Street and Cibolo Street. The West Market Street side right-of-way would be a five-foot dedication instead of the normal request of 10-foot. Cibilo Street side right-of-way dedication would be zero instead of the 11.7-foot requirement. The Director of Public Works Sean Kelley stated he approved the right-of-way variance requests. However, Mr. Kelley expressed that if parking should become an issue on the shared driveway at the rear of each property that interferes with emergency vehicle response, "no parking" signs may be needed. He said that there are two corrections to the final plat that need to be addressed as conditions. The first one, correct the ownership information on the neighboring property to the southeast

and two, add CLB Commercial Light Business District zoning label to an adjacent property to the south of Lots 1 and 2.

The Commissioners discussed the variances requested with Mr. Waller.

David Fowler called Mr. Waller to speak with him and informed him that Lots 1 and 2 are nonconforming on the proposed final plat due to inadequate lot area.

Mr. Waller informed the commissioners that the lots were nonconforming in the proposed final plat as presented. He said that all three minimum required dimensions must be met for the width, depth, and minimum square footage on each lot. As of now the lots still do not meet the minimum requirement for 5,500 square feet.

Vice-Chair Oliva asked the applicant to come forward.

Tamara Carlisle, owner of the old Wilson Riggin properties came forward. She expressed that she had been approached by several people asking her to build high quality homes within walking distance of downtown. She stated it is her plan to build four quality homes on the proposed lots. She informed the commission she had just completed a single house of similar quality across Cibilo Street. She mentioned that she needs the right-of-way dedications decreased to help make the lots conforming. She has just found out Lots 1 and 2 are still nonconforming and will leave it to staff and the commissioners to reach a solution for her final plat.

Mr. Waller approached the commission again to suggest that they add a condition to waive the variance along West Market Street to zero instead of the 5-foot being proposed. This would make Lots 1 and 2 conforming lots. He said that staff recommends approval of the final plat with this condition upon approval of the Public Works Director and the other two conditions mentioned.

Vice-Chair Oliva asked for any other speakers, none approached so he asked for a motion.

*Commissioner Lingvai moved to approve FP-24-02 with staff's conditions. Commissioner Haug seconded, and the motion passed with a vote of 6-0.*

5. Consider a recommendation to the City Council for a proposed amendment to Chapter 52, "Subdivision Regulations" of the Lockhart Code of Ordinances, Section 52-62, Land Dedication, to correct a reference made to another section within the Regulations.

Mr. Waller came forward to explain that staff discovered that the revisions to the Subdivision Regulations approved in January 2023 contained an incorrect reference to another section of Chapter 52. This led staff to draft the proposed text amendment. Mr. Waller showed the location of the error and how it would be corrected.

*Commissioner McBride moved to recommend approval of the proposed text amendment to Chapter 52, "Subdivision Regulations" to City Council. Commissioner Lingvai seconded, and the motion passed with a vote of 6-0.*

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

Mr. Fowler stated that the next meeting would be held on Wednesday, July 24<sup>th</sup>, and that one Planned Development, a zoning text amendment and a plat were planned for the meeting.

7. Adjournment.

*Commissioner Arnic moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:00 p.m.*

Approved: 7/24/2024  
(date)

  
Christine Banda, Recording Secretary

  
Manuel Oliva, Vice-Chair