

City of Lockhart
Planning and Zoning Commission
March 26, 2025

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Kevin Waller, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz 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 March 12, 2025 meeting.

Commissioner Haug moved to approve the March 12, 2025 minutes. Commissioner McBride seconded, and the motion passed by a vote of 6 with 1 abstention.

4. **FP-25-01.** Consider a request by Cindy Whitely for approval of a Final Plat for Trammel Addition Revised Unit No. 1. Block 4, Lot 1 and the East half of Lot 2, consisting of 0.585 acre, zoned RLD (Residential Low Density), and located at 1100 Maple Street, including a Variance to Chapter 52, "Subdivision Regulations," Section 52-72(e), to allow for no right-of-way dedication along the property's Maple Street and Navidad Street frontages where 5 feet would normally be required for each street.

Kevin Waller presented the case. Trammell Addition Revised Unit No. 1, Block 4, Lot 1 and the eastern half of Lot 2 Final Plat includes three proposed single-family residential lots on property located at the southwest corner of the intersection of Maple Street and Navidad Street. The applicant is required to remove the existing single-family residence and accessory structures from the subject property prior to the recording of the plat, as addressed in Plat Note 5. Sidewalks are not required for this subdivision, according to Subdivision Regulations Section 52-77(d)(3), since sidewalks were not required when the original subdivision was platted in 1939 and the proposed involves just one and a half lots from the original plat (Lot 1 and the east ½ of Lot 2, Block 4). It should also be noted that no sidewalks currently exist along the street frontages for any of the 8 lots within Block 4 of the original plat. Restrictive covenants apply to the subject property, as recorded in Volume 223, Page 498 of the Deed Records of Caldwell County (Plat Note 3), which establish such restrictions as residential use only, setbacks, and that noxious and offensive trades and activities are prohibited. A Subdivision Variance to the right-of-way dedication requirement for both Maple and Navidad Streets was requested with the application. The plat is considered a Final Plat due to the variance request and would have otherwise been

classified as an administratively reviewed minor replat. The proposed subdivision has been reviewed and deemed acceptable by the Caldwell County Appraisal Districts' GIS Division.

Upon review of the variance request, Staff believes that it warrants approval due to the approval of the Public Works Director and the intervening change in functional classification for both Maple and Navidad Streets to Collector Streets which would allow the proposed lots to conform to the minimum area and dimension standards set forth in Subdivision Regulations Appendix I.

The Commission and Mr. Waller discussed the original plat and the existing sidewalk in front of the adjacent property to the east of the subject property.

Applicant Cindy Whitely, 11215 W. Ricks Cir. Dallas TX, came to the podium and introduced herself. She recently purchased the property with the intention of splitting the lots into three and then build a single-family residence on each lot. During the purchase process a change in the 2020 Thoroughfare Plan occurred hence the reason for the variance request.

The Commission inquired about characteristics of the existing structure and future homes as well as why sidewalks were not considered for the property.

Linda Hinkle, 1109 S. Main St. Lockhart TX, spoke on behalf of the applicant and in favor of the variance. She reiterated that the 2045 Thoroughfare Plan was adopted, of which they were not aware, in the middle of their project. This transition now makes it unfeasible to divide the lot into three without the subdivision variance.

The Commission went into discussion.

Commissioner Lingvai moved to approve FP-25-01. Commissioner Oliva seconded, and the motion passed with a vote of 5 - 2.

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

Mr. Fowler confirmed the next meeting will be on April 9th and one SUP will be on the agenda

Commissioner Haug requested a review and possible change of clause in the subdivision ordinance that does not require the installation of sidewalks for new subdivisions in previously-platted older subdivisions.

6. Adjournment.


Commissioner Oliva moved to adjourn, and Commissioner Peterson seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:40 p.m.



Romy Brossman, Recording Secretary

Approved: _____

(date)



Philip Ruiz, Chair