

**City of Lockhart
Planning and Zoning Commission
April 9, 2025**

MINUTES

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

Members Absent: Rick Arnic

Staff Present: David Fowler, Romy Brossman

Visitors/Citizens Addressing the Commission: None

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 March 26, 2025 meeting.

Commissioner Oliva moved to approve the March 26, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6 - 0.

4. **SUP-25-04. Hold a PUBLIC HEARING and consider a request by Mary Ann Garcia on behalf of Veronica Saldana for a Specific Use Permit to allow an Accessory Dwelling Unit (General Type,) consisting of 0.31 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 109 Cedar Street.**

Planning Director David Fowler presented the application. The existing house will remain with a new site built Accessory Dwelling Unit to the rear of the primary residence. The main and accessory dwellings would have a shared driveway. He noted the requested ADU is of the General type, which requires an SUP in the RMD zoning district. Mr. Fowler identified the requirements and restrictions for this type of ADU including square footage of the structure, size of the lot and parking requirements. The proposed ADU meets all requirements. No opposition from the community has been voiced, therefore planning staff recommended approval.

Commissioner Lingvai inquired about covered parking to which Mr. Fowler confirmed it is not a requirement for ADUs.

Mary Ann Garcia, 109 Cedar St. Lockhart, TX, came to the podium. She reported that the property is owned by her family and that she will reside in the proposed ADU.

Contractor Matt Grogan, 4779 Schuelke Rd. Niederwald, TX, confirmed the ADU will be site built on an engineered, concrete slab. He also stated that there will be a carport, but it wasn't on the site plan.

Commissioner Oliva shared concerns about there being enough parking.

Mr. Grogan informed the commission there will be 2 parking spaces for each residence and there will be additional parking in the driveway.

Commissioner Oliva moved to approve SUP-25-04. Commissioner Peterson seconded, and the motion passed with a vote of 6 - 0.

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

Mr. Fowler reported, the next meeting would be on April 23rd, but so far there were not any items anticipated for that date.

The Commission requested a review and possible change of clause in the ordinance that does not require covered parking for Accessory Dwelling Units.

6. Adjournment.

Commissioner Lingvai moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:17 p.m.

Approved: _____

(date)



Romy Brossman, Recording Secretary



Philip Ruiz, Chair