

City of Lockhart
Planning and Zoning Commission
May 14, 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, Victor Escamilla, Romy Brossman

Visitors/Citizens Addressing the Commission:

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m. David Fowler introduced new employee Senior Planner Victor Escamilla to the Commissioners.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the April 9, 2025 meeting.

Commissioner Oliva moved to approve the April 9, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 7 - 0.

4. SUP-25-03. Hold a PUBLIC HEARING and consider a request by Magesh (Mike) Gurunath with Map Builders, LLC on behalf of HNB Greenwood, LLC for a **Specific Use Permit** to allow a CF-1 Combined Family Residential Development Type on 0.388 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 522 South Main Street.

David Fowler made the presentation. He reported that the proposed 5,400 square foot Combined Family residential building would include four residential units, and would provide nine parking spaces accessed from a driveway from Hickory Street. The subject property exceeds the standards required for the CF-1 development type. City records do not show any Combined Family units in the immediate vicinity.

Mr. Fowler stated that a significant amount of community responses opposing the project had been received, many immediately prior to the meeting. As such the written opposition received most likely met the 30% protest threshold found in the City's Code of Ordinances. The Commission can include this as a factor in making their decision.

Magesh "Mike" Gurunath, 916 N. Commerce St. Lockhart, TX, came to the podium representing the property owner. He spoke in support of the project, speaking of past support for a Combined Family building he had received from former City staff.

Several residents came to the podium to speak in opposition to the project. Some of their reasons for opposition included: the deficient condition of Hickory Street, vehicular congestion on Hickory and Main Streets; pedestrian safety and poor drainage at the subject property.

Sara Bush, 527 S. Commerce St. Lockhart, TX, spoke in opposition.

Marcia Proctor, 515 S. Main St. Lockhart, TX, spoke in opposition and represented 7 property owners also opposed and within 200 feet of the subject property:

- Margaret Riddle, 504 S. Main St. Lockhart, TX
- Margaret Riddle, 514 S. Main St. Lockhart, TX
- Margaret Riddle, 509 S. Commerce St. Lockhart, TX
- Margaret Riddle, Lot on S. Commerce St. Lockhart, TX
- Kristi and Lance Tindall, 529 S. Commerce St. Lockhart, TX
- Lydia and David Turner 615 S. Commerce St. Lockhart, TX
- Cassandra and James Jones, 505 S. Main St. Lockhart, TX

David Canedo, 531 S. Main St. Lockhart, TX, spoke in opposition.

Silvia Claunch Cervantez, 422 S. Main St. Lockhart, TX, spoke in opposition.

Bill Harbour, 600 S. Main St. Lockhart, TX, spoke in opposition.

Arnold Proctor, 515 S. Main St. Lockhart, TX, spoke in opposition and represented 2 properties also opposed and within 200 feet of the subject property:

- Collin Barnard, 516 S. Main St. Lockhart, TX
- Vessel Properties, 525 S. Commerce St. Lockhart, TX

Mr. Fowler returned to the podium. He stated that based on site characteristics and the site plan meeting requirements, Staff had recommended Approval. However, due to the significant amount of opposition, he stated that the Commission should take the level of opposition into account when making their decision.

Commissioner Oliva shared his knowledge of opposition by the property owner of 523 S Main St. Lockhart, TX.

Commissioner Peterson moved to deny SUP-25-03. Commissioner McBride seconded, and the motion passed with a vote of 7 - 0.

5. **SUP-25-05. Hold a PUBLIC HEARING and consider a request by Gene Mundahl with Air Pro, Inc. on behalf of J for a Specific Use Permit to allow a CF-1 Combined Family Residential Development Type on 0.388 acres in the Byrd Lockhart League, Abstract No. 17, zoned RMD Residential Medium Density District and located at 522 South Main Street.**

Mr. Fowler stated the applicant proposed to install a new manufactured home which will be placed with the long side facing Cedar Street. The property meets required dimensional and area standards for Manufactured Homes. The proposed home is approximately 1,984 square feet with four bedrooms and two entrances. There are several other manufactured homes within a quarter mile of the site. Mr. Fowler stated that as submitted the site plan needs to be

revised to allow the required three off-street parking spaces for the proposed four-bedroom apartment and that the home needs to be located at least 7.5 feet from the neighboring property line with 109 Cedar Street.

Gene Mundahl, 4213 Todd Ln, Austin, TX, spoke on behalf of the applicant. He reported that due to the ample size of the property, conditions and requirements can be met.

Will Gayden of Palm Harbor Homes, 6317 E. Ben White, Austin, TX came to the podium and spoke to the construction quality and the appraised value of the manufactured home, stating the building would be worth \$230,000.

Applicant Jadyn Bateman, 105 W. Cedar St. Lockhart, TX, introduced herself and spoke of her family's long history with the neighborhood and the subject property. She stated she and her boyfriend will live in the manufactured home and intend to start a family there.

Vernonica Saldana, 109 W. Cedar St. Lockhart, TX, spoke in support of the proposed home, noting it as continuation of their family's dream.

Marco Mojico, 201 W. Cedar St. Lockhart, TX, spoke in support of the proposed Manufactured home.

Jadyn Bateman, 105 W. Cedar St. Lockhart, TX returned to the podium and provided the names of neighbors who support the project and live within a 200-foot radius of the property and signed a petition in support of the application:

Dora Torres, 1017 Kate St. Lockhart, TX
Veronica Saldana, 109 W. Cedar St. Lockhart, TX
Tristan Rodriguez, 1012 Kate St. Lockhart, TX
Omar Ybarra, 1019 Kate St. Lockhart, TX
Mary Wilhelm, 1017 N. Colorado St. Lockhart, TX
Arturo Salinas, 915 Kate St. Lockhart, TX
Juan N. Torres, 101 E. Cedar St. Lockhart, TX
Pablo Mojica, 201 W. Cedar St. Lockhart, TX
Yvonne Maciel, 108 Apple St. Lockhart, TX
Patricio Natal, 106 W. Cedar St. Lockhart, TX
Lee A. Navarro, 104 W. Cedar St. Lockhart, TX
Mary Ann Garcia, 109 W. Cedar St. Lockhart, TX
Victor Torres, 1012 Kate St. Lockhart, TX

Linda Hinkle, 1109 Main St. Lockhart, TX, stepped up to the podium and spoke in support of the Applicant.

Mr. Fowler returned to the podium and confirmed two letters of opposition were received by Staff. He stated that staff recommended Approval unless significant opposition was expressed.

The Commission discussed requirements and conditions with Staff then went into discussion among the Board.

Commissioner Peterson made a recommendation for approval, which failed for not being seconded.

Commissioner McBride moved to deny SUP-25-05. Commissioner Lingvai seconded, and the motion passed with a vote of 4 – 2 with 1 abstention.

6. **ZC-25-01. Hold a PUBLIC HEARING and consider a request by Craig Harris for a Zoning Change from RMD Residential Medium Density District to CHB Commercial Heavy Business District on 0.248 acres in the Byrd Lockhart Survey, Abstract No. 17, located at 729 South Colorado Street.**

Mr. Fowler identified the subject property as being located in a transitional area of the city where commercial development along South Colorado Street gives way to residential areas to the west. The portion of the property fronting South Colorado Street is zoned CHB and is currently being used by a commercial business. The rear portion of the parcel along South Commerce Street is zoned RMD and cannot be utilized for commercial purposes. The zoning line splits the building, which could make renovations or additions to the building difficult in the area with RMD zoning.

Applicant Craig Harris, 11600 Old Lockhart Rd. Creedmoor, TX, stated his intent for rezoning is for consistency throughout the property. The Caldwell County Appraisal District has had the entire property zoned commercial since 2009.

Commissioner Lingvai moved to approve ZC-25-02. Commissioner Arnic seconded, and the motion passed with a vote of 7 – 0.

7. **ZC-25-02 Hold a PUBLIC HEARING and consider a request by David Samuelson on behalf of Mario Gutierrez with Gutierrez Ortega, LLC for a Zoning Change from RMD Residential Medium Density District to CLB Commercial Light Business District on Lot 19, Block 1, Trinity Addition Revised, consisting of 0.197 acres, located at 820 Fifth Street.**

The purpose of the zoning change is to allow development of the small lot to the west of the Mario's Tacos restaurant on Pancho Street. The proposed rezoning has been submitted because the applicant wishes to develop the property with a grocery/convenience store that could possibly be built as an addition to the existing building.

David Samuelson, 1270 Bugtussle Ln. Luling, TX, spoke about the zoning change on behalf of the Applicant. Stating the intent to build a store as an addition.

Mario Gutierrez, 273 Old Luling Rd. Lockhart, TX, came to the podium. He spoke about the need for a zoning change and the business plans he will be able to implement because of that change.

Commissioner Oliva moved to approve ZC-25-02. Commissioner Peterson seconded, and the motion passed with a vote of 7 – 0.

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

Mr. Fowler reported the next meeting will be on May 28th, two SUPs will be on the agenda.


9. Adjournment.

Commissioner Arnic moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:31 p.m.

Approved: 5-28-2025
(date)



Romy Brossman, Recording Secretary



Philip Ruiz, Chair