

**City of Lockhart
Planning and Zoning Commission
June 25, 2025**

MINUTES

Members Present: Philip Ruiz, Phil McBride, Julia Haug, Rick Arnic

Members Absent: Ron Peterson, Bradley Lingvai, Manuel Oliva

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 June 11, 2025 meeting.

Commissioner McBride moved to approve the June 11, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 4 - 0.

4. **SUP-25-09.** Hold a PUBLIC HEARING and consider a request by Earl and Kimberly Landry for a Specific Use Permit to allow an Accessory Dwelling Unit (General Type) on 0.322 acres on Lot 1-A, Block 1, Replat of Attal Addition, zoned RMD (Residential Medium Density), and located at 614 East Live Oak St.

David Fowler presented the case. The applicant proposes to build a new Accessory Dwelling Unit – General use upon approval of a Specific Use Permit. The ADU would be located to the rear (southwest) of the main house. The size of the subject property exceeds the minimum lot standard. The current driveway is gravel and would need to be paved. There appears to be sufficient room to add the required off-street spaces for covered parking for both the ADU and main house. Staff recommends Approval as the project meets all requirements.

Applicant Kimberly Landry, 107 W. Cone St. Gonzales, TX stepped up to the podium. She shared her intention for the property including building a 1,000 square foot ADU, installing carports for the existing house and proposed ADU as well as paving the entire driveway.

David Fowler reported receiving a letter of protest from one resident which contained the names of five other residents who are also in opposition.

The Commissioners discussed the driveway width and the need for paving.

*Commissioner McBride moved to approve **SUP-25-09** with the condition the driveway be 12 feet in width and paved. Commissioner Arnic seconded, and the motion passed with a vote of 3 – 1 with Chair Ruiz against.*

5. **ZC-25-03.** Hold a PUBLIC HEARING and consider a request by Caroline Kiefer, on behalf of Belinda Gillis, for a **Zoning Change** from *RHD (Residential High Density)* to *CLB (Commercial Light Business)* on 0.142 acres on Lot 1, Block 1, RMSR Subdivision, and located at 115 South Guadalupe St.

Mr. Fowler came to the podium to make the case. The subject property is zoned residential high density; the existing building had long been used for commercial and storage purposes. However, commercial use is no longer grandfathered, and the property would have to be converted to a residential use that is allowed in the RHD district. Due to the size of the lot, the only possible residential use would be a single-family dwelling. The owner wishes to make the building available for occupancy by a low intensity commercial use. There are no other commercial zoning abutting the subject property. Because this zoning change encroaches across a boundary (Guadalupe St.) between nonresidential zoning and a residential classification where there is no existing commercial zoning abutting the property, this might be viewed as an undesirable precedent bordering on spot zoning. The same rezoning of the subject property was attempted in 2014 and again in 2019

Staff received one visit at City Hall wherein a resident expressed opposition to the zoning change. Staff believes that a small neighborhood-oriented business could be appropriate at this location but also recognizes that opposition by owners of adjacent property should carry significant weight in this decision.

Caroline Kiefer, 196 Kellogg Ct. Dale, TX, came to the podium to represent the property owner. She spoke in support of the zoning change, noting real estate market information and the interests of potential buyers.

Ronda Reagan, 412 W. San Antonio St. Lockhart, spoke in opposition to the zoning change citing historic characteristics of the neighborhood and the negative aspects of spot zoning, among others. She also presented a letter of protest from her neighbors at 422 W. San Antonio St.

Ellen Massey, 402 W. San Antonio St. Lockhart, came to the podium in opposition. She identified the sale listing as having an emphasis on the connection to the downtown and not the residential community.

Staff recommends Denial of the zoning change due to the significant issues that would arise in making it a viable commercial property, especially with parking.

Commissioner Haug moved to recommend denial of ZC-25-03. Commissioner Arnic seconded, and the motion passed with a vote of 4 - 0.

6. **ZC-24-03 and PDD-24-02.** Hold a PUBLIC HEARING and consider a request by Jeffrey Pence of Manumit Investment Group, LLC, for a **Zoning Change** from *PDD (Planned Development District)* to *PDD (Planned Development District)*, including a PDD Development Plan for Maple Park Planned Development, on 32.84 acres in the Francis Berry Survey, Abstract No. 2, and located in the 1300-1400 Block of South Cesar Chavez Parkway Northbound, the 2000 Block of Maple Street, and the 1900-2000 Block of Clear Fork Street.

Mr. Fowler presented the case. The Applicant filed an application with the intent to construct a travel plaza/convenience store at the southeast corner of Maple Street and Cesar Chavez. The intended development of the area requires a revision of the PDD to allow the new proposed land use, to update new driveway access to Cesar Chavez Pkwy., to revise the trail location which now crosses said driveway and to revise the PDD since the approval of ZC-24-09/PDD-24-04, which altered the previous boundaries of the PDD. The new PDD covers 32.84 acres, down from the 56 acres the previous version of the PDD covered. The proposed senior housing and hotel remain from the original PDD.

Jeff Pence, 555 Hill Ave., New Braunfels, TX came to the podium. He reported the application for the right turn lane was submitted in January 2024 which was approved by TxDot. The trail was modified to the south side of the right turn lane so that people walking the trail could turn if they didn't want to cross the driveway. Pedestrians could then use sidewalks along Lincoln Lane. Safety measures were added to the plan for the trail and driveway intersection including signs and warning striping.

Amy Reed, 2400 Allision Way Cedar Park, TX, presented the newly proposed convenience store. She discussed the vision for the convenience store, efforts to work with members of the community and the newly redesigned site plan. She identified specific amenities that were removed from plans including showers, lounges and plug in stations. Security cameras will be used 24 hours, 7 days per week. Trucker entry will be from the driveway off Cesar Chavez and they will leave the site using Lincoln Lane.

Imran Sunesa, 14112 McCoy Loop, Austin, TX, came to the podium. He discussed the on-site route for truckers including the driveway entry from Cesar Chavez and exit onto Lincoln Lane. He compared that to the access and routes for smaller, four-wheel vehicles. He identified a green space barrier that would separate the "trucker area" from the small vehicle area.

The Applicants discussed the location of the hike and bike trail with the Commission.

Commissioner McBride asked how overnight stays by truck drivers would be avoided?

Ms. Reed responded, 24/7 security cameras will be used, and signs will be posted. Also, cab hookups have been eliminated.

Mr. Sunesa clarified that the 15 parking spaces are for truckers to use while fueling and while accessing the convenience store and fast-food restaurant.

The following citizens came to the podium individually to speak in opposition to the project. They voiced concern regarding the poor condition of Maple Lane, the proximity of the convenience store to a nearby school, school children walking by and accessing the convenience store and the presence of trucks 24/7, among other concerns.

Linda Didrikson, 1718 Foxglove Cir. Lockhart

Solomon Key, 601 Indian Blanket St. Lockhart

Jeffrey Goodwin, 710 Dogwood St. Lockhart

Angelica Meza, 1515 Foxglove Dr. Lockhart

James Phillips, 1720 Agave Cir. Lockhart

Mary Van Zant, 700 City Line Rd. Lockhart

Michael DeLaughter, 706 Dandelion St. Lockhart

Bertha Parra, 1603 Henbit Ln. Lockhart

Jordan Ely, 700 City Line Rd. Lockhart

Alondra Amaya, 1511 Foxglove Dr. Lockhart

Cynthia Harvey, 607 Indian Blanket St. Lockhart

Mr. Sunesa returned to the podium to address the Resident's concerns. He reiterated the elimination of accommodations for truckers, design changes to the site plan and the other strategies that will be utilized. He shared another possible design change that could be made to the flow of truck traffic. He stated that they are flexible.

Bill Pohl, 125 Taylor Creek Wy. Liberty Hill, TX, suggested contacting TxDot to confirm the safety of the driveway.

Mr. Sunesa returned to share that they are willing to speak with TxDot.

Michael Delaughter stated that his concern is not about truck flow but how this project will impact the community.

David Fowler shared the Staff's concerns including the change of the project's orientation from the community toward the highway, the driveway does not appear accessible from northbound SH 130, the site design does appear to make truck traffic use Lincoln Lane, among others. Staff recommended Denial as submitted.

The Commission discussed the information presented and the concerns of community members.

*Commissioner Haug moved to deny **ZC-24-03** and **PDD-24-02**. Commissioner McBride seconded, and the motion passed with a vote of 4 - 0.*

7. **PP-24-01.** Consider a request by Jeffrey Pence of Manumit Investment Group, LLC, for approval of a Preliminary Plat for Maple Park Planned Development, consisting of 32.84 acres in the Francis Berry Survey, Abstract No. 2, proposed to be rezoned from PDD (Planned Development District) to PDD (Planned Development District), and located in the 1300-1400 Block of South Cesar Chavez Parkway Northbound, the 2000 Block of Maple Street, and the 1900-2000 Block of Clear Fork Street.

Kevin Waller presented the case. The Applicant proposes revisions to the most recently approved Planned Development District, Development Plan which necessitate a new Preliminary Plat. The revisions include plans for a travel plaza, a new driveway access from South Cesar Chavez Parkway Northbound frontage road, relocation of a portion of the hike and bike trail and the removal of the former Sections Two and Four due to the new One Living Planned Development.

Once Staff's final review comments are addressed the proposed development will comply with all applicable subdivision standards.

Jeff Pence, 555 Hill Avenue, New Braunfels, TX. He identified the changes made to the PDD.

Cynthia Harvey, 607 Indian Blanket St. Lockhart, posed two questions intended to express her concern for the project.

Bill Pohl 125 Taylor Creek Way. Liberty Hill, TX, spoke in support of the project. He shared his concern for the financial viability of a business oriented away from the highway on which it is located.

Kevin Waller returned to the podium. He reported, Staff recommends approval with two conditions including the incorporation of Staff's review comments emailed to the Applicant on 6/10/2025 and the adherence to the Planned Development District Development Plan.

Commissioner Haug moved to approve PP-24-01 with the two recommended conditions. Commissioner Arnice seconded, and the motion passed with a vote of 4 - 0.

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

Mr. Fowler reported the next meeting would be on July 9th. The meeting is cancelled as no applications were received. He then provided an update regarding a prior denial that was approved upon appeal at the last City Council meeting. At that meeting, Council expressed interest in repealing the availability of manufactured housing through SUPs in Residential Zoning districts. This item may be on the agenda at the next P&Z meeting in July or the first meeting in August.

9. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Arnice seconded. The motion passed by a unanimous vote, and the meeting adjourned at 9:28 p.m.

Approved: _____

(date)

7-23-2025


Romy Brossman, Recording Secretary


Philip Ruiz, Chair