

**City of Lockhart
Planning and Zoning Commission
July 23, 2025**

MINUTES

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

Members Absent: Manuel Oliva

Staff Present: David Fowler, Kevin Waller, Christine Banda

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 25, 2025 meeting.

Commissioner Haug moved to approve June 25, 2025, minutes. Commissioner Arnic seconded, and the motion passed by a vote of 6-0.

4. Consider a request by Andrew Campbell and Mariella Quintanilla, for approval of a 5-foot-tall cedar-wood fence with 50 percent opacity, to be setback 5 feet from the front property line along West Market Street, as provided for in Chapter 12, "Buildings and Building Regulations", Section 12-491(3), of the Lockhart Code of Ordinances for fences within the front building setback area in nonresidential zoning districts, on a property zoned CMB Commercial Medium Business District and located at 117 Cibilo Street.

Kevin Waller came forward with the presentation. He showed maps of the location and described the neighboring properties. He explained where the fence would be located and that it would encroach the front yard building setback along West Market Street, which was the reason the commission needed to approve it.

Chair Ruiz asked if cedar post was a permissible material to use for fencing.

Mr. Waller said yes it was allowed in all zoning districts.

Chair Ruiz opened the public hearing and asked for the applicant to come forward.

Andrew Campbell of 416 South Guadalupe Street said he also brought a letter of support from the owner of Ace Hardware which was adjacent to the subject property. He said that the fence would be decorative and modest in size and would allow reasonable security. The cedar post construction would be like natural parks and inviting to the community.

Tamara Carlise and Donna Blair of 831 West San Antonio Street said they were in favor of the fence.

Chair Ruiz asked for any other speakers, seeing none, he closed the public hearing and asked for staff's recommendations.

Mr. Waller said that there was another email provided to the commissioners that was in favor of the fence from a neighboring property owner Donna Townsen. He said that staff recommends approval of the proposed fence.

Commissioner Lingvai moved to approve. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

5. Discuss possible amendment to Chapter 64, Zoning, of the Lockhart Code of Ordinances, to prohibit new manufactured homes in the RMD and RHD zoning districts.

David Fowler came forward to present changes to the city's text amendments relating to Manufactured Homes in residential districts. He informed them that after the City Council meeting regarding a recently approved manufactured home on Cedar Street a council member contacted city staff to see if the removal of provisions which allow manufactured housing with a specific use permit in the RMD and RHD zoning districts was possible. It was discussed at the July 15th City Council meeting, where Council directed staff to review the current ordinance and draft ordinance revisions eliminating manufactured housing in residential zoning districts if possible. Mr. Fowler mentioned a bill that was recently passed by the 2025 Texas Legislature. SB 785 would not allow the City's current practice of requiring an SUP for a manufactured house in any district in which other residential property types do not require an SUP. He explained that since the city has a Manufactured Home zoning district within the zoning code and the district is applied to several areas of land within the City's boundaries, the City could remove manufactured homes as a potential use in the two residential zoning districts in which they are allowed. He stated that the change to the text amendments in Chapter 64-196 and the removal of Chapter 64-200 should be on the next scheduled meeting for Planning and Zoning on August 13th so that they are approved before SB 785 goes into effect, which would keep the City in compliance with state law.

Commissioner Peterson asked if there are more properties for which SUP for MH are expected in the future.

Mr. Fowler said no, not at this time. He said that tonight's review is only for discussion and that ordinance changes will be presented to the Commission at the next meeting for recommendation to City Council.

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

Mr. Fowler reported that the next meeting is scheduled for August 13th, but no applications have been received, however there could be a plat for their next meeting. He also gave the commission updates on a recently zoning change request for which they recommended denial but City Council approved. He also noted the Maple Park PDD that went before City Council was

denied, and that a recently approved ADU had received an appeal to City Council which will be heard at their August 19th meeting.

7. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Arnic seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:41 p.m.

Approved: _____

(date)



Christine Banda, Recording Secretary



Philip Ruiz, Chair