

City of Lockhart
Planning and Zoning Commission
August 27, 2025

MINUTES

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

Members Absent: Ron Peterson

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 July 23, 2025, meeting.

Commissioner Arnic moved to approve July 23, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 6-0.

4. SUP-25-10. Hold a PUBLIC HEARING and consider a request by Steven Mazurka on behalf of Veterans Dignity Village, Inc. for a Specific Use Permit to allow two Group Homes as a use on 0.469 acres in the Francis Berry Survey, Abstract No. 2, part of Lot 6, Block B of North's Addition, zoned RMD Residential Medium Density and located at 649 Fir Lane.

David Fowler presented the staff report. He informed the commission that the applicant had applied for a variance to use the existing barn on the site, but the variance was denied. There is a new electric panel, and a new fence that was built without obtaining any permits on the property. He detailed the submitted site plan, which showed two small cottages, a garden and a pavilion. There would be one parking space in front of each cottage and some parking spaces at the entrance of the property. The small cottages would need to meet building code. The intention of the property is to be used as transitional housing for veterans. He stated he has received extensive opposition to the SUP. A map was created showing 49 percent of property owners within the 200-foot notification areas were opposed. Three additional emails expressing opposition were received the day of the meeting after the map had been made.

Chair Ruiz asked what the parking requirement was for this type of project.

Mr. Fowler said that the proposed use is listed in the PI Public and Institutional district, which can be allowed with the approval of an SUP. For this type of PI uses, parking requirements are at the Commission's discretion, since no set parking are requirements are provided for PI uses.

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

The applicant, Colonel Steven Mazurka of 711 Center Street, spoke first. He said that the organization is a nonprofit that would provide transitional housing and support services for Caldwell County. This would address homelessness and at-risk veterans. He claimed that 64 homeless individuals in Caldwell County have been identified, and 29 are verified to be veterans. Mr. Mazurka said his program would provide job training, mental health, and health services for the veterans as well as help them to integrate back into society. This would involve efforts both on the subject site, as well as in other locations. This is their first initial project that would have two homes less than 1,000 square feet each to provide short term housing for the veterans. He said that he proposes six parking spaces total and indicated the parking areas on the site plan. He stated that the homes would have two occupants at a time in each unit.

Commissioner Oliva asked why the barn would stay in its current state and location.

Mr. Mazurka said he tried to get approval to make modifications to it, but it was denied so he can only use it for storage. He mentioned that no contractors he contacted would move it.

Commissioner Lingvai asked how the veterans would receive their services, since Mr. Mazurka described the Veteran's Dignity Village as a "virtual community."

Mr. Mazurka said they would have to go to where the services are offered.

Commissioner McBride was a little confused why these were just not typical rental homes.

Mr. Mazurka said they are only targeted towards veterans, and they would be supplied by state and federal grants that fund housing. The veterans would pay a nominal fee for rent.

Chair Ruiz asked how long this nonprofit had been in business and whether staff would be located on the property. He also said that the commission could impose more parking.

Mr. Mazurka said it just started this year and that this is their first project. There would be no staff on site, all would be located off site and that the veterans would need transportation to get to their appointments. Transportation would be provided privately or using CARTS transportation. He understood that the commission could impose conditions on the SUP.

Chair Ruiz asked if there were any other speakers on behalf of the applicant to come forward.

Courtney Bosch of 1107 West Live Oak said she herself was a veteran and supports the SUP.

Lee Rust of 1205 Blackjack Street said he represents the Caldwell County Homeless Coalition, and they will help the Colonel if he obtains approval for the SUP. They are in support of the SUP.

David Schneider of 407 Cibilo Street said he serves as the treasurer for the nonprofit. He stated he would like the commission to please consider this project, which he supports.

Sheila Greenwood of 1007 Crockett Street said she is with the nonprofit organization. She was in favor of the project.

Frank Fox of 351 West Pecan Street said this project would help people and he supports it.

Larry Jackson of 1502 Hunters Road said he was a 22-year veteran and a volunteer with this organization, and he is in favor of the project.

Chair Ruiz asked for any other speakers in opposition to come forward.

Paul Rodriguez of 518 Caribbean said he was here on behalf of his mother Amelia Rizzuto who owns property that abuts the subject property on Fir Lane. He wanted to express that he respects all veterans. He would like the commission to really view what is being asked by the applicant. The applicant wants to put a homeless shelter in a good neighborhood. There could be issues with their mental state no matter what the situation. For a transitional home there should always be supervision on the property. He stated he feels this type of project is not compatible with the neighborhood. He said that the existing barn has been located on the property since before he was born. He thought the proposed project would adversely affect the neighborhood, and he would like for the commissioners to consider a denial for this application. He noted that there are the V.A., the VFW, and the American Legion that can help serve these veterans.

Amy Clunie of 208 North Rio Grande said her property abuts the applicants. She is in strong opposition to the proposed SUP. She believes the applicant had not been transparent with his project and that it is not a fully developed plan.

Travis Tober of 703 West San Antonio Street said he was in opposition.

Gerald Gott of 644 Bois d'Arc Street said this is a homeless shelter for veterans. He is opposed to the proposed project.

Mary Herrera said she is in opposition.

Chair Ruiz asked the applicant to come back if he wished to speak.

Mr. Mazurka said he understood the neighbors' concerns and believes there is confusion about what his project is about. This organization would help the veterans get back on their feet and back into society.

Commissioner Haug asked Mr. Mazurka if he communicated with the community for other sources of assistance and to get more details for the surrounding neighbors.

Mr. Mazurka said they are working with various groups in the community that are helping with vetting the veterans that would be eligible for their program. They are still working on the specifics of the criteria each would have to meet.

Commissioner McBride asked if Mr. Mazurka owned the property.

Mr. Mazurka said yes.

Chair Ruiz closed the public hearing and asked for staff recommendations.

Mr. Fower said that staff recommended approval unless there was large opposition to the SUP. He stated that the opposition expressed in the petition was large enough to allow the Commission to use for a ground for denial. He also cited the lack of detail of both the site plan and the program's operational plan that has been received. He stated that if the Commission was interested in potentially approving the application, they should ask for better articulation of the site plan and operational plan for the project.

There was commission discussion about whether a duplex could be built and then he could rent those out, Mr. Fowler noted that the site is large enough for a duplex to be allowed by right.

Commissioner Lingvai moved to deny SUP-25-10. Commissioner Oliva seconded, and the motion passed with a vote of 6-0.

5. ZC-25-04. Hold a PUBLIC HEARING and consider a request by Spencer Gourley with Spencewood, Inc. for a Zoning Change from AO Agricultural-Open Space District and FH Flood Hazard District to RHD Residential High Density District on a total of 50.07 acres in the W.C. Williams Survey, Abstract No. 300 and Miles G. Dikes Survey, Abstract No. 6, and located at 2100-2500 North Colorado Street (US HWY 183).

Mr. Fowler said that the applicant requested their item be postponed and the public hearing held at the commission's meeting to be held on a rescheduled date of Wednesday, October 29th.

The Commission agreed.

6. Hold a PUBLIC HEARING and consider a proposed Zoning Text Amendment amending Chapter 64, "Zoning" of the Lockhart Code of Ordinance as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-196, "Establishment of Zoning Districts" subsections (e) "Residential Medium Density District (RMD) (formerly R-2)" and (f) "Residential High Density District (RHD) (formerly R-3)" to remove Manufactured Homes as a use allowed with approval of a Specific Use Permit; and

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-200 "Same-Manufactured Homes and Modular Dwellings" to remove parts of subsection (a) regarding requirements for the installation of manufactured homes on individual residential lots not within manufactured home parks.

Mr. Fowler presented the changes to Chapter 64 "Zoning" that would occur regarding the removal of Specific Use Permit to allow manufactured housing in the RMD and RHD zoning districts. The proposed legislation would also remove a section that described the requirements for placing manufactured homes on single-family lots. These changes would go before City Council for final approval.

Commissioner McBride moved to approve the recommended changes to the zoning ordinance for City Council. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

7. FP 24-04. Consider a request by Nick Sandlin, P.E., of Sandlin Services, LLC, for approval of a Final Plat for Lockhart Plaza Subdivision, consisting of 2.049 acres, zoned CHB Commercial Heavy Business and CMB Commercial Medium Business and located at 1120 South Colorado Street, 1126 South Colorado Street, 1021 South Commerce Street, and 115 South Commerce Street, including a Variance to Chapter 52, "Subdivision Regulations", Section 52-62 and Section 52-72(e), to allow for 5 feet of right-of-way dedication along the property's South Commerce Street frontage where between 15.25 feet and 15.85 feet would normally be required.

Kevin Waller presented his staff report. The applicant is requesting a subdivision variance to the right-of-way dedication requirement for South Commerce Street, to allow for a five-foot right-of-way dedication in place of the normally-required dedication of between 15.25 feet and 15.85 feet due to the variable width along South Commerce Street.

Sean Kelley, the Public Works Director, came forward to explain. He said that normally the right-of-way along South Commerce Street should be 80 feet, but with development already in place the City might not be able to achieve more right-of-way without eminent domain. He said staff had been working with the applicant on the variance and to have the applicant provide shared access to the adjacent property to the south to help alleviate traffic issues.

There was more discussion between Mr. Kelley and the commissioners about the right-of-way and the requested joint access.

Mr. Fowler explained that the city had agreed upon the 5-foot dedication with joint access as an alternative to providing the full right of way dedication. He stated that the Commission could also approve the plat while denying the variance, in which case the full ROW dedication would be required.

Chair Ruiz asked for the applicant to come forward.

Nick Sandlin said he was the professional engineer for the plat. He explained that the owner does not want the two properties connected. He said that TxDOT was not requesting it. They do not believe joint access would relieve any traffic issues. He stated that they are not trying to be difficult and that the owner expressed if they had to do joint access that they would not be able to move forward with their project.

Chair Ruiz asked for any other speakers seeing none he asked for staff recommendations.

Mr. Waller said that staff recommends approval of both the plat and the subdivision variance request with the conditions that the construction of a shared access connection between the adjoining property be addressed with a new plat note related to the easement shown on the plat prior to recording of the plat. And the removal of the existing residential structures prior to recording the plat also to be shown with a new plat note and the removal of Note 5.

Commissioner Arnica moved to approve FP-25-04 with staff's recommended conditions. Commissioner McBride seconded, and the motion passed with a vote of 6-0.

8. Consider a request by Austin Davis of Lockhart 1322, LLC for approval of a 6-month extension of the Preliminary Plat approval period (PP-23-03) for Lay Ranch Subdivision, consisting of 92.52 acres in the James George Survey, Abstract No. 9, zoned RMD (Residential Medium Density), and located at 200 Lay Road and 370 Lay Road.

Mr. Waller came forward for the staff report. The applicant is requesting an additional 6-month extension because they are potentially looking at providing school and emergency services sites that could potentially affect the site layout. This extension would allow them until February 27, 2026, for the first phase of the final plat to be submitted.

Chair Ruiz asked for the applicant to come forward.

Seth Mearig, CEO with Gray Civil Engineering of 8834 North Capital of Texas Highway, Austin said they had been working with the Riddle Tract located to north of their property in conjunction with the utility infrastructure and the Seawillow project, so they need more time to tie up loose ends.

Chair Ruiz asked for staff recommendations.

Mr. Waller said that staff recommends approval.

Commissioner Lingvai to approve PP-23-03 for 6-month extension. Commissioner Haug seconded, and the motion passed with a vote of 6-0.

9. PV-25-01. Consider a request by Hugo Elizondo, Jr., P.E., C.F.M., of Cuatro Consultants, Ltd., for approval of a Plat Variance to allow a 12-month extension to August 25, 2026, after a 6-month extension to August 28, 2025, as authorized in Section 52-35(e) of the Subdivision Regulations, of the one-year period within which construction must begin following approval by the Planning and Zoning Commission on February 28, 2024, of the Final Plat of Blackjack Grove Subdivision on 13.761 acres, zoned RMD (Residential Medium Density), and located at 1519 Blackjack Street and 1541 Lover's Lane.

Mr. Waller presented the staff report. The applicant is requesting their second extension. The new extension would be August 28, 2026.

Chair Ruiz asked for the applicant to come forward.

Hugo Elizondo said he is the engineer for the subdivision. He said they have been working with GBRA for over a year and half on a pipeline through the site which has delayed moving forward with the plat.

Chair Ruiz asked for staff's recommendations.

Mr. Waller recommends approval of the extension with two conditions. The extension is only for six months instead of 12 months and there would be no further extensions to be granted.

Commissioner Oliva moved to approve PV-25-01 with staff's recommended conditions. Commissioner Arnic seconded, and the motion passed with a vote of 6-0.

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

Mr. Fowler said the next meeting would be held on September 10th with one SUP and one plat.

11. Adjournment.

Commissioner Haug moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 8:58 p.m.

Approved: 9-10-2025
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair