

**City of Lockhart
Planning and Zoning Commission
September 10, 2025**

MINUTES

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

Members Absent: None

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:01 p.m.
2. Citizen comments not related to an agenda item. None
3. Consider the Minutes of the August 27, 2025, meeting.

Commissioner Haug found an inconsistency with the motion.

Commissioner Lingvai moved to approve August 27, 2025, minutes with the correction to page 4 regarding the motion to SUP-25-10 where the word "failed" should have been the word "passed". Commissioner Arnic seconded, and the motion passed by a vote of 7-0.

4. SUP-25-11. Hold a PUBLIC HEARING and consider a request by Heather Garner on behalf of Brian Rodgers for a Specific Use Permit to allow an Eating Establishment as a use on 1.381 acres in the Francis Berry Survey, Abstract No. 2, zoned CLB commercial Light Business District and located in a commercial lease space at 1100 State Park Road, Suite 108.

David Fowler approached and presented the staff report which included maps and photos of the property. He said the leased spaced was located at Park Plaza on State Park Road. The Plaza has two zoning classifications associated with it. The retail space associated with the proposed SUP is zoned Commercial Light Business (CLB). In CLB all those wanting to sell beverages are defined as an eating establishment where a specific use permit is required, which is the reason the applicant is here today. He said there is adequate parking in the Park Plaza shopping center and that no opposition was received.

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

Heather Garner of 1300 FM 672 said she is opening a tea shop with books. The space would offer a cozy atmosphere where she can share her herbal teas. She will eventually have a kid's book club along with other book clubs.

Vice-Chair Oliva asked if she had ever done this type of business before.

Ms. Garner said no but had been very successful with farmers' market so this would be her first brick and mortar.

Commissioner McBride asked the name of her business.

Ms. Garner said she is still working on the name but possibly called Fablewood Tea Shop and Bookery.

Vicky Billings of 1300 FM 672 said she is in favor of her daughter's business, and everyone loves her tea.

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

Mr. Fowler said that staff recommends approval, as the application meets requirements and no opposition has been received.

Commissioner Oliva moved to approve SUP-25-11. Commissioner Haug seconded, and the motion passed with a vote of 7-0.

5. FP-25-03. Consider a request by Alexander Steadman of Kimley-Horn and Associates, Inc., for approval of a Final Plat for One Living Planned Development, consisting of 23.395 acres, zoned PDD Planned Development District and located at 711 City Line Road.

Mr. Fowler informed the commission that the applicant requested staff to postpone this item for their next meeting, to be held on September 24th.

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

Mr. Fowler said their next meeting would be held on September 24th with one SUP and one plat.

7. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:18 p.m.

Approved: 9-24-2025
(date)



Christine Banda, Recording Secretary



Philip Ruiz, Chair