

City of Lockhart
Planning and Zoning Commission
September 24, 2025

MINUTES

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

Members Absent: Phil McBride

Staff Present: David Fowler, Christine Banda

Visitors/Citizens Addressing the Commission: Dale Smith

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 September 10, 2025, meeting.

Commissioner Arnic moved to approve September 10, 2025, minutes. Commissioner Haug seconded, and the motion passed by a vote of 6-0.

4. SUP-25-12. Hold a PUBLIC HEARING and consider a request by Amanda Wilkison with Empire Canopy, Sign and Construction on behalf of Alah Davis with 7-Eleven Stores, Inc. for a Specific Use Permit to allow a 30-foot tall High-Profile Sign and a 40-foot tall Expressway Corridor Sign on 3.777 acres in the Cesar Chavez Subdivision, Lot 1, zoned CHB Commercial Heavy Business District, located at 2410 West San Antonio Street (SH 142).

David Fowler presented the staff report which included case maps and photos of the subject property. He stated that the applicant is proposing a High-Profile sign 30 feet high on the West San Antonio Street frontage and an Expressway Corridor sign 40 feet high on the southbound Cesar Chavez Street frontage. An SUP application is required by the applicant for the high-profile sign because it exceeds the allowed by right of 20 feet. The Expressway Corridor sign type is only allowed with an approved SUP application. Both signs were proposed to be smaller than the maximum allowed square footage, but at the full allowed height for their respective sign types. He said that no opposition had been received.

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

Dale Smith with the sign company out of Tomball Texas spoke on behalf of the project. He stated he was here to answer any questions and expressed that staff did a great job of explaining the type of signs being proposed and the location of them on the subject property.

Chair Ruiz closed public hearing after seeing no one else in the audience and asked for staff's recommendation.

Mr. Fowler said that staff recommends approval.

There was some discussion among the commissioners regarding the manner in which approval of the proposed sign could set a precedent for future signs along the SH 130 corridor.

Commissioner Peterson moved to approve SUP-25-12. Commissioner Arnic seconded, and the motion passed with a vote of 6-0.

5. 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 October 8th with one zoning change. A noise ordinance text amendment will also be included. He also informed the commissioners that City Council approved the decision to remove manufactured housing as a permitted use in the RMD and RHD residential zoning districts.

6. Adjournment.

Commissioner Peterson moved to adjourn, and Commissioner Lingvai seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:21 p.m.

Approved: 10 / 8 / 25
(date)


Christine Banda, Recording Secretary


Philip Ruiz, Chair