

**City of Lockhart
Planning and Zoning Commission
October 8, 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, Betzy Torres, Fatema Akter

Visitors/Citizens Addressing the Commission: None

1. Call meeting to order. Chair Ruiz called the meeting to order at 7:00 p.m.

David Fowler introduced the new Planner Fatema Akter and the new Development Services Assistant Betzy Torres to the commissioners.

2. Citizen comments not related to an agenda item. None

3. Consider the Minutes of the September 24, 2025, meeting.

Commissioner Haug moved to approve September 24, 2025, minutes. Commissioner Lingvai seconded, and the motion passed by a vote of 7-0.

4. ZC-25-05 Hold a PUBLIC HEARING and consider a request by Jiovanna Llamas for a Zoning Change from RMD Residential Medium Density District to CMB Commercial Medium Business District on all of Lots 30, 31, and 32 and part of Lots 16, 17, 18, 27, 28, and 29, Block 2, Navarro Addition, consisting of 0.3620 and located at 312 Laredo Street.

Mr. Fowler presented the staff report, which included case maps and photos of the subject property. He informed the commission that since the agenda packet was mailed out to the members that the existing home on the property had been demolished and removed from the subject property. The applicant is proposing a zoning change CMB Commercial Medium Business District, which is consistent with other nearby properties along the North Colorado Street corridor. The Lockhart Comprehensive Plan shows that retail and restaurant use are considered appropriate in the Plum Creek District where the subject property is located.

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

Jiovanna Llamas of 150 Witter Road and Edgar Llamas of 350 Old Luling Road said they were siblings that purchased the subject property in hopes of opening a drive-thru restaurant. They had spoken with TxDOT about adding a driveway along North Colorado Street, but were informed that they could not have a curb cut along that side of the property since they had other access points from Juan Street and East Navarro Street. They mentioned that they are working

on three concepts to address building setbacks, parking, and landscaping. They expressed to the commission that they have been involved with the community for a long time and plan to be good neighbors. They would like the commission to approve their request.

Commissioner Lingvai asked if a traffic study is required with the building permit.

Mr. Fowler said it is not usually required for a small single lot development.

Chair Ruiz expressed his concerns with traffic traveling through the neighborhood and delivery trucks.

Mr. Llamas said that they have thought about delivery issues, if they should arise, they could utilize their other locations where they own property if that would work better.

Commissioner Peterson asked what time their normal deliveries would be made.

Mr. Llamas said they come between 10 a.m. and noon.

Commissioner Lingvai asked what size truck was used for deliveries.

Mr. Llamas said the delivery with Sysco uses an 18-wheeler, while other deliveries are made with a smaller delivery truck.

Commissioner Lingvai asked if the owners spoke with the surrounding neighbors about their plan.

Mr. Llamas said he spoke with one owner, Patrick Davis, who was unopposed to the zoning change. He mentioned that most of the surrounding properties were rentals. He assured the commission that they would be good neighbors to the nearby residential area.

Chair Ruiz expressed his main concern was the nearby neighborhood and use of the residential streets for traffic.

Don O'Neil of 542 FM 672 said he is assisting the owners with a concept plan. He is in favor of the zoning change.

Elidia Castillo of 213 Laredo Street was concerned that there would be more traffic and is not in favor of the zoning change.

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

Mr. Fowler said that the subject property is oddly shaped and would have some design challenges, but it does meet the area requirements for commercial developments, including being more than double the minimum lot size. He stated that staff recommends approval.

The commissioners discussed the driveway placement, the land use, and concerns about the neighborhood.

Commissioner Oliva moved to recommend approval of ZC-25-05 to City Council. Commissioner Peterson seconded, and the motion passed with a vote of 6-1 with Chair Ruiz against.

5. Hold a PUBLIC HEARING and consider a proposed Text Amendment to Chapter 64 "Zoning" of the Lockhart Code of Ordinances, as follows:

Amend Chapter 64 "Zoning", Article VII "Zoning Districts and Standards" Section 64-197 "Regulations common to all to several districts to add a new subsection (k) "Residential noise standards."

Mr. Fowler informed the commission that this would add a new section creating a separate noise ordinance for residential districts and those nonresidential uses in those districts. This amendment would include a revision to Section 18-26 in the unreasonable noise prohibited in Chapter 18, Environment. He covered the text that would be added if the ordinance is approved. He said no opposition or feedback had been received since posting in the newspaper.

The Commission unanimously recommended the proposed Text Amendment to Chapter 64 "Zoning", Article VII "Zoning District and Standards" Section 64-197 "Regulations common to all or several districts" to add a new subsection (k) "Residential noise standards" for approval to City Council.

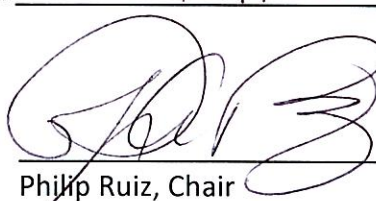
6. Discuss the date and agenda of the next meeting, including Commission requests for agenda items.

Mr. Fowler said their next meeting would be held on October 29th with one zoning case and possibly a plat.

7. Adjournment.

Commissioner Oliva moved to adjourn, and Commissioner Haug seconded. The motion passed by a unanimous vote, and the meeting adjourned at 7:53 p.m.


Christine Banda, Recording Secretary

Approved: 10/29/2025
(date)

Philip Ruiz, Chair